



Leaside Area Action Plan

Stage 2 Heritage Impact Assessments for Allocation Sites

Tower Hamlets Council

Draft report

Prepared by LUC

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Chapter 1

Introduction

Background

1.1 In March 2021 LUC was commissioned to support Tower Hamlets Council's preparation of an Area Action Plan (AAP) for the Leaside area with a heritage impact assessment (HIA) for site allocations, carried out alongside Integrated Impact Assessment (IIA) of the emerging AAP.

1.2 Stage 1 of the HIA consisted of a strategic appraisal, flagging the risks of significant effects to the historic environment of 10 potential sites. Preferred sites identified to have likely significant effects were recommended for full HIA at Stage 2. The findings of the first stage of assessment are available in LUC (2021) 'Leaside AAP IIA Heritage Impact Assessment Stage 1'. The present report details the Stage 2 HIA for two sites: Teviot Estate and Leamouth Road Depot.

1.3 The Sustainability Appraisal (SA) Report for the first round of Regulation 18 consultation was published in April 2021. The consultation subsequently ran from April to May 2021. Following the close of the first Regulation 18 consultation, the Council decided to hold a second round of Regulation 18 consultation, rather than progressing directly to a Regulation 19 consultation. This is because the updated draft of the AAP contains indicative site capacities and heights, which were not included in the first consultation version. That first version asked whether such figures should be included and, now that they have been added, the Council feels it is appropriate to allow consultees to have a chance to respond to them as part of a further Regulation 18 consultation. The Council proposes to carry out this second Regulation 18 consultation on the revised AAP to address issues identified in the earlier stages. Feedback has been received on historic environment issues raised in the AAP and its allocations from Historic England.

1.4 A greater level of detail has been developed for this second Regulation 18 consultation, regarding site boundaries, capacities and masterplanning information including spread of uses and approach to development distribution, height, massing and design [See reference 1]. These have been used to inform the detailed assessment of impact on the historic environment within and surrounding the site.

Legislation, Policy and Guidance

1.5 The assessment has regard for legislative requirements in relation to the historic environment and has been informed by national and local planning policy. It also takes account of established sector guidance on the assessment of significance of heritage assets and how to assess the impact of proposals on that significance.

Statutory Duties

1.6 Legislation relating to archaeology and scheduled monuments is contained in the Ancient Monuments and Archaeological Areas Act 1979, as amended.

1.7 Legislation regarding buildings of special architectural or historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. Section 66 of the 1990 Act is relevant as it states that the decision maker, when exercising planning functions, must give special regard to the desirability of preserving a listed building and its setting. Section 72 of the 1990 Act provides protection for the character and appearance of Conservation Areas.

National Planning Policy Framework

1.8 National planning policy is laid out in the National Planning Policy Framework (NPPF) (revised July 2021). The NPPF reflects the statutory requirement to have special regard for the preservation and enhancement of the historic environment by:

- Making the conservation of the historic environment and good design fundamental to achieving sustainable development (para.8).
- Requiring great weight to be given to the conservation of designated heritage assets (para.199).
- Requiring any harm to have clear and convincing justification (para.200).
- Requiring a proportionate level of information about the significance of assets that helps the local authority make informed decisions about proposals that affect them (para.194).

1.9 Section 16 of the NPPF – entitled Conserving and Enhancing the Historic Environment – relates specifically to the management of the historic environment in the planning system. It provides guidance for planning authorities, property owners, developers and others on the conservation and management of heritage assets, both designated and non-designated. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking to:

- Deliver sustainable development;
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conserve England's heritage assets in a manner appropriate to their significance; and
- Recognise the contribution that the historic environment makes to our knowledge and understanding of the past.

1.10 Achieving sustainable development involves seeking positive improvements in the quality of the environment and, in the case of heritage

assets, requiring local planning authorities to look for opportunities to enhance or better reveal their significance (para.206). It is also a fundamental part of Plan-making, as set out in Chapter 3 of the NPPF. Chapter 3 states that:

"The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate..." and "should demonstrate how the plan has addressed relevant economic, social and environmental objectives [...]. Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued." (paragraphs 31 and 32).

1.11 The purpose of this report is to address both the plan-making and historic environment chapters of the NPPF by providing a robust evidence base to inform the development of the AAP.

Sector Guidance

1.12 The study has been conducted in line with recognised practice, as set out in the Chartered Institute for Archaeologists (CIfA) (2014), *Standard and guidance for historic environment desk-based assessment* – noting that this is a strategic study, whereas the standards are targeted towards project-specific assessment. Therefore, it is not fully compliant, relying on readily available data and omitting a full aerial photo search and archive visit.

1.13 It follows the recommended stages for understanding cultural heritage assets and evaluating the consequences of change contained in IEMA, CIfA and IHBC joint guidance (April 2021), *Principles of Cultural Heritage Impact Assessment in the UK*.

1.14 In addition, guidance published by Historic England on *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (GPA3) has been followed to understand the contribution of setting to the significance of assets and impacts thereon. Similarly, *The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3* (HEAN3) has informed the methodology.

1.15 A full description of the methodology used to undertake the study is set out in Chapter 2.

Definitions

1.16 The following definitions are provided in Annex 2 of the NPPF:

- **Heritage Assets:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- **Archaeological Interest:** a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Designated Heritage Assets:** World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- **Significance:** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting **[See reference 2]**.

- **Setting:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

1.17 Definitions of other terms used in this report can be found in Appendix A.

Sources

1.18 The asset identification and scoping exercise, assessment of heritage significance, and assessment of impact were informed with reference to the following sources:

- GIS data for the proposed allocation sites.
- Historic England (HE) National Heritage List for England (NHLE) designated heritage asset data.
- Greater London Historic Environment Record (GLHER) data, relating to non-designated heritage assets.
- Tower Hamlets Council Conservation Area Appraisals and Locally-Listed Buildings.
- Modern Ordnance Survey (OS) base mapping.
- Historic mapping – such as OS and tithe maps.
- Recent and readily available digital aerial photos.
- Recent digital aerial and LiDAR imagery (principally used alongside historic mapping to identify unrecorded features and to understand past land use and character).
- Publications and grey literature.
- Consultation responses from Historic England.

- Site visits to the sites and all heritage assets identified for detailed assessment, unless otherwise stated.

Report Structure

1.19 The report is structured as follows:

- Chapter 2: Sets out the methodology used to undertake the study.
- Chapters 3 and 4: individual site assessments, including:
 - Assessment of designated assets within the site.
 - Assessment of non-designated assets within the site.
 - Assessment of designated assets with the potential to experience setting change as a result of development of the site.
 - Assessment of non-designated assets with the potential to experience setting change as a result of development of the site.
 - Assessment of the archaeological potential of the site and the impact of the development of the site on it.
 - Cumulative impacts.
 - Recommendations for sustainable development options.

Chapter 2

Methodology

Asset Identification and Scoping

2.1 Following receipt of the preferred site allocations to take forward to full HIA, LUC identified, in accordance with step 1 of Historic England's (2015) HEAN 3 guidance, all assets that would be affected by the potential site allocation.

Heritage assets were identified using the following sources:

- The National Heritage List for England (NHLE) data sets for nationally designated assets.
- The Greater London Historic Environment Record (GLHER) for non-designated assets.
- Tower Hamlets shapefiles for conservation areas and locally listed buildings.
- Reference to historic OS maps.

2.2 Any assets that were within the site boundary were automatically included for assessment as it was assumed that they would experience physical change.

2.3 A 500m study area around each site was then made to identify assets with the potential to be affected by the development through changes to their setting. Assets within the study area were subject to a high-level review to understand their significance and sensitivity to setting change. During this process, careful consideration was given to Historic England's comments and concerns (May 2021) regarding the consideration of the historic environment in the AAP and site allocations. Assets considered unlikely to experience meaningful change to their significance were scoped out of the assessment. The output of this scoping exercise, which includes a rationale behind the scoping in/out of assets, can be found in the Stage 2 HIA asset scoping tables at Appendix B.

2.4 The scoping exercise also considered any potentially sensitive assets beyond the study area, as necessary, as well as non-designated heritage assets with no current entry on the GLHER. However, no such examples were identified.

2.5 Archaeological potential has been considered in relation to the pattern and significance of known assets in the vicinity, drawn from the GLHER and other data sources, and the land use history of the site to understand the level of potential and likely effects.

Assessment of Heritage Significance

2.6 Detailed appraisal of the scoped-in assets' heritage significance was then undertaken as per step two of Historic England's (2015) HEAN 3 guidance for the selection of site allocations.

2.7 Heritage significance has been articulated in accordance with the heritage values set out in Historic England's *Conservation Principles, Policy and Guidance* (2008) and includes a consideration of the role of setting in this significance following GPA3 *The Setting of Heritage Assets* (2017), published by Historic England. It also considers if, how and to what extent the allocation site relates to that significance. The description of significance is accompanied by an assessment of the level of that significance as defined in Table 2.1.

Table 2.1: Levels of significance rating criteria

Heritage significance	Criteria
High	Designated heritage assets of national or international significance.
Medium	Conservation areas and non-designated heritage assets of regional significance.

Heritage significance	Criteria
Low	Non-designated heritage assets of local significance.
Uncertain	Non-designated heritage assets whose significance could not be ascertained.

2.8 The **High** category includes world heritage sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wrecks. Conservation areas of demonstrably national or international significance may be rated High (usually when in conjunction with one or more of the designated asset types). Non-designated heritage assets that meet the criteria for statutory designation or are of equivalent significance would also be included.

2.9 The **Medium** category includes locally listed buildings or locally listed parks and gardens, sites of archaeological interest as noted on the HER, or previously unidentified non-designated assets of demonstrably regional significance.

2.10 The **Low** category includes key features in a conservation area, buildings, areas, parks and gardens identified on the HER or historic maps, isolated archaeological finds as identified on the HER, or previously unidentified non-designated assets of demonstrably local significance.

Sensitivity to Development of the Site

2.11 In accordance with step 3 of the Historic England's (2015) HEAN 3 guidance for the selection of site allocations, the next stage of the assessment was to establish the sensitivity of that significance to change. An asset's sensitivity to change is not automatically commensurate with its level of significance but is dependent on where that significance lies and the type of proposed change.

Physical Change

2.12 In the absence of fully detailed proposals, indicative site development parameters were used to estimate a reasonable maximum case scenario for the impact of the development of the site. As such it was necessary to assume that all land within the red line boundary of the proposed allocation site would be developed and that the effect to any asset therein would be total loss. Consequently, all assets within the proposed development footprints of the sites were automatically assigned a sensitivity rating to physical change of high, unless stated otherwise.

Setting Change

2.13 Aside from physical change, the significance of heritage assets can also be affected through change within their setting. In order to establish the sensitivity of any asset to change at a particular development site, it was necessary to:

1. Identify any parts of the asset's setting that contribute to its heritage values;
2. Assess whether the development site forms part of that setting and thus contributes to one or more of these heritage values;
3. Consider the importance of that contribution to the overall significance of the heritage asset; and
4. Gauge in what way and to what extent the development of the site would affect that contribution.

2.14 Sensitivity to setting change has been assessed using professional judgement and an understanding of the assets' significance, and consideration of the potential interaction with the proposed development; again, using the

indicative site development parameters to estimate a reasonable maximum case scenario for the impact of the development of the site.

2.15 Each asset's sensitivity to setting change as a result of the development of the preferred site was then ascribed a level, as per the criteria given in Table 2.2.

Table 2.2: Setting sensitivity rating criteria

Sensitivity rating	Criteria
High	The site makes a considerable contribution to the heritage significance of the asset and this contribution may be affected by the development of the site.
Medium	The site makes a moderately important contribution to the heritage significance of the asset and this contribution may be affected by the development of the site.
Low	The site makes a marginally important contribution to the heritage significance of the asset and this contribution may be affected by the development of the site.
None	The site does not contribute to the heritage significance of the asset; or
Uncertain	The site contributes to the heritage significance of the asset, but that contribution will not be affected by the development of the site.

Potential Harm to the Asset

2.16 With the heritage significance of each asset and its sensitivity to the development of the site established, the potential level of harm to the significance of the asset was assessed, in accordance with step 3 of Historic England's HEAN 3 (2015). This level was assigned in relation to the harm that an asset might experience, but the descriptive assessment also identifies any

neutral or beneficial changes where applicable. The criteria for these levels are as follows:

Table 2.3: Potential harm to asset rating criteria

Potential harm to asset	Criteria
High	The significance of the heritage asset would be lost or substantially harmed by the development.
Medium	The significance of the heritage asset would be harmed but not substantially.
Low	The significance of the heritage asset may be harmed but that harm would be minor.
Uncertain	The significance of the heritage asset will not be harmed.

Level of Effect

2.17 This final step in the assessment takes the potential harm to the asset and considers that against its relative significance level in order to establish a proportionate level of effect on the historic environment overall. The criteria for these levels are as follows:

Table 2.4: Level of effect rating criteria

Level of effect	Criteria
High	Asset is of high or medium significance and the magnitude of change is likely to cause substantial harm to the significance of the heritage asset.
Medium-High	Asset is of high or medium significance and the magnitude of change is likely to harm the significance of the asset, but not substantially.

Level of effect	Criteria
Medium	Asset is of low significance and the magnitude of change is likely to cause substantial harm to the significance of the heritage asset.
Low-Medium	Asset is of low significance and the magnitude of change is likely to harm the significance of the asset, but not substantially; or
Low	Asset is of high or medium significance and the magnitude of change will only marginally affect its significance.
Uncertain	Asset is of low significance and the magnitude of change will only marginally affect its significance.

Cumulative Effects

2.18 In addition to assessing the potential effect to individual heritage assets, an assessment of the potential cumulative effect of the proposed development on the historic environment was carried out. This considered:

- The potential effect of the development of the site on groups of individual assets that have a demonstrable relationship and, thus, group value (i.e. what is the overall harm on the historic environment when the harm to individual heritage assets is considered collectively?)
- The effect on the significance of heritage assets, or groups of heritage assets, from development of the site in conjunction with other allocation sites considered in this report (i.e. would the harm to a heritage asset/s be exacerbated if other adjacent sites are developed too? Or would development of the preferred site exacerbate harm already caused by consented schemes?).

2.19 Only the two sites considered within this report are assessed together for cumulative interactions. Other allocation sites within the AAP were found unlikely to create significant effects to above-ground heritage assets and, as also assessed in the cumulative section of the main Integrated Impact Assessment (IIA) (LUC 2021) under Objective 10, Enhance and protect heritage

and cultural assets, several of them have specific policy requirements which are likely to help limit the adverse impacts identified in relation to heritage assets. Regarding effects to archaeology, multiple sites may have a combined effect on the same Archaeological Priority Area (APA) but are unlikely to cumulatively affect individual archaeological assets (except any at geological/ landscape-scale, which would not be likely to be of high value). There is also a high level of uncertainty regarding archaeological assets and potential for them within any individual site until full desk-based assessment (DBA) is carried out for detailed development proposals.

2.20 Regarding other, consented developments which may have cumulative effects with the development of the two sites, these would be assessed in detail in Environmental Impact Assessment (EIA) of the detailed proposals as they come forward. This would be considered the appropriate stage at which to consider cumulative effects with other proposed development as, given the existing dense and, in places, relatively tall development in and around the AAP area, more detailed design would be required to assess cumulative effects meaningfully.

Site Visits and Assessment Moderation

2.21 Site visits were undertaken on 27 October 2021 to understand the assets scoped in for detailed assessment and the contribution that setting makes to their significance. The weather was partly overcast and dry. The site visits were undertaken from publicly accessible areas only.

2.22 Site visits were undertaken to:

- Check for heritage assets not identified during desk-based assessment (access permitting).
- Assess attributes beyond the visual experience of an asset, such as those identified in the assessment checklist of GPA3 (p.15).
- Test initial impressions on the potential change to the significance of heritage assets, formulated by the desk-based assessment, on the

ground. This included an assessment of how the preferred site can be viewed from, and in conjunction with, key assets.

2.23 Where access was available, a photographic record was made as part of this assessment and selected images are included within the report.

2.24 Following the site visit, the desk-based assessment and initial appraisal of individual and cumulative effects on individual assets was updated.

Recommendations

2.25 In line with step 4 of Historic England's (2015) HEAN 3 guidance for the selection of site allocations, options for sustainable development by means of avoiding or minimising harm to the significance of the assets have been considered, along with any identified opportunities to enhance or better reveal significance. These considerations include factors such as the boundary of the site, the location of development within the site area, and the scale, form and density of that development.

2.26 Gaps in knowledge, or the need for further assessment as part of future development proposals, have also been highlighted where appropriate.

Reporting, Assumptions, and Limitations

2.27 The findings and recommendations have been drawn together into this report. The following assumptions and limitations have been made during the process of this assessment.

Assumptions

2.28 This study only considers the effect that the development of the sites would have on the significance of individual heritage assets and the historic environment overall. It does not include assessments of impact on public and visual amenity, landscape character, or a townscape and visual impact assessment; these are related but distinct disciplines, evidenced by the separate guidance document and methodology for such assessments, as set out by the Landscape Institute and IEMA (2013) in Guidelines for Landscape and Visual Impact Assessment (third edition [See reference 3]). It has therefore been assumed that issues relating to landscape character and the impact of the development thereon will be assessed separately by the Council as necessary. This approach adheres with GPA3, which states (p.7):

"Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape. Assessment and management of both setting and views are related to consideration of the wider landscape, which is outside the scope of this advice note. Additional advice on views is available in Guidelines for Landscape and Visual Impact Assessment, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England). Similarly, setting is different from general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting."

- The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record (HER) data and Conservation Area documentation). It has been assumed that this information is reasonably accurate unless otherwise stated.
- The assessment of potential effects is based upon a 'maximum case' development impact scenario, in line with the required precautionary approach.
- No assumptions have been made with regard to the potential for mitigation to be applied; this would require detailed, site-specific understandings of both heritage assets (their significance and the contribution of setting to that significance) and of development proposals to understand the potential interactions and opportunities to avoid or mitigate harm.
- Assessments are policy neutral and make no assumptions with regard to the application of local or national policy, as it is for the decision-maker to understand the likely level of harm to heritage assets and balance this accordingly. (Where there are interactions with other legislative regimes – e.g. the need for scheduled monument consent – this will be highlighted.)
- It has been assumed that the findings of the report will be considered in relation to the NPPF, the Tower Hamlets Local Plan, London Plan and other strategic studies produced by the Council in support of the draft AAP.

Limitations

2.29 The study provides a strategic assessment of the risk of harm to heritage assets arising from development within the study areas. As fully-detailed proposals for the sites are not available, the study cannot draw conclusive statements regarding the potential effects or definitive levels of harm. Detailed assessments would need to be undertaken as part of any subsequent planning applications and, if necessary, accompanying Environmental Impact Assessments (if the decision is taken to proceed with the allocation of these sites for development).

2.30 Site visits were undertaken as far as public access and rights of way would allow.

Chapter 3

Teviot Estate

Site Description

3.1 An area of land roughly centred on Zetland Street is identified for a mix of residential, community and retail uses and open space. Refinement following the first Regulation 18 consultation has divided the site boundary into two parcels, bounded roughly overall by the Blackwall Tunnel Northern Approach (A12) to the east; Langdon Park/St Leonard's Road and Dewberry Street to the south; Uamvar Street to the west and Mallory Close to the north. The central portion west of Teviot Street, around Celtic Street and Venue Street, is excluded from the site allocation.

3.2 Feasibility studies have identified a context height of 5 storeys for development with potential for taller buildings at 2 to 3 times context height marking points within the townscape at the intersection of Zetland Street and Langdon Park; the intersection of Zetland Street with the A12 and in the north of the estate, stepping down from the tall building adjacent to the Limehouse Cut.

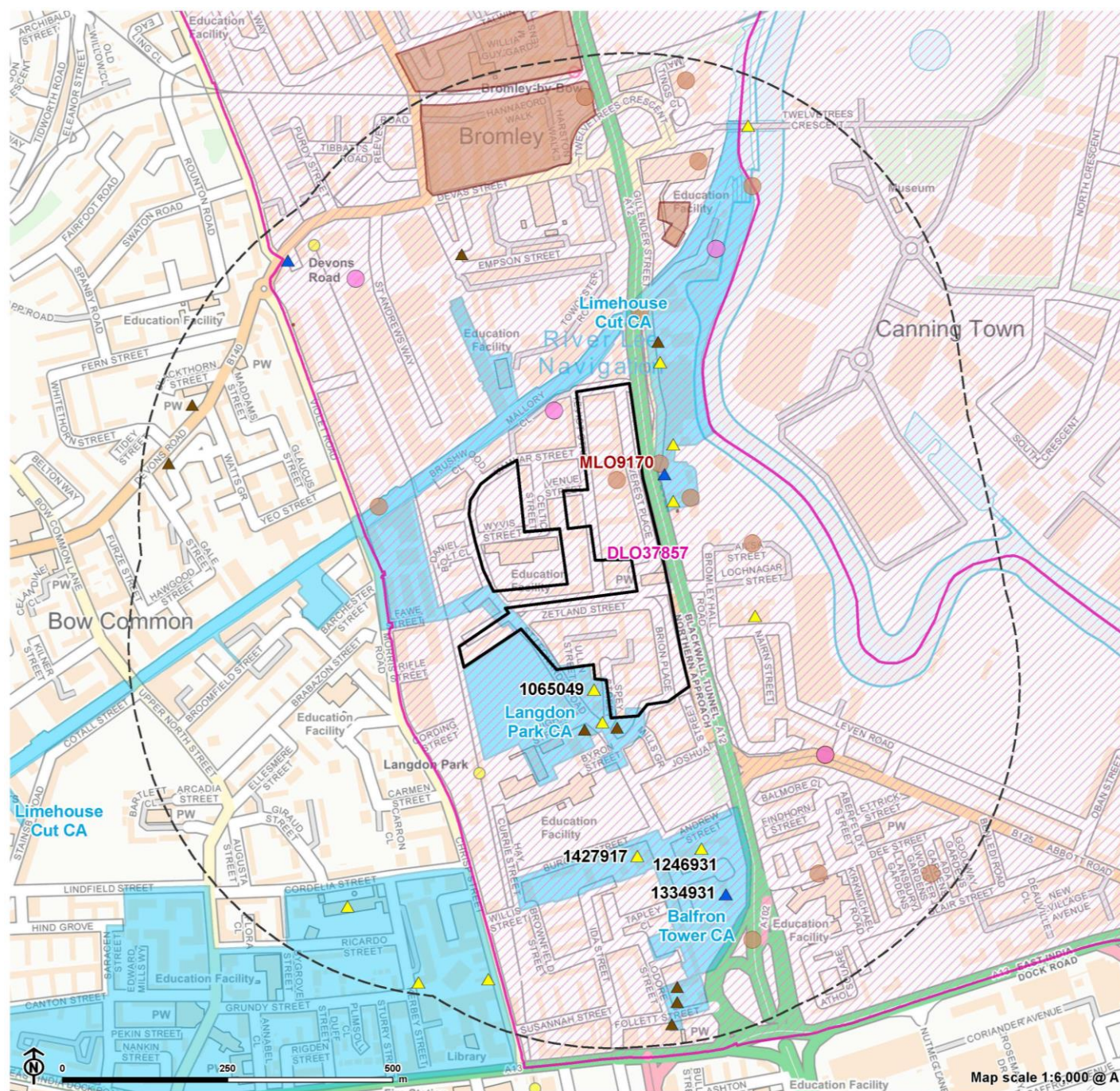
3.3 Existing buildings on the site consist of 2-4 storey housing in terraces, blocks and courts with some community and shopping facilities. The Langdon Park Conservation Area lies immediately west of the site and, in places, overlaps with its boundary so that part of the eastern edge of the conservation area lies within the site and has the potential to be physically affected by its development. No other designated or non-designated heritage assets fall within the site boundary. Assets surrounding the site which may be affected by its development through change to their setting are:

- Former Church of St Michael and All Angels [NHLE ref: 1065049]
- Carradale House [NHLE ref: 1246931]
- Balfron Tower [NHLE ref: 1334931]

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- Glenkerry House [NHLE ref: 1427917]
- Balfron Tower Conservation Area
- Limehouse Cut Conservation Area

Figure 3.1: Assessed Cultural Heritage Assets within 500m of Teviot Estate



**Leaside AAP Heritage Assessment
Stage 2**
for London Borough of Tower Hamlets



**Figure 3.1: Assessed Cultural Heritage Assets
within 500m of the Site**

- Teviot Estate site boundary
- 500m buffer around the site
- Conservation Area
- Listed Building - Grade II*
- Listed Building - Grade II
- Locally Listed Building
- HER Archaeological Priority Area
- HER Monument
- HER Findspot

Assets within the site and those scoped into the assessment are labelled with their name or reference number.

Listed buildings

- 1065049 - Church of St Michael and All Angels
- 1246931 - Carradale House
- 1334931 - Balfour Tower
- 1427917 - Glenkerry House

Conservation Areas

- Balfour Tower CA
- Langdon Park CA
- Limehouse Cut CA

HER Monuments

- MLO9170 - Road from Poplar High Street to Bromley

Archaeological Priority Areas (APA)

- DLO37857 - Lea Valley

Heritage Assets within the Site

Designated Assets

Langdon Park Conservation Area

Summary

Table 3.1: Langdon Park Conservation Area effects summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Medium	High	Medium	Medium-high
Conservation area of borough/regional significance.	The asset will be physically affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high or medium significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

3.4 The Langdon Park Conservation Area was designated in 1990 and extended to the north west in 2008. The south eastern section centres on

Langdon Park and its related built focal points of church, primary school and a series of locally listed Georgian terraces on St Leonard's Road. This area has a distinct village-like quality, its special character highlighted by the general loss of historic buildings in the wider area. The subtle widening and bending of St Leonards Road, the asymmetrical composition of buildings, the landmark tower of the church, the characterful frontages of Hega House and the terraces, the trees and the small areas of green space all contribute to this character.

Figure 3.2: Langdon Park Conservation Area



3.5 The north western section comprises the former Spratt's Biscuit Factory complex of 1899 alongside the Limehouse Cut canal. The Spratt's factory is an impressive late 19th and early 20th century industrial complex arranged as a group of four and five storey orange brick ranges with stone cornices and expressive classical details. It has been converted to residential and business uses but largely retains its historic, industrial character and detailing with hard-paved yards enclosed by the factory ranges. Long views towards Spratt's factory complex along the canal and Violet Road, combined with its contrasting

scale with the surrounding two-storey houses, give it a landmark quality and add to its significance.

Significance of Asset

3.6 The significance of this asset is medium. It derives from:

- **Evidential value:** Surviving fabric and street form of the Langdon Park area and Spratt's factory, containing evidence of the pre-20th century physical development and industrial history of the area which has been heavily eroded in other parts of the borough.
- **Historical value:** The layout and structure of Langdon Park illustrates its role and importance as a local centre from the 18th century onwards. The scale, extent and architectural ambition of the Spratt's factory illustrates its importance and the scale of its production.
- **Aesthetic value:** The two sections of the conservation area each have a distinct character; the south-east section has a relatively domestic scale and architectural character with a distinctive use of brick with stucco dressings and expressive window detailing. The tower of St Michael and All Angels forms a particular landmark. The north-west section is characterised by the impressive scale, industrial character and detailing of the Spratt's factory complex. Street form, open space and views towards key features add to its significance.
- **Communal value:** The special historic character of the conservation area contributes to local distinctiveness and sense of place of local communities.

Sensitivity to the Development of the Site

3.7 Taking a precautionary approach, it has been assumed that any parts of the conservation area falling within the site boundary may be subject to physical change. However this represents only a small proportion of the overall conservation area. Indicative development proposals suggest that the affected

areas at the boundary do not contain any of the conservation area's constituent buildings which are noted as having particular merit, but that proposed development may be inserted in very close proximity to them.

3.8 The sensitivity of the significance of the asset to the development of the site is therefore rated as **high**. This results from the small proportion which will experience physical change. Elsewhere, the site does not particularly contribute to the significance of the asset through its setting.

Potential Harm to the Asset

3.9 The risk of harm to the asset from the development of this site is **medium**. A degree of physical change will take place at its eastern edge which has the potential to affect its significance – i.e. its special character – and at a scale which may cause harm. Tall buildings within the development may have potential to compete with the landmark elements of the conservation area – the church tower and Spratt's factory - reducing their importance and eroding their aesthetic value. The level of harm is not considered to be substantial as the principal aspects of the asset's significance – aesthetic and historical values – would not be destroyed or substantially undermined.

3.10 Development of the site also has the potential to improve the setting of the conservation area, particularly north and east of the church and its related group of buildings, with the opportunity to restore the historic grain, scale, density and street structure.

Level of Effect

3.11 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high**. This is because the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Options for Sustainable Development

3.12 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the church tower and Spratt's factory buildings retain their landmark qualities and that the historic street form and structure of the conservation area remain legible.

3.13 Opportunities to restore the historic grain, scale, density and street structure of the site should be investigated. Incorporation of these features would potentially allow enhancement of the conservation area's setting, an improved appreciation of its significance and wider public benefits to the legibility, permeability and sense of place of the new development.

Non-designated Assets

3.14 There are no non-designated assets within the site.

Archaeological Potential

3.15 The whole site lies within the Lea Valley APA (APA), which runs along the western banks of the River Lea and its various channels from the borough border with Hackney almost to its mouth at the Thames. It is categorised a Tier III APA due to it being a landscape scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest. The valley is a mosaic of deeply buried islands, gravel terraces, channels and wetlands that have been exploited by humans since early prehistory.

3.16 The relationship between landscape, river and settlement over time is well preserved in areas not subject to historical quarrying and there is the potential for further geoarchaeological/ palaeoenvironmental evidence to be recovered from the site.

3.17 Excavations that took place in advance of the Olympic Park construction demonstrated that the Lower Lea Valley had potential for prehistoric finds, features and deposits, although overall the intensity of prehistoric archaeology found was relatively low. Finds included prehistoric pottery, a Neolithic axe made of flint and the remains of a Bronze Age farmstead. An evaluation 200m to the southeast of the site revealed prehistoric peat and a ditch, and two prehistoric axes have been found at other locations within the study area.

3.18 There is the potential for similar discoveries within the site, although surviving prehistoric features are likely to be deeply buried due to thick layers of made ground that have been deposited on top of them over the centuries.

3.19 The Tudor Bromley Hall and the surrounding medieval manorial settlement of Lower Bramerley are also included within the APA. Bromley Hall (now grade II listed) still stands today; c.30m east of the site, on the opposite side of the A12. Historic maps suggest that by the early 19th century the site included an unnamed road [GLHER ref: MLO9170] that led across Bromley Hall field towards the house. Some buildings stood at the top of the road, but otherwise the site was enclosed fields or furze. The 1st edition OS map labels the buildings shown on earlier maps within the site as 'Manorfield House.' It also depicts additional buildings and a well. These are all later cleared as the site was redeveloped with Victorian terracing that was in turn gradually replaced by the modern development present today, following the Second World War. There is therefore the potential for post-medieval archaeology, although the later Victorian building is likely to have removed or damaged earlier post-medieval remains.

3.20 The area has also been a site for varying scales of river-based industrial activity since at least the time of the Domesday survey. However, evidence for this within the site appears to be limited to a late Victorian sawmill that used to stand to the south of Zetland Street. Remains relating to this industrial site are possible.

Significance

3.21 The heritage significance of any surviving archaeological remains derives from their evidential value and ability to contribute to local and/ or regional research questions.

3.22 Potential geoarchaeological and palaeoenvironmental remains would further our understanding of the buried sequences and formation processes in the valley, refining our understanding of the prehistory of the valley and allowing for targeted investigations in areas of potential. The importance of such remains would be **low** to **medium**, depending on their survival and the extent to which they add to our understanding.

3.23 The importance of any hitherto unknown prehistoric remains is uncertain and will depend on their survival and character. However, based on the evidence to date they will be of **low** to **medium** importance and contribute to our understanding of settlement and activity during this period.

3.24 The value of the post-medieval remains is likely to be low, given that it is likely that the later Victorian remains are all that survive.

Sensitivity to the Development of the Site

3.25 Archaeological remains would be of **high** sensitivity to physical change and construction of the proposed development will result in their partial or total loss, depending on the depth of formation.

Potential Harm

3.26 Partial or total loss of archaeological remains would equate to a **medium** to **high** level of harm. It should also be noted that GLAAS provide an archaeological risk model for developments in APAs and large-scale

developments with sites over 2 hectares (the Teviot site is 8 ha). Developments within Tier III APAs are considered high risk, which means it is considered likely to cause harm to heritage assets of archaeological interest and fairly likely to cause significant harm.

Options for Sustainable Development

3.27 It is expected that as a minimum all major applications within Archaeological Priority Areas (Tiers 1-3) would trigger an archaeological desk-based assessment, and if necessary, a field evaluation, to accompany a planning application. If needed, the evaluation would help clarify the potential for archaeological remains to be present and their significance. This would inform the requirement for mitigation and the form that it takes. Preservation in situ is the preferred method of conservation for all remains, but where the benefits of development outweigh the loss of archaeological remains (i.e. remains of low to medium significance) the harm is typically off-set to some extent by the excavation and recording of the features and the public dissemination of the results.

Heritage Assets with the Potential to Experience Setting Change

Designated Assets

Former Church of St Michael and All Angels [NHLE ref: 1065049]

Summary

Table 3.2: Church of St Michael and All Angels effects summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II listed building.	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance, but the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

3.28 This asset is located directly to the west of the site. It was built in 1864-5 by J W Morris as a mission church of Winchester College [\[See reference 4\]](#), restored in 1901 and 1955, and converted into flats c.2000. Its plan consists of nave, short chancel, north and south aisles, north and south double transepts and a tower to the south-east. It is constructed of stock brick with limestone dressings and slate roofs, with a little red and black brick polychrome in wall banding and to the heads of the arches [\[See reference 5\]](#).

3.29 The most prominent features are the west end, fronting directly on to St Leonard's Road, and the south-east tower. The former has a triple-arched entrance with moulded arches and shafts in the reveals, all under polychrome heads. Three gables reflecting the internal plan form contain two-light openings with modern detailing and an oculus filled with plate tracery comprising trefoils and quatrefoils. At the corners are angle buttresses. The tower is unbuttressed and has three stages. The largest of these is the belfry stage which has tall, plain paired openings. Above is a short, slate-covered pyramid spire with a gable on each side over a clock face. The east end of the chancel has an east window of three graded lancets. There are paired windows in the lean-to aisles and there is a clerestory with three single light windows per [\[See reference 6\]](#).

3.30 The church relates to a group of adjacent buildings which form part of the Langdon Park Conservation Area. To the south is a large, former vicarage, built of stock brick with polychrome details in a matching style to the church. To the south of this is a granite and limestone war memorial by A R Adams, 1920, of Jesus placing a wreath on the head of a kneeling male figure in short tunic [\[See reference 7\]](#) [Grade II listed, NHLE ref: 1357874]. To the north of the church is a two-storey former parish hall built of stock brick with its gable facing the church. A former public house and terrace of 5 houses on St Leonard's Road to the south of the vicarage reflect the character of the original context of the church. The historic terraces and street form originally surrounding it to the north and east were swept away in the mid-20th century, replaced by the flats and low-rise deck-access blocks of the Teviot Estate.

Figure 3.3: St Michael and All Angels



Significance of Asset

3.31 The significance of this asset is **high**. It derives from:

- Evidential value: The church has a low level of evidential value in its Victorian materials and construction.
- Historical value: The church has some illustrative historical value as an example of an East End Mission church of the late 19th century, demonstrating the relationships between political, educational and religious institutions active in the area from the later 19th and up to the Second World War. The associated group of vicarage, war memorial and institute also illustrate this role. The church has associative historical value with notable figures within these religious and philanthropic movements such as the religious controversialist Richard Enraght who was Curate of the church 1884-88 [See reference 8]. Morris, the architect, is not well

known as a designer, but here achieved an ambitious and impressive design.

- **Aesthetic value:** The church has considerable aesthetic value in its use of polychrome brick inspired by Early English architecture of the 13th century. Its interior and fittings are noted to have been lost in its conversion to residential use [\[See reference 9\]](#).
- **Communal value:** The church no longer holds spiritual value since its deconsecration and conversion. However, its prominent tower is noted as a local landmark and its historic character will act as a local feature of distinctiveness, contributing to the area and the community's identity.

Sensitivity to the Development of the Site

3.32 The sensitivity of the significance of the asset to the development of the site is **low**. The contribution of the site to the significance of the asset was substantially reduced when the historic terraces were replaced by the Teviot Estate development. The group of vestigial 19th century buildings immediately surrounding the church, particularly to its south, make the greatest contribution to the understanding and appreciation of its significance and historical context, and these will not be physically affected by development of the site.

Potential Harm to the Asset

3.33 The risk of harm to the asset from the development of this site is **low**. Its principal aspects of significance – aesthetic and historical – would not be directly affected. Tall buildings within the development may compete with the landmark quality of the tower, reducing its importance and eroding its aesthetic value. The overall level of harm arising from this change would be low, as other elements of significance would not be undermined.

3.34 Development of the site also has the potential to improve the setting of the church and its related group of buildings, particularly in the opportunity to restore the historic grain, scale, density and street structure.

Level of Effect

3.35 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium**. This is because development would marginally affect its illustrative historical and aesthetic values.

Options for Sustainable Development

3.36 Verified views should be produced of the proposed development in combination with and in the backdrop of the church to ascertain its visual impact on the significance of the asset and to help inform the final impact assessment.

3.37 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the church tower retains its landmark quality and the asset's relationship to its associated historic group and the wider streetscape remains legible.

3.38 Opportunities to restore the historic grain, scale, density and street structure in the part of the site immediately north and east of the asset should be investigated as these would potentially allow enhancement of the asset's setting and an improved appreciation of its significance.

Carradale House [NHLE ref: 1246931]

Summary

Table 3.3: Carradale House effects summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II listed building.	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance, but the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

3.39 This asset is located c.210m south of the site. It comprises a block of flats over 11 storeys in in-situ reinforced concrete. It was built in 1967-8 by the eminent modernist architect Ernő Goldfinger for phase 2 of the London County Council (LCC), later Greater London Council (GLC), Brownfield Estate. It was refurbished in 2012. In terms of setting, it has a designed relationship with Balfron Tower and Glenkerry House which is readily understood visually given the architectural language of the buildings and the fact that they are the tallest buildings in the area. The absence of any immediate surrounding tall development means that it is possible to fully appreciate the clean lines and striking silhouette of their modernist design.

Figure 3.4: Carradale House



Significance of Asset

3.40 The significance of this asset is **high**. It derives from:

- **Evidential value:** The estate is notable for the exceptionally fine bush hammered concrete finishes applied consistently across the development [See reference 10]. The high level of survival of the plan form and external appearance of the estate provides physical evidence of this era of planning and architecture.
- **Historical value:** Highly complete phase 2 of an LCC mixed development, principally of high-rise blocks, designed to re-house a local community within a carefully planned integrated landscape. Illustrative of the mid-20th century social and political context and the application of contemporary planning and architectural philosophy in London – a physical manifestation of the Welfare State. Substantial associative historical value derives from its direct authorship by Ernő Goldfinger, a major figure in the European

Modern Movement and an architect of international importance [\[See reference 11\]](#).

- **Aesthetic value:** The asset represents Goldfinger's strong, Corbusian-inspired approach to internal planning and architectural expression. It reworks ideas first embraced in Balfron Tower, planned around speed of lift service, neighbourliness and internal space, but with a refinement of detail more characteristic of Trellick Tower (London Borough of Kensington and Chelsea), with which it is more comparable in date. The asset has a designed, aesthetic relationship with Balfron Tower and with the later Glenkerry House [\[See reference 12\]](#).
- **Communal value:** Social interaction and neighbourliness were important aspects of Goldfinger's designs and they have remained popular despite a general tendency to antipathy towards architecture of the era. Balfron, Carradale and Glenkerry's striking design and landmark qualities contribute to local distinctiveness and sense of place of local communities.

Sensitivity to the Development of the Site

3.41 The sensitivity of the significance of the asset to the development of the site is **low**. The site makes no direct contribution to the significance of the asset. The Brownfield Estate, including Balfron Tower, makes the greatest contribution to the understanding and appreciation of its significance and historical context, and these will not be physically affected by development of the site.

Potential Harm to the Asset

3.42 The risk of harm to the asset from the development of this site is **low**. Its principal aspects of significance – aesthetic and historical – would not be directly affected. Tall buildings within the development may have potential to compete with the landmark quality of the tower, reducing its importance and eroding its aesthetic value. However the distance of the site from the asset, and intervening development, means any such effect is likely to be minimal. The

overall level of harm arising from this change would be low, as other elements of significance would not be undermined.

Level of Effect

3.43 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium**. This is because development would marginally affect its illustrative historical and aesthetic values.

Options for Sustainable Development

3.44 Verified views should be produced of the proposed development in combination with and in the backdrop of the asset to ascertain its visual impact on the significance of the asset and to help inform the final impact assessment.

3.45 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the building retains its landmark quality and the asset's relationship to its associated historic group and the wider streetscape remains legible.

Glenkerry House [NHLE ref: 1427917]

Summary

Table 3.4: Glenkerry House effects summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II listed building.	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance, but the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

3.46 This asset is located c. 230m south of the site. It comprises a block of flats over 14 storeys in in-situ reinforced concrete. It was built in 1972-5 by the eminent modernist architect Ernő Goldfinger for phase 3 of the London County Council (LCC), later Greater London Council (GLC), Brownfield Estate [See reference 13]. In terms of setting it has a designed relationship with Balfron Tower and Carradale House which is readily understood visually given the architectural language of the buildings and the fact that they are the tallest buildings in the area. The absence of any immediate surrounding tall development means that it is possible to fully appreciate the clean lines and striking silhouette of their modernist design.

Figure 3.5: Glenkerry House



Significance of Asset

3.47 The significance of this asset is **high**. It derives from:

- **Evidential value:** The estate is notable for the exceptionally fine bush hammered concrete finishes applied consistently across the development **[See reference 14]**. The high level of survival of the plan form and external appearance of the estate provides physical evidence of this era of planning and architecture.
- **Historical value:** Highly complete phase 3 of an LCC mixed development, designed to re-house a local community within a carefully planned integrated landscape. Illustrative of the mid-20th century social and political context and the application of contemporary planning and architectural philosophy in London – a physical manifestation of the Welfare State. Substantial associative historical value derives from its direct authorship

by Ernő Goldfinger, a major figure in the European Modern Movement and an architect of international importance [\[See reference 15\]](#).

- **Aesthetic value:** The asset represents Goldfinger's strong, Corbusian-inspired approach to internal planning and architectural expression. It is laid out on the same principle as Balfron Tower, although the execution of phase 3 was adjusted for economy, resulting in reduced balconies and a more streamlined, horizontal emphasis. The asset has a designed, aesthetic relationship with Balfron Tower and Carradale House [\[See reference 16\]](#).
- **Communal value:** Social interaction and neighbourliness were important aspects of Goldfinger's designs and they have remained popular despite a general tendency to antipathy towards architecture of the era. Balfron, Carradale and Glenkerry's striking design and landmark qualities contribute to local distinctiveness and sense of place of local communities.

Sensitivity to the Development of the Site

3.48 The sensitivity of the significance of the asset to the development of the site is **low**. The site makes no direct contribution to the significance of the asset. The Brownfield Estate, including Balfron Tower, makes the greatest contribution to the understanding and appreciation of its significance and historical context, and these will not be physically affected by development of the site.

Potential Harm to the Asset

3.49 The risk of harm to the asset from the development of this site is **low**. Its principal aspects of significance – aesthetic and historical – would not be directly affected. Tall buildings within the development may have potential to compete with the landmark quality of the tower, reducing its importance and eroding its aesthetic value. However the distance of the site from the asset, and intervening development, means any such effect is likely to be minimal. The overall level of harm arising from this change would be low, as other elements of significance would not be undermined.

Level of Effect

3.50 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium**. This is because development would marginally affect its illustrative historical and aesthetic values.

Options for Sustainable Development

3.51 Verified views should be produced of the proposed development in combination with and in the backdrop of the asset to ascertain its visual impact on the significance of the asset and to help inform the final impact assessment.

3.52 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the building retains its landmark quality and the asset's relationship to its associated historic group and the wider streetscape remains legible.

Level of Effect

3.53 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium**. This is because development would marginally affect its illustrative historical and aesthetic values.

Options for Sustainable Development

3.54 Verified views should be produced of the proposed development in combination with and in the backdrop of the asset to ascertain its visual impact on the significance of the asset and to help inform the final impact assessment.

3.55 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the building retains its landmark quality and the asset's relationship to its associated historic group and the wider streetscape remains legible.

Balfron Tower [NHLE ref: 1334931]

Summary

Table 3.5: Balfron Tower effects summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II* listed building.	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance, but the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

3.56 This asset is located c.300m south of the site. It comprises a block of flats over 26 storeys in in-situ reinforced concrete. It was built in 1967-8 by the eminent modernist architect Ernő Goldfinger as Phase 1 of the London County Council (LCC), later Greater London Council (GLC), Brownfield Estate. It was

refurbished in 2012. In terms of setting, it has a designed relationship with Carradale House and Glenkerry House which is readily understood visually given the architectural language of the buildings and the fact that they are the tallest buildings in the area. The absence of any immediate surrounding tall development means that it is possible to fully appreciate the clean lines and striking silhouette of their modernist design.

Figure 3.6: Balfron Tower



Significance of Asset

3.57 The significance of this asset is **high**. It derives from:

- Evidential value: The estate is notable for the exceptionally fine bush hammered concrete finishes applied consistently across the development [See reference 17]. The high level of survival of the plan form and external appearance of the estate provides physical evidence of this era of planning and architecture.

- **Historical value:** Phase 1 of an LCC mixed development, principally of high-rise blocks, designed to re-house a local community within a carefully planned integrated landscape. Illustrative of the mid-20th century social and political context and the application of contemporary planning and architectural philosophy in London – a physical manifestation of the Welfare State. Substantial associative historical value derives from its direct authorship by Ernö Goldfinger, a major figure in the European Modern Movement and an architect of international importance. The Brownfield Estate buildings were possibly the most important commissions of Goldfinger's career and clearly express his socialist architectural principles. Goldfinger and his wife lived in a flat in the building for a short period after its opening to assess its suitability in use [\[See reference 18\]](#).
- **Aesthetic value:** The asset represents Goldfinger's strong, Corbusian-inspired approach to internal planning and architectural expression. It is strikingly sculptural, the building through which Goldfinger developed his approach expressed in later developments including high-rise towers at Carradale House and Trelick Tower [\[See reference 19\]](#).
- **Communal value:** Social interaction and neighbourliness were important aspects of Goldfinger's designs and they have remained popular despite a general tendency to antipathy towards architecture of the era. Balfron, Carradale and Glenkerry's striking design and landmark qualities contribute to local distinctiveness and sense of place of local communities.

Sensitivity to the Development of the Site

3.58 The sensitivity of the significance of the asset to the development of the site is **low**. The site makes no direct contribution to the significance of the asset. The Brownfield Estate, including Carradale House, makes the greatest contribution to the understanding and appreciation of its significance and historical context, and these will not be physically affected by development of the site.

Potential Harm to the Asset

3.59 The risk of harm to the asset from the development of this site is **low**. Its principal aspects of significance – aesthetic and historical – would not be directly affected. Tall buildings within the development may have potential to compete with the landmark quality of the tower, reducing its importance and eroding its aesthetic value. However, the distance of the site from the asset, and intervening development, means any such effect is likely to be minimal. The overall level of harm arising from this change would be low, as other elements of significance would not be undermined.

Level of Effect

3.60 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium**. This is because development would marginally affect its illustrative historical and aesthetic values.

Options for Sustainable Development

3.61 Verified views should be produced of the proposed development in combination with and in the backdrop of the asset to ascertain its visual impact on the significance of the asset and to help inform the final impact assessment.

3.62 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the building retains its landmark quality and the asset's relationship to its associated historic group and the wider streetscape remains legible.

Balfron Tower Conservation Area

Summary

Table 3.6: Balfron Tower Conservation Area effects summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Conservation area consisting of, and designated for, its ensemble of grade II and II* listed buildings within an estate masterplan.	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance, but the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

3.63 The Balfron Tower Conservation Area was designated in 1998 [See [reference 20](#)] around the listed Balfron Tower and Carradale House, designed by Ernő Goldfinger for the LCC in the 1960s. The conservation area includes other buildings in the Brownfield Estate including Glenkerry House, a community centre, shops and associated low-rise housing development, and their landscaped surroundings.

3.64 The conservation area contains the low and high-rise council flats of the Brownfield Estate, developed by the LCC between 1959 and the early 1970s.

Lansbury Estate, the Festival of Britain's Architectural Exhibition site, which was developed in 1951 following similar clearance of old terraced housing, lies to the south-west. The celebrated modernist architect Ernő Goldfinger was invited to design the first building on the site, which came to be known as Balfron Tower and constructed between 1965-7. This was followed by Carradale House, Glenkerry House and low-rise housing to the west of Glenkerry in the early 1970s [\[See reference 21\]](#).

Figure 3.7: Balfron Tower Conservation Area



3.65 Balfron Tower dominates the estate and the surrounding area and illustrates post-war aspirations for good quality public housing. The tower is a significant realisation of many design concepts of the modern movement, expressing the social idealism of the time [\[See reference 22\]](#). The estate buildings are at a variety of heights and scales but are unified by a cohesive architectural approach, detailing and use of materials. The key buildings have a strong, formal relationship with each other and with the landscaped open spaces of the estate. The buildings' geometry and placement create framed

vistas along key routes. Balfron and Carradale have long been considered landmark buildings in the East End and views of the towers from the Langdon Park area to the north are considered particularly important [\[See reference 23\]](#).

Significance of Asset

3.66 The significance of this asset is **high**. It derives from:

- **Evidential value:** The estate is notable for the exceptionally fine bush hammered concrete finishes applied consistently across the development [\[See reference 24\]](#). The high level of survival of the plan form and external appearance of the estate provides physical evidence of this era of planning and architecture.
- **Historical value:** The Brownfield Estate is recognised as an important example of planned 1960s social housing which influenced later developments, particularly the Cheltenham Estate and Trellick Tower in Kensington and Chelsea. It is illustrative of the mid-20th century social and political context and the application of contemporary planning and architectural philosophy in London – a physical manifestation of the Welfare State. Substantial associative historical value derives from its direct authorship by Ernő Goldfinger, a major figure in the European Modern Movement and an architect of international importance [\[See reference 25\]](#).
- **Aesthetic value:** The asset represents Goldfinger's strong, Corbusian-inspired approach to internal planning and architectural expression. The special character of the conservation area is created by the strikingly sculptural expression, the formal composition of towers, low-rise blocks and landscaped space, and consistent use of architectural detailing and materials which survive well in their original form [\[See reference 26\]](#).
- **Communal value:** Social interaction and neighbourliness were important aspects of Goldfinger's designs and they have remained popular despite a general tendency to antipathy towards architecture of the era. Balfron and Carradale's striking design and landmark qualities contribute to local distinctiveness and sense of place of local communities.

Sensitivity to the Development of the Site

3.67 The sensitivity of the significance of the asset to the development of the site is **low**. The site makes no direct contribution to the significance of the asset other than as a general part of its urban and historical context. Its main aspects of significance will not be physically affected by development of the site.

Potential Harm to the Asset

3.68 The risk of harm to the asset from the development of this site is **low**. Its principal aspects of significance – aesthetic and historical – would not be directly affected. Tall buildings within the development may have potential to compete with the landmark quality of the towers, reducing their importance and eroding their aesthetic value. However, the distance of the site from the asset, and intervening development, means any such effect is likely to be minimal. The overall level of harm arising from this change would be low, as other elements of significance would not be undermined.

Level of Effect

3.69 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium**. This is because development would marginally affect its illustrative historical and aesthetic values.

Options for Sustainable Development

3.70 Verified views should be produced of the proposed development in combination with and in the backdrop of the asset to ascertain its visual impact on the significance of the asset and to help inform the final impact assessment.

3.71 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the buildings retain their landmark quality and that the formal composition and structure of the conservation area remains dominant and legible.

Limehouse Cut Conservation Area

Summary

Table 3.7: Limehouse Cut Conservation Area effects summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Medium	Low	Low	Low-medium
Conservation area of borough/regional significance.	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high or medium significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

3.72 The Limehouse Cut was built to link Bow Creek with the Thames in 1766-7. The Limehouse Cut Conservation Area was designated in 2011. It encompasses the Limehouse Cut, the southern end of the River Lea and a

section of Bow Creek, and its associated historic built development. As a result, the character of the conservation area is created by the waterways and their relationship with their associated buildings.

3.73 Most of the buildings date from the industrialisation of the area in the 18th and 19th centuries, but also include examples ranging from the rural, medieval origins of Bromley up to the modern era. The linear canal creates long views enclosed by dense industrial buildings of consistent height, the tranquil surface occasionally interrupted by bridges. The Lea and Bow Creek have a more open, less formalised character.

Figure 3.8: Limehouse Cut Conservation Area



Significance of Asset

3.74 The significance of this asset is **medium**. It derives from:

- **Evidential value:** Surviving fabric and structure of an important early canal and its associated industrial development, as well as fragments of the area's earlier stages of development.
- **Historical value:** The Limehouse Cut illustrates the urbanisation and industrialisation of the area from the 18th century onwards and its later reinvention for leisure, domestic and commercial purposes.
- **Aesthetic value:** The engineering, form and detailing of the Limehouse Cut and the sensory qualities of the water provide its distinctive character, particularly in combination with the variety of historic building types lining the waterways.
- **Communal value:** The special historic character of the conservation area contributes to local distinctiveness and sense of place of local communities.

Sensitivity to the Development of the Site

3.75 The sensitivity of the significance of the asset to the development of the site is **low**. The conservation area runs adjacent to the north and north-eastern sides of the site. The site will be visible from, and in conjunction with, the conservation area. However, for the most part, the site does not contribute to the significance of the conservation area through its setting, although historically the area had a more meaningful relationship with the Limehouse Cut and its associated historic buildings which has been cut off and eroded through insensitive 20th century development such as the insertion of the A12. Its main aspects of significance will not be physically affected by development of the site.

Potential Harm to the Asset

3.76 The risk of harm to the asset from the development of this site is **low**. Its principal aspects of significance – aesthetic and historical – would not be directly affected. Tall buildings within the development may have potential to distract attention from the cohesive scale, horizontal emphasis and tranquil

surfaces of the conservation area, or from individual buildings contributing to its special character, affecting the appreciation of their significance. The overall level of harm arising from this change would be low, as its principal elements of significance would not be undermined.

3.77 Development of the site also has the potential to improve the setting of the conservation area and its constituent historic buildings, particularly at its north east end along the A12, with the opportunity to restore the historic grain, scale, density and street structure.

Level of Effect

3.78 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium**. This is because the aesthetic value of the asset may experience a low level of harm, while other aspects of its significance would not be affected.

Options for Sustainable Development

3.79 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the aesthetic and historical qualities of the waterways and their relationship with their flanking buildings are maintained.

3.80 Opportunities to restore the historic grain, scale, density and street structure of the site should be investigated. Incorporation of these features would potentially allow enhancement of the conservation area's setting, an improved appreciation of its significance and wider public benefits to the legibility, permeability and sense of place of the new development. Historic buildings contributing to the special character of the conservation area, facing west into the site along the A12, may particularly benefit from creation of a more meaningful outlook and setting and the opportunity to better-reveal their significance.

Non-designated Assets

3.81 There are no non-designated assets with potential to have their significance affected by the development of the site. The closest non-designated assets to the site boundary form part of the Langdon Park and Limehouse Cut Conservation Areas and effects to these assets are considered as part of the effect to the conservation area as a whole.

Cumulative Effects

Combined Impacts with Other Sites or Consented Applications

3.82 No above-ground heritage assets have been identified which would experience effects from both sites in this report.

3.83 Regarding archaeological potential, both sites are within or immediately adjacent to the Lea Valley Tier III APA. Development of both sites would therefore have a potentially greater combined effect on the key aspects of value of the APA than either site individually. However, at this stage there is a high level of uncertainty over the potential for or presence of specific archaeological assets within the sites. There will be a cumulative loss of archaeology of broadly similar character but there is unlikely to be a significant cumulative effect on any one asset. More detailed research and investigation accompanying more detailed proposals, should development of the sites proceed, will allow more informed conclusions on cumulative effects.

Impacts on Groups of Heritage Assets

3.84 Most individual heritage assets surrounding the site have been scoped out of assessment as their principal aspects of significance will not experience change resulting from the site's development. A number of these assets form groups within conservation areas and therefore share the setting of that conservation area and contribute to its special character and appearance. Impacts to those conservation areas therefore include consideration of those assets within them as constituent elements, rather than as individual assets in their own right. The individual assessments above discuss those interactions, where they occur.

3.85 The three listed buildings forming the major components of the Balfron Tower Conservation Area – Balfron Tower, Carradale House and Glenkerry House – are scoped in individually, as is the conservation area. These assets' designed relationship with each other is an important aspect of their aesthetic and historical significance. The development of the site has been assessed as having a low risk of harm to each of these assets. Cumulatively, the harm to these assets as a group would be greater than individually, but that level of harm would remain rated at low as its effect would be minor. The development may cause change to their setting but would not undermine their designed relationship or prevent its appreciation. Given their high importance as nationally-designated assets, this would result in an overall level of effect of low-medium.

Chapter 4

Leamouth Road Depot

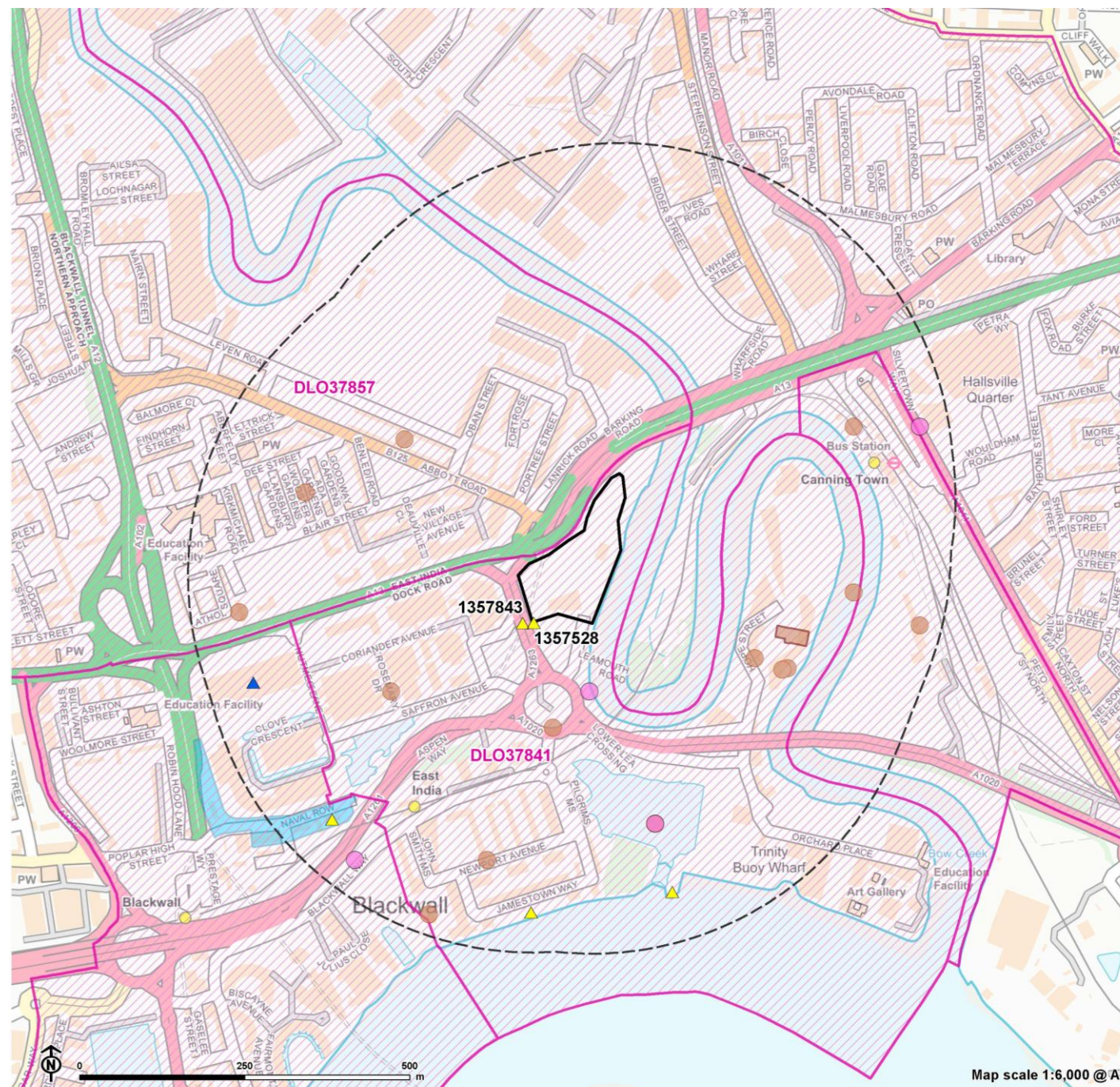
Site Description

4.1 Leamouth Road Depot is a sub-triangular plot consisting of brownfield land in current use for the Council's fleet and passenger transport services, waste collection and street cleansing services. It is bounded on the east by the River Lea, to the north by East India Dock Road, to the west by Leamouth Road and to the south by the Lower Lea Crossing interchange. The East India Dock link tunnel runs under the west side of the site.

4.2 This site has been identified as suitable for high density housing-led mixed use development (with community, retail, office and employment uses), combined with intensification of depot facilities to unlock other sites in the Borough for redevelopment. Activation of the riverside and increased local amenity space are aspirations of the site's development.

4.3 The East India Company Entrance Gateway [NHLE ref: 1357528] stands on the boundary of the site and, while technically within it, is most likely to be affected by development in its setting rather than physically and has been assessed accordingly. No other designated or non-designated heritage assets fall within the site boundary. One asset in the vicinity of the site - East India Dock Wall and Gateway [NHLE ref: 1357843] may be affected by the development through change to its setting.

Figure 4.1: Assessed Cultural Heritage Assets within 500m of Leamouth Road Depot



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Figure 4.1: Assessed Cultural Heritage Assets within 500m of the Site

- Leamouth Road Depot site boundary
- 500m buffer around the site
- Conservation Area
- ▲ Listed Building - Grade II*
- ▲ Listed Building - Grade II
- HER APA
- HER Monument
- HER Findspot

Assets within the site and those scoped into the assessment are labelled with their name or reference number.

Listed buildings
1357528 – Entrance Gateway
1357843 – East India Dock Wall and Gateway

Archaeological Priority Areas (APA)
DLO37857 – Lea Valley
DLO37841 – Limmo

Heritage Assets within the Site

Designated Assets

Entrance Gateway [NHLE ref: 1357528]

Summary

Table 4.1: Entrance Gateway effects summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Medium	Medium	Medium-high
Grade II listed building.	The site forms a moderately important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance, but the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

4.4 This asset consists of a pair of gatepiers of 1807-15, probably designed by S. P. Cockerell, Surveyor to the East India Company from 1806 onwards. Built of stuccoed brick with Portland stone bases in the form of pylons with a Coade

stone Caduceus emblem (snakes entwined around a staff) inset into each pier. The gateway was originally an entrance to the East India Company's Pepper Warehouses [See reference 27].

4.5 It forms a group with the listed East India Dock Wall and Gateway to the west; the two gateways align. All other vestiges of their historic setting have been lost to modern development or are no longer intervisible, preventing appreciation of their wider historic relationships with other docks and warehouse features.

Figure 4.2: Entrance Gateway



Significance of Asset

4.6 The significance of this asset is **high**. It derives from:

- Evidential value: The asset has some evidential value in its use of Coade stone, a novel artificial cast material developed in the late 18th century, and

its survival as a vestige of the extensive system of docks and warehouses in the area.

- **Historical value:** The asset has illustrative historical value as an indicator of the design, importance and relationship of the Pepper Warehouses to their wider physical and economic/political context. Of associative historical value with the East India Company, nominally a trading corporation, founded in 1600, which dominated global trade between Europe and South Asia and acted as an agent of British imperialism in India and the Far East during the 18th and 19th centuries [See reference 28].
- **Aesthetic value:** The gateway has a monumental quality with a stripped-back Classical simplicity and elegance of detailing. Having lost their setting of docks and warehouses, the gateways provide almost the only remaining indication of the impressiveness of the original East India Docks.
- **Communal value:** The former dock landscape is no longer discernible. This historic fragment gives a small sense of the historic features underlying the modern townscape and provides distinctiveness, contributing to the area and the community's identity.

Sensitivity to the Development of the Site

4.7 The sensitivity of the significance of the asset to the development of the site is **medium**. The contribution of the site to the significance of the asset was substantially reduced when the Pepper Warehouses were redeveloped. However, the monumental qualities of the gateway and its role as an entrance forming part of a wider complex can still be partially understood in its current context and this understanding could be affected by the development.

Potential Harm to the Asset

4.8 The risk of harm to the asset from the development of this site is **medium**. Its principal aspects of significance – aesthetic and historical – would not be directly affected. However, the scale and distribution of development in the site

and the proposed structure of routes and vistas through it could risk reducing its importance, harming the legibility of its function as a monumental entranceway and eroding its aesthetic value. The harm arising would be less than substantial, as its significance would not be completely lost or undermined.

4.9 Development of the site also has the potential to improve the setting of the asset through improved relationships with the street network, signage and navigation.

Level of Effect

4.10 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high**. This is because it could experience a degree of change which may be harmful, although the harm would not be substantial.

Options for Sustainable Development

4.11 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the asset retains its monumental quality, its role as an active gateway and its relationship with the adjacent listed East India Dock Wall and Gateway. The siting, scale and massing of development at the west side of the site, and careful integration with proposed routes, boundaries and permeability of the site will be important in protecting these characteristics of the assets.

4.12 Opportunities to improve the asset's relationship to Leamouth Road and the adjacent listed East India Dock Wall and Gateway could include de-cluttering of signage, improved footway and highway design (which could, for example, enable removal/rationalisation of pedestrian barriers) and careful integration with any new amenity space, landscaping and boundary structures

proposed. This would potentially allow enhancement of the asset's setting and an improved appreciation of its significance.

Non-designated Assets

4.13 There are no non-designated assets within the site.

Archaeological Potential

4.14 The site lies wholly within the Limmo APA, which occupies the west bank of the mouth of the River Lea and that river's confluence with the Thames. It comprises two peninsulas created by meanders in the Lea and fronts the Thames to its south. The area saw the establishment of numerous industries from the 18th century onwards and it has been categorised as a grade II APA because of this and because it was also an extensive area of historic industry in the medieval and post medieval periods.

4.15 There is the potential for earlier remains, including those of geoarchaeological interest, to be buried at depth beneath the reclaimed (made ground) deposits in the APA. In the study area, a fossil forest and elephant tooth [GLHER ref: MLO1650] were encountered during the excavations for East India Dock Basin in the 19th century, c.300m south of the site. Neolithic to Late Bronze Age peat deposits and land surfaces [GLHER ref: MLO64387, MLO107010 and MLO74164] as well as a similar date sword and flint axe [GLHER ref: MLO25415 and MLO25630], further demonstrate the prehistoric potential of the study area.

4.16 Roman pottery has also been recorded in the APA near the site [GLHER ref: MLO3851] and it has been suggested the site of a watch tower [GLHER ref: MLO3893] lies 170m south of the site.

4.17 There is little subsequent evidence for activity until the post-medieval period. Historic maps show that by the early 18th century a copperas works (labelled as Copperas House) stood on the site. This was replaced in the early 19th century by the Eastern Counties Railway Wharf, and its associated warehouses, which were all part of the East India Company landholdings. The railway and warehouses were demolished in the 1970s and the site has since comprised carparking and a warehouse.

4.18 The site also lies directly adjacent to the Lea Valley Tier III APA (discussed in detail above in relation to the Teviot site). This APA highlights the potential for similar geoarchaeological, palaeoenvironmental, prehistoric and post-medieval remains as the Limmo APA.

4.19 The site has the potential for geoarchaeological and palaeoenvironmental remains, prehistoric remains and post-medieval industrial remains relating to copperas working and the East India Company.

Significance

4.20 The heritage significance of any hitherto unrecorded archaeological remains is derived from their evidential value. The level of this value is uncertain as is the survival and character of the remains. However, based on the evidence to date any remains present would be likely to be of **low to medium** importance. This is because geoarchaeological and palaeoenvironmental remains would help our understanding of the development of the local area/region. Similarly, any prehistoric evidence will be of **low to medium** importance and contribute to our understanding of settlement and activity during this period. The post-medieval remains will also be locally significant, although the remains relating to the East India Company wharf may be higher given the historical interest of the company and its far-reaching influence.

Sensitivity to the Development of the Site

4.21 Archaeological remains would be of **high** sensitivity to physical change and construction of the proposed development will result in their partial or total loss, depending on the depth of formation.

Potential Harm

4.22 Partial or total loss of archaeological remains would equate to a **medium** to **high** level of harm. It should also be noted that GLAAS provide an archaeological risk model for developments in APAs and large-scale developments with sites up to 2 ha or 2 ha or more. Developments within Tier II APAs are considered medium or high risk, which means it is considered likely to cause harm to heritage assets of archaeological interest and could cause significant harm.

Options for Sustainable Development

4.23 It is expected that as a minimum all major applications within Archaeological Priority Areas (Tiers 1-3) would trigger an archaeological desk-based assessment, and if necessary, a field evaluation, to accompany a planning application. If needed, the evaluation would help clarify the potential for archaeological remains to be present and their significance. This would inform the requirement for mitigation and the form that it takes. Preservation in situ is the preferred method of conservation for all remains, but where the benefits of development outweigh the loss of archaeological remains (i.e. remains of low to medium significance) the harm is typically off-set to some extent by the excavation and recording of the features and the public dissemination of the results.

Heritage Assets with the Potential to Experience Setting Change

Designated Assets

East India Dock Wall and Gateway [NHLE ref: 1357843]

Summary

Table 4.2: East India Dock Wall and Gateway effects summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Medium	Medium	Medium-high
Grade II listed building.	The site forms a moderately important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance, but the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

4.24 This asset consists of a linear, battered brick wall, c.5m high with chamfered piers at intervals and a central gateway consisting of a round arch with flanking niched recesses [See reference 29]. It formed one side of the boundary to the East India Import Dock to the west, built in the early 19th century, and was probably designed by the dock company's engineers, John Rennie and Ralph Walker [See reference 30]. Of the surviving historic features relating to the East India Company docks, only one - the entrance gateway to the Pepper Warehouses [NHLE ref: 1357528] - can be seen from and in combination with the wall and gateway. Other than this feature, the setting of this asset comprises modern development.

Figure 4.3: East India Dock Wall and Gateway



Significance of Asset

4.25 The significance of this asset is **high**. It derives from:

- **Evidential value:** The asset has some evidential value as a vestigial survival of the extensive system of docks and warehouses in the area.
- **Historical value:** The asset has illustrative historical value as an indicator of the design, importance and relationship of the Import Dock to its wider physical and economic/political context. Of associative historical value with the East India Company, nominally a trading corporation, founded in 1600, which dominated global trade between Europe and South Asia and acted as an agent of British imperialism in India and the Far East during the 18th and 19th centuries **[See reference 31]**.
- **Aesthetic value:** The wall has an impressive scale and solidity, emphasised by its consistent materials and detailing. The gateway has a monumental quality reminiscent of a Classical triumphal arch. Having lost their setting of docks and warehouses, the wall and gateways provide almost the only remaining indication of the scale and impressiveness of the original East India Docks.
- **Communal value:** The former dock landscape is no longer discernible. This historic fragment gives a small sense of the historic features underlying the modern townscape and provides distinctiveness, contributing to the area and the community's identity.

Sensitivity to the Development of the Site

4.26 The sensitivity of the significance of the asset to the development of the site is **medium**. The contribution of the site to the significance of the asset was substantially reduced when the Import Dock and Pepper Warehouses were redeveloped. However, the monumental qualities of the wall and gateway and their role as an entrance forming part of a wider complex can still be partially understood in its current context and this understanding could be affected by the development.

Potential Harm to the Asset

4.27 The risk of harm to the asset from the development of this site is **low**. Its principal aspects of significance – aesthetic and historical – would not be directly affected. However, the scale and distribution of development in the site could risk challenging its scale and importance and affecting its relationship with the adjacent listed gateway, the only surviving part of its historical setting. The harm arising would be less than substantial and at a low level, as its significance would largely remain evident and the effect would be indirect, relating principally to the adjacent asset.

4.28 Development of the site also has the potential to improve the setting of the asset through improved relationships with the street network, signage and navigation.

Level of Effect

4.29 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium**. This is because it could experience a degree of change which may be harmful, but the harm would be marginal.

Options for Sustainable Development

4.30 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the asset retains its monumental quality, its role as an active gateway and its relationship with the adjacent listed Entrance Gateway. The siting, scale and massing of development at the west side of the site, and careful integration with proposed routes, boundaries and permeability of the site will be important in protecting these characteristics of the assets.

4.31 Opportunities to improve the asset's relationship to Leamouth Road and the adjacent listed Entrance Gateway could include de-cluttering of signage, improved footway and highway design (which could, for example, enable removal/rationalisation of pedestrian barriers). This would potentially allow enhancement of the asset's setting and an improved appreciation of its significance.

Non-designated Assets

4.32 There are no non-designated assets in the study area or with potential to have their significance affected by the development of the site.

Cumulative Effects

Combined Impacts with Other Sites or Consented Applications

4.33 No above-ground heritage assets have been identified which would experience effects from both sites in this report.

4.34 Regarding archaeological potential, both sites are within or immediately adjacent to the Lea Valley Tier III APA. Development of both sites would therefore have a potentially greater combined effect on the key aspects of value of the APA than either site individually. However at this stage there is a high level of uncertainty over the potential for or presence of specific archaeological assets within the sites. There will be a cumulative loss of archaeology of broadly similar character but there is unlikely to be a significant cumulative effect on any one asset. More detailed research and investigation accompanying more detailed proposals, should development of the sites proceed, will allow more informed conclusions on cumulative effects.

Impacts on Groups of Heritage Assets

4.35 The two assets identified as potentially affected by development of the site – the listed Entrance Gateway and East India Dock Wall and Gateway – have a clear visual, spatial and functional relationship with each other. The development of the site has been assessed as having a medium risk of harm to each of these assets. Cumulatively, the harm to these assets as a group would be greater than individually, but that level of harm would remain rated at medium as it would not result in substantial harm. Given their high importance as nationally-designated assets, this would result in an overall level of effect of medium-high.

Appendix A

Glossary

Aesthetic Value

A.1 A measure of heritage significance derived from "the ways in which people draw sensory and intellectual stimulation from a place" – that is, our experience and reaction to a place. It is primarily visual but can also relate to the other senses. It can be influenced by conscious design, such as the proportions or detailing of a building or the layout and planting of a landscape, or it can relate to a specific style, movement, patron or designer. Here, quality, craft, innovation and influence are important, but aesthetic merit can also come fortuitously, such as the organic growth of a medieval village or an unintentional view of or relationship between seemingly unconnected features.

Bronze Age

A.2 In Britain, the Bronze Age began around 2,600 BC and lasted for almost 2,000 years. It is a historical period traditionally defined by the introduction and use of copper and copper alloys for the manufacture of tools, ornaments and weapons. This period witnessed dramatic social, economic and cultural change, characterised by social stratification, regional diversity and development of the landscape. The nature of Bronze Age technology also created a wide network of international exchange and circulation of metal and other materials.

Communal Value

A.3 A measure of heritage significance derived from "the meanings of a place for those who draw part of their identity from it, or for whom it figures in their

collective experience or memory" – that is, our emotional attachment to place and how we relate to it. Where significance is linked emotionally to identity it is often symbolic or commemorative. Such links may not always be positive (e.g. war memorials). The social significance of a place comes from its links to a community's identity or social practices, such as a church, pub or institutional building. In some places this can relate more to the place's use than its physical fabric (e.g. a local music venue in an old mill); in others it is the actual fabric which is venerated (e.g. Stonehenge). spiritual value is about the spirit of place, which can be religious but can be anywhere that embodies the beliefs of the individual.

Conservation Area

A.4 An area designated for the collective special interest of its buildings and spaces.

A.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides this statutory protection and defines a conservation area as: "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

A.6 Although the legislation applies nationally to England, conservation areas are identified and designated by local authorities based on criteria appropriate to their area.

Designated Heritage Asset

A.7 A heritage asset that has been given legal recognition and protection due to its historical importance. They are: scheduled monuments, listed buildings, registered parks and gardens, battlefields, wrecks and conservation areas.

Evidential Value

A.8 A measure of heritage significance derived from "the potential of a place to yield evidence about past human activity" – that is, the physical fabric of an asset and its capacity as the main source of information on the place and its past. Age and rarity are important indicators of the degree of significance but are not always paramount. The less historic fabric there is (e.g. where it has been removed or replaced) the less it can be used to evaluate significance and so the less it can contribute to our overall understanding of significance; however, sometimes incomplete physical remains are all that's left to judge significance – such as archaeological deposits – and when they are the only source of information their importance is paramount.

Geophysical Survey

A.9 Non-invasive survey techniques used scan large areas to identify below-ground archaeological features.

GIS

A.10 A geographic information system (GIS) is a framework for gathering, managing, and analysing data. Rooted in the science of geography, GIS integrates many types of data, analysing spatial location and organising layers of information into visualisations using maps and 3D scenes.

Heritage Asset

A.11 The full definition of a heritage asset as defined by the NPPF on p.67 is: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of

its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)".

Heritage at Risk

A.12 An asset identified as being heritage at risk is recorded on Historic England's 'Heritage at Risk Register' as part of their annual programme to understand the overall state of England's historic sites. It identifies assets that are most at risk of being lost as a result of neglect, decay or inappropriate development and in need of safeguarding of for the future.

Heritage Impact Assessment

A.13 A HIA is a structured process to ensure that the significance of heritage assets and the contribution of setting to that significance is taken into account during the design and development of proposals for change. It identifies receptors and details the effects of a proposal on significance to allow planning authorities to adequately understand the impact. It should also present available options to avoid, minimize or mitigate adverse effects and deliver enhancement.

HER – Historic Environment Record

A.14 HERs are dynamic sources of publicly accessible information relating to the archaeology and historic built environment of a defined geographic area. They consist of databases linked to a Geographical Information System (GIS) and contain a vast amount of information including: nationally and locally designated heritage assets; archaeological objects and find spots; investigations of the archaeological, historic or artistic interest of a place or landscape; and scientific data relevant to the understanding of heritage assets. HERs provide core information for plan-making, designation and development management decisions in the planning system.

Historical Value

A.15 A measure of heritage significance derived from "the ways in which past people, events and aspects of life can be connected through a place to the present" – that is, what the place can tell us about the past either by illustrating it or by association. illustrative significance is how the place visually reveals the past, helping us to understand and interpret it. Significance can be increased if the place is still in its historic use and its historic context. associative significance is where a place is linked to important people or events, or to movements or cultural expression (e.g. in art or politics). Here, rarity, authenticity and completeness are important, but a place can still have historical significance even when altered – indeed, the evolution of a place over time and the story this demonstrates can be central to a place's significance.

LiDAR

A.16 Standing for 'Light Detection and Ranging', LiDAR is an optical remote sensing method used to examine both natural and manmade environments with accuracy and flexibility. Using laser light, it densely samples the surface of the earth to produce highly accurate measure ranges to generate three-dimensional information about the shape of the earth and its surface characteristics. It is primarily used in airborne laser mapping applications and is emerging as a cost-effective alternative to traditional survey techniques.

Listed Building

A.17 Buildings that are protected through national legislation for their architectural and historic interest. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides this statutory protection and defines a listed building as: "...a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act— (a) any object or structure fixed to the building; (b) any

object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948". The relative significance of a listed building is indicated by the grade it is assigned:

- Grade II: buildings of special interest (accounting for 91.7% of all listed buildings).
- Grade II*: particularly important buildings of more than special interest (accounting for 5.8% of all listed buildings).
- Grade I: buildings of exceptional interest (accounting for 2.5% of all listed buildings). Listed building consent (LBC) must be obtained for any works that will affect the historic or architectural interest of a listed building. The application for LBC is made to the local authority but is, in some circumstances, subject to consultation with external statutory bodies.

Locally Listed Building

A.18 A building recognised by the local authority as being a building of local interest. This is not a national designation but is afforded weight in the planning process as a material consideration.

Mesolithic

A.19 Beginning in Britain from approximately 9,600 BC, this time period began with rapid climate improvement at the start of the Holocene. Land became gradually colonised by forests and big game, with hunter gatherers moving into Britain. The Mesolithic saw a rise in new material culture indicating the exploitation of the environment including woodworking technology, microliths and shell middens. This period saw Britain becoming an island around 6,500 BC and lasted until the arrival of farming around 4,000 BC. Portable art continued into the period and the use of coastal resources especially sets the Mesolithic apart from other eras.

Mitigation

A.20 Measures to avoid, minimise or compensate for adverse effects to heritage assets as the result of change to them or their setting. The approach to mitigation is a hierarchy, rather than a list of options, with the avoidance of harm as the most desirable outcome, followed by minimising harm, and then compensation for unavoidable harm.

Medieval

A.21 In England, 'Medieval' refers to the period between 1066 to 1485. Beginning with William of Normandy's victory at the Battle of Hastings, the period began with an intensive programme of fortress building to control the newly conquered land. After, this was a period of vast population growth and social change, international conflict and rebellions, natural disasters and famine. Religion prospered with monasteries and churches growing in popularity alongside the creation of foundations for the poor and sick. There was a renaissance of the arts, including the establishment of universities, and the appearance of distinct architectural styles including gothic, decorated and perpendicular which is still evident today. The period ends with the dissolution of the monasteries.

Non-designated Heritage Asset

A.22 Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Neolithic

A.23 The Neolithic is a time period marked by the transition to farming, lasting from approximately 4,000 – 2,200 BC and described as one of the most important developments in human history. The period is distinctive from those before with various changes relating to a shift in farming marked in the material culture. This includes: stone tool and pottery development, permanent houses and collective burials, appearance of megalith monuments and associated beliefs, and surplus economy with a rise in social hierarchy.

Palaeolithic

A.24 In the UK, the period from 1,000,000 to -10,000 (BC) which covers the emergence of human activity in the British Isles and lasts up to the end of the last Ice Age. It is used to refer to archaeological remains of these periods, such as artefact scatters and hunting sites, as well as contemporary environmental remains.

Prehistoric

A.25 The time in human history before written record. It is usually broken down into the Stone Age, Bronze Age and Iron Age and is generally considered in Britain to have lasted until the Roman invasion in 43 AD.

Post-medieval

A.26 In England, the term post-medieval is typically used to collectively describe the period between the dissolution of the monasteries and the death of Queen Victoria, ranging from 1485 to the start of the 20th century.

Registered Park and Garden

A.27 Designed landscapes or surroundings that are protected through national legislation. Section 8C of the Historic Buildings and Ancient Monuments Act makes provision for the Commission (Historic England) to identify and compile of a register of 'gardens and other land situated in England appearing to them to be of special historic interest'. No separate consent procedure is required to carry out works to a registered park and garden, but it is afforded weight in the planning process as a material consideration and requires consultation with national bodies. As with listed buildings, each registration entry is assigned a grade – II, II* or I – to indicate its relative significance

Roman

A.28 This refers to the period when Britain was under the control of the Roman Empire, defined from AD 43 when Emperor Claudius launched an invasion into Britain. The presence of the Roman army and pacification or control of local Britons brought numerous changes reflected in archaeological and historical records. From the creation of large scale road networks, fortifications and permanent bases (the origins of many of today's cities such as London and York) to evidence of roman-style goods and religious beliefs appearing in local assemblages, Roman influences marked the landscape and local identities. Roman rule endured until AD 410 when control diminished with the fall of the Empire, however Roman culture did not suddenly leave Britain.

Saxon

A.29 The term 'Saxon' refers to the Germanic settlers, and their associated material culture, who settled in England after the fall of the Roman Empire in the 5th century AD and continued until 1066. Their arrival is largely marked by the arrival of Christianity, a new language (the origin of modern English), distinctive art and transformations in the political landscape with the formation of

independent kingdoms. In the latter half of the period from the 9th century, 'Saxon' people were subjected to Viking raids and invasions that brought about a single, unified English kingdom.

Scheduled Monument

A.30 Sites of national historic interest that are included on the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The Ancient Monuments and Archaeological Act 1979 provides for this statutory protection, and defines a monument as: "(a) any building, structure or work, whether above or below the surface of the land, and any cave or excavation; (b) any site comprising the remains of any such building, structure or work or of any cave or excavation; and (c) any site comprising, or comprising the remains of any vehicle, vessel, aircraft or other movable structure or part thereof..." To carry out any works to a monument requires scheduled monument consent (SMC). The application for SMC is administered by Historic England but determined by the Secretary of State for the Department for Digital, Culture Media and Sport (DCMS).

Sensitivity

A.31 Sensitivity is consideration of how the significance of an asset might be affected by a specific change. Whilst susceptibility is inherent, sensitivity is conditional, for example: analysing how much setting contributes to an asset's significance will tell you how susceptible it is to setting change; considering that susceptibility in light of a specific development will give you a sensitivity rating to that development.

Setting

A.32 Setting is the way the surroundings of an asset or place contribute to how it is understood, appreciated and experienced in the present landscape. All assets have a setting, but the contribution that this makes to their cultural significance varies in line with the location, form, function and preservation of the asset and its surroundings. Setting can be integral to the heritage significance of an asset and, therefore, a change in an important element of an asset's setting has a direct effect on its significance.

Significance

A.33 The sum of an asset's evidential, historical, aesthetic and communal values. It includes any contribution made by the asset's setting.

Susceptibility

A.34 Susceptibility is consideration of the inherent characteristics of an asset and how vulnerable are they to change; so, for example, the roof covering of a thatched building is very susceptible to being damaged by fire, whereas a slate roof is less so. Similarly, analysing how much setting contributes to significance will tell you how susceptible it is to setting change, but considering that susceptibility in light of a specific development will give you a sensitivity rating to that development.

Appendix B

Heritage Asset Scoping Assessment

Leamouth Road Depot

Listed Buildings

Entrance Gateway

- Grade II Listed Building
- NHLE reference: 1357528

Description

Pair of gatepiers, joined by later brick wall, built c.1807-15. The listing description states that it was probably designed by Samuel Pepys Cockerell, who was appointed surveyor to the East India Company in 1806 and is best known for designing Sezincote House, an Indian house in the Mogul style of Rajasthan in Gloucestershire. The gatepiers are built in stuccoed brick with Portland stone bases. They comprise broad moulded piers, the front faces with battered edges and pointed crest to resemble pylons (top of left hand pier missing). There is a Coade stone Caduceus emblem inset into each pier (the caduceus is a staff carried by Hermes/ Mercury in Greek/ Roman mythology and comprises two snakes entwined around a staff. It came to symbolise commerce and negotiation).

The gatepiers mark the entrance to the East India Company's Pepper group of Warehouses. In the absence of impressive stacks of warehouses, the imposing

gateways provided almost the only opportunity for architectural display at the original East India Docks. Situated aslant the north-west corner of the Import Dock and rising to nearly 70ft, this gateway, and its replacement of 1913–14, was a prominent local landmark, which for 150 years closed the vista at the eastern end of the East India Dock Road. The East India Company was probably the most powerful corporation in history. At its height, it dominated global trade between Europe, South Asia and the Far East, fought numerous wars using its own army and navy, and conquered and colonised modern day India, Pakistan, Bangladesh and Myanmar.

The gateway forms one of a group of historic features relating to the East India Company docks, that are now listed. Of these features only one - the wall to the former docks - can be seen from and in combination with gateway. Other than this feature, the setting of this asset comprises low-level modern development.

Significance

Primarily of historical and aesthetic significance, due to its illustrative value as a monumental entrance to a large commercial premises and its associative value with both the East India Company and the architect S. P. Cockerell. It also has architectural value derived from its design and fabric.

In terms of setting it has a historical and functional relationship with the surviving East India dock wall, which can be understood visually/ spatially. The proposed development creates potential for change to its setting and the legibility of its function as a monumental entranceway.

Scoped into the assessment.

East India Dock Wall and Gateway

- Grade II Listed Building
- NHLE Reference: 1357843

Description

This asset is located c. 15m west and south of the site, on the central reservation of Leamouth Road. Early 19th century (c.1805). Stock brick, approximately 15 ft high boundary wall with interval chamfered buttresses. Brick capping. Central gateway advanced. Central arch with impost caps now blocked. Flanking advanced sections containing empty arched niches. The wall around the Import Dock was erected 'under the Inspection' of the dock company's two engineers, John Rennie and Ralph Walker, and was doubtless designed by them.

Significance

Primarily of historical and aesthetic significance, due to its illustrative value as a part of a group of historic features associated with the East India Company.

The wall forms one of a group of historic features relating to the East India Company docks, which are now listed. Of these features, only one - the entrance to the former docks - can be seen from and in combination with gateway. Other than this feature, the setting of this asset comprises low-level modern development. Proximity of the proposed development has potential to affect the appreciation of the asset, particularly in its relationship with the adjacent gateway.

Scoped into the assessment.

East India Dock Pumping Station

- Grade II Listed Building
- NHLE Reference: 1357801

Description

This asset is located c. 430m southwest of the site. Mid-19th century. Italianate influence. Stock brick with blue brick and white stone dressings. Eastern campanile tower with 3 bay, 1 storey building to west. Arcaded tower has pyramidal ribbed leaded roof with finial.

Significance

Primarily of aesthetic (architectural) and historical (illustrative) value as the sole surviving pump house from the East and West India Docks. It also has associative value with the East India Company.

The East India Dock Pumping Station forms a group with the East India Dock Boundary Wall and the Embankment Wall and steps on Naval Row. Other elements of its setting are modern and not in keeping with the scale and material of these historic features. The proposed tall development within the site may be visible from and in conjunction with the pump house, but its visibility would not affect the significance of this asset or the understanding of the group association of the assets.

Scoped out of the assessment.

Blackwall Pier and Entrance Lock to Former East India Dock

- Grade II Listed Building
- NHLE Reference: 1260086

Description

This asset is located c. 420m south of the site. C.1803 origin with later enlargement, the entrance lock to Rennie and Walker's East India Dock Basin. Brick faced with ashlar coping to quays, partly timber fended. The lock has now been backed filled up to later 19th century iron plated lock gates but beyond them the quay walls have pairs of grooves cut in ashlar blocks probably for earlier set of gates. The quays and pier retain their complement of bollards and capstans. The dock formed part of a much larger area of East India Company premises around the area, little of which survives.

Significance

Primarily of historical and aesthetic significance, due to its illustrative value as a part of a group of historic features associated with the East India Company.

The setting of the dock now comprises modern development and it cannot be viewed in combination with any of the other remaining East India Company features. The tall development proposed within the site will be visible from and in conjunction with this heritage asset but it will not alter its heritage significance or the understanding of that significance.

Scoped out of the assessment.

East India Dock House, former Financial Times Print Works

- Grade II Listed Building
- NHLE Reference: 1430114

Description

This asset is located c. 430m east-southeast of the site. It is the former production and printing works for the Financial Times, 1987-88, designed by Nicholas Grimshaw and Partners a prominent architectural practice noted for its modernist buildings, including the Eden Project in Cornwall, the London Waterloo International railway station and Sainsbury's supermarket in Camden. Converted to a data centre in the late 1990s. The building has a steel frame which is clad in vacuum-formed aluminium panels at either end, and has glass walls to the central sections of the principal elevations.

The Financial Times Printworks, completed in 1988, turned the process of printing newspapers into theatre, visible through a huge shop window. the building is located on the south side of East India Dock Road (A13) within the walls of the former docks.

Significance

Of aesthetic value for its streamlined and clean-lined design that boldly expresses the building's structural system and internal function. It is an impressive and characteristic example of High Tech architecture, a movement in which Britain was at the forefront. It has associative historical value with Sir Nicholas Grimshaw, a leading proponent of the High Tech movement, and is illustrative of the power and scale of the British newspaper industry and of the architecturally pioneering Financial Times newspaper. Of aesthetic and evidential value for its technological innovation.

In terms of setting, the building is set amongst modern development, some of which is taller than it. Due to intervening development it is unlikely that the site and this asset can be experienced from or in conjunction with each other. Development will not therefore affect the significance of the asset or its appreciation.

Scoped out of the assessment.

Virginia Quay Settlers Monument

- Grade II Listed Building
- NHLE Reference: 1442213

Description

This asset is located c. 450m south of the site. A free-standing stone and bronze monument of 1951, incorporating a bronze plaque of 1928 and with later sculptural additions of 1999, commemorating the departure of settlers for Jamestown, Virginia (USA). The Virginia Quay monument originated in 1928 as a bronze plaque, donated by the Society for the Protection of West Virginia Artefacts, and attached to the nearby Dock Master's house on Blackwall Quay.

Significance

Primarily of aesthetic interest as an artistic monument, with historical interest derived from its association with the colonisation of America and the artist Wendy Taylor. Its principal aspects of significance will not be affected by the proposed development, and development will not distract attention from it.

Scoped out of the assessment.

Conservation Areas

Naval Row

Description

Located c. 375m to the southeast of the site. The Naval Row Conservation Area was designated in January 1987 by the London Docklands Development Corporation. It is defined to the north by the listed perimeter wall of the former East India Docks. Laid out in the early 19th century, Naval Row takes its name from a small terrace constructed c.1782 by John Perry, owner of Blackwall Yard. The last of the houses was demolished in 1945. The southern edge of the street is lined with historic buildings of interest including the listed hydraulic pumping station, now converted to residential use, and it is their group value which is safeguarded by the Conservation Area designation. The character of the Naval Row Conservation Area is defined by the surviving structures associated with the historic port and shipbuilding activities of the 19th century. The southern and western sections of the perimeter wall to the Import Dock enclosure have survived as the most substantial remains of the East India Dock System.

Significance

Aesthetic and historical. The site and the two listed buildings in/ adjacent to it have a historical/ functional association with this conservation area. However, this cannot be understood visually and, if visible, the proposed development would form part of the tall wider development around the site. The proposed development will not therefore affect the significance – or the special character and appearance - of the asset.

Scoped out of the assessment.

Archaeological Priority Areas (APA)

Canning Town / Newham Way

- Grade: Tier III
- Reference: APA 3.4

Description/Significance

The Canning Town / Newham Way APA covers the area to the north of the Royal Docks as far as Newham Way and an area to the north of Canning Town between the River Lea and the Jubilee Line. Significant finds and features from the prehistoric period have been found in the area. Like the Royal Docks and Beckton APAs to the south and west a lot of this area would have been marshland before being developed in the 19th century. However, unlike the Royal Docks and Beckton this area never saw the same landscape scale of industry and engineering. The Canning Town / Newham Way APA is classified Tier 3 because it is an extensive area with evidence for surviving archaeological landscapes. Important prehistoric features have been found within Tier 1 APAs that border this APA and it is probable that further significant finds have survived within this area.

The Site does not fall within this APA. Its characteristics have been considered under general discussion of archaeological potential.

Scoped out of the assessment.

Thames Ironworks

- Grade: Tier II
- Reference: APA 2.13

Description/Significance

The Thames Ironworks APA covers an area on the Limmo peninsula on the eastern bank of the River Lea between Canning Town Station and the River Thames. The Thames Ironworks and Shipbuilding Company was established here in the 1840s and was an important shipbuilding site until its closure in 1912. The Thames Ironworks APA is classified as Tier 2 because it is an area of historic industry that has been undeveloped since the closure of the company. The Thames Ironworks is an example of a thriving 19th century industrial shipbuilding complex. Iron built ships were an innovation of the 19th century and the construction of such ships at the Thames ironworks connects the site with the revolutionary new form of shipping and the industrial processes needed to produce such ships. The output of the Ironworks, its repute and its connection with famous ships such as HMS Warrior makes the site particularly noteworthy. All the buildings at the site associated with shipbuilding have been demolished but the area was never redeveloped and excavations have demonstrated that features associated with the Ironworks have survived.

The Site does not fall within this APA and its significance will not be affected by the proposed development.

Scoped out of the assessment.

Blackwall

- Grade: Tier II
- Reference: Tower Hamlets APA 2.17: Blackwall

Description/Significance

This APA preserves remains of Blackwall's significant industrial and commercial power from the middle ages until the 19th century. Important palaeoenvironmental and geoarchaeological deposits are also expected. The

Neolithic remains at Yabsley Street are of at least regional significance and indicate the potential for further survival from the period nearby.

The Site does not fall within this APA. Its characteristics have been considered under general discussion of archaeological potential.

Scoped out of the assessment.

Limmo

- Grade: Tier II
- Reference: Tower Hamlets APA 2.18: Limmo

Description/Significance

The Limmo APA occupies the west bank of the mouth of the River Lea and its confluence with the Thames. It comprises two peninsulas created by meanders in the Lea and fronts the Thames to its south. The area saw the establishment of numerous industries from the 18th century onwards and the made ground beneath it is likely to preserve earlier remains, including those of geoarchaeological interest. The Limmo APA has been classified as Tier 2 because it was also an extensive area of historic industry in the medieval and post medieval periods. There is extensive palaeoenvironmental and geoarchaeological potential to reconstruct past environments and landscapes, even in areas truncated by dock excavation. Industrial archaeological remains relating to known significant engineering projects and other Victorian development in the area are very likely.

Scoped into the assessment.

Lea Valley

- Grade: Tier III
- Reference: Tower Hamlets APA 3.2: Lea Valley

Description/Significance

The Lea Valley APA runs along the western banks of the River Lea and its various channels from the borough border with Hackney almost to its mouth at the Thames. Extensive excavations that took place in advance of the Olympic Park construction demonstrated that the Lower Lea Valley had potential for prehistoric finds, features and deposits. In later periods the area saw the establishment of numerous industries which required water for power and used the rivers to transport their products. The Lea Valley APA has been classified as Tier 3 because it is an extensive area containing palaeoenvironmental evidence for past wetland and riverine environments and potential for new discoveries of well preserved prehistoric sites. It was also an extensive area of historic industry in the medieval and post medieval periods.

Scoped into the assessment.

Historic Environment Record (HER) Monuments

Bow Creek

- MonUID: MLO25415
- MonType: FINDSPOT
- Period Range: Bronze Age

Canning Town E16

- MonUID: MLO25427
- MonType: FINDSPOT
- Period Range: Medieval

Leamouth Road (near), Canning Town, Newham

- MonUID: MLO25630
- MonType: FINDSPOT
- Period Range: Late Bronze Age

East India Dock

- MonUID: MLO28287
- MonType: FINDSPOT
- Period Range: Palaeolithic

Blackwall

- MonUID: MLO3851
- MonType: FINDSPOT
- Period Range: Roman

Canning Town E16

- MonUID: MLO57245

- MonType: FINDSPOT
- Period Range: Medieval

Description

Recorded findspots of a variety of artefacts; items likely to have been removed.

Significance

The features listed above are of evidential value. Setting does not contribute to the understanding of these assets or their significance, and will not therefore be affected by the development.

Scoped out of the assessment.

Blackwall Way [Virginia Quay], South Bromley, Tower Hamlets

- MonUID: MLO107010
- MonType: PEAT
- Period Range: Early Neolithic to Late Bronze Age

Description

Peat was found during a geotechnical investigation at Virginia Quay in June 2013 by Quaternary Scientific (QUEST).

East India Dock

- MonUID: MLO1650
- MonType: FOREST
- Period Range: Palaeolithic

Description

A fossil forest and elephant tooth encountered during the excavations for East India Dock Basin in the 19th century represents the Palaeolithic climate and environmental evidence preserved at depth within the APA.

River Lea Valley Canning Town E16

- MonUID: MLO25425
- MonType: HUMAN REMAINS
- Period Range: Unknown

Orchard Plan

- MonUID: MLO35
- MonType: WOOD SHED
- Period Range: Post Medieval

Description

Site of a pair of late 19th century, or possibly earlier timber seasoning sheds. Review of historic maps suggests that these are mid-20th century, not 19th century. They are no longer extant and the site is now a nature reserve. This record is a duplicate of MLO93264.

Blackwall

- MonUID: MLO3893
- MonType: WATCH TOWER
- Period Range: Roman

Description

Site of watchtower at Shadwell, next one up possibly watched Woolwich Reach from Blackwall.

Blackwall

- MonUID: MLO3932
- MonType: VILLAGE; SHIPYARD
- Period Range: Medieval to Post Medieval

Description

Shipbuilding settlement. The district around Blackwall Stairs was known as Blackwall by at least the 14th century, the earliest known reference being in a document dated 1362. Settlement was confined chiefly to a single street, known as Blackwall, which ran parallel to the Thames and adjacent to Blackwall Stairs. In 1377 the area is referred to as Blakewall. The wall element of the name may refer to flood defences required against the Thames inundating the low-lying marshes.

Canning Town Station

- MonUID: MLO59193

- MonType: FLOOD DEPOSIT; PEAT
- Period Range: Unknown

9-15 Ada Gardens

- MonUID: MLO64320
- MonType: PEAT
- Period Range: Unknown

Canning Town Station (Limmo Site)

- MonUID: MLO64387
- MonType: PEAT
- Period Range: Late Neolithic to Late Bronze Age

Orchard Place, [Pura Foods site], Leamouth, Tower Hamlets

- MonUID: MLO67565
- MonType: HOUSE; DRAIN; SOAKAWAY; WELL; ALLUVIUM
- Period Range: Post Medieval

Description

A watching brief in 1996 recorded alluvial silts and clays that had been deposited on the site until at least the middle of the 19th century. These were overlain by later 19th century house walls and back yard structures.

Eastern Dock

- MonUID: MLO72842
- MonType: LANDFILL SITE
- Period Range: Post Medieval

East India Dock

- MonUID: MLO72846
- MonType: LANDFILL SITE
- Period Range: Post Medieval

Blair Street Tower Hamlets SE1

- MonUID: MLO74164
- MonType: DEPOSIT; LAND SURFACE
- Period Range: Middle Palaeolithic to Roman

Jubilee Wharf Timber Sheds

- MonUID: MLO93264
- MonType: TIMBER SEASONING SHED
- Period Range: Victorian

Description

Pair of late 19th century or possibly slightly earlier "Dutch Barn" timber built timber seasoning sheds. A rare example of one of the many types of storage

buildings which formed an integral part of the Docklands. Google earth imagery indicates that these buildings are no longer extant. This record is a duplicate of MLO35.

Aberfeldy Estate

- MonUID: MLO74989
- MonType: LAND RECLAMATION
- Period Range: Post Medieval

Significance

The features listed above are of evidential value. Setting does not contribute to the understanding of these assets or their significance, and will not therefore be affected by the development.

Scoped out of the assessment.

East India Docks

- MonUID: MLO3835
- MonType: DOCKYARD
- Period Range: Post Medieval

Description

East India Docks opened in 1806. It was unusual because it contained no warehouses, the Company's exports had to be carried by road under escort to the warehouses in Cutler Street. This feature remains extant and the wall and gateway are listed (NHLE ref: 1357843). The wider setting of this asset

comprises modern development. Additional development on the site will be visible from and in conjunction with the dock but will not change its heritage significance.

Significance

Historical illustrative and associative. Potentially some evidential. Will not be affected by development of the Site.

Scoped out of the assessment.

Leamouth North, [Pura Foods site], Tower Hamlets

- MonUID: MLO98915
- MonType: INDUSTRIAL BUILDING; INDUSTRIAL BUILDING; BELFAST TRUSS ROOF
- Period Range: Post Medieval to Modern

Description

An archaeological assessment and building recording was undertaken by Wessex Archaeology in 2004-2006 prior to demolition and redevelopment of the site. A series of buildings dating to the mid-19th century and onwards representing storage and processing structures of differing date, construction and function.

Significance

These buildings have been demolished and any archaeological remains have probably been lost through redevelopment of the site, as such this record does not relate to a heritage asset.

Scoped out of the assessment.

Teviot Estate

Listed Buildings

Church of St Michael and All Angels

- Grade II Listed Building
- NHLE Reference: 1065049

Description

This asset is located directly to the west of the site. It was built in 1864-5 by J W Morris, restored 1901 and 1955, converted into flats c2000. Morris, the architect, is not a well-known name, but was clearly capable of ambitious and impressive designs, as here. Materials: Stock brick with a little red and black brick polychrome banding and also polychrome to the heads of the arches. Limestone dressings. Slate roofs. Plan: Nave, lower, short chancel, North and South aisles, North and South double transepts, South East tower. Exterior: This large polychrome brick church draws Early English architecture of the 13th century for its details. The most prominent features are the West end, fronting directly on to St Leonard's Road, and the South East tower.

Significance

Primarily aesthetic and historical illustrative value. Some lesser associative value and, potentially, communal value. Need to consider challenges to the building's prominence and its relationship to the local hierarchy/street and built form.

Scoped into the assessment.

Carradale House

- Grade II Listed Building
- NHLE Reference: 1246931

Description

This asset is located c.210m south of the site. It comprises a block of flats over 11 storeys in in-situ reinforced concrete. It was built in 1967-8 by the eminent modernist architect Ernő Goldfinger for phase 2 of the LCC (later GLC) Brownfield Estate.

Significance

Historical associative interest with Ernő Goldfinger, a major exponent of the European Modern Movement in Britain. Illustrative value for its place in social/political and planning history: laid out according to Goldfinger's Corbusian-inspired approach. Of evidential value for its materials and construction and degree of survival of features, materials and relationship with other elements of the estate. Aesthetic value in its striking split form and external modelling, designed in direct response to Balfron Tower, and a development of the model established in the earlier tower.

In terms of setting it has a designed relationship with the Balfron tower which is easily understood visually given the style of the two buildings and the fact that they are the two tallest buildings in the area. The absence of any immediate surrounding tall development means that it is possible to fully appreciate their modernist design (e.g. clean lines and silhouette). The understanding of this relationship and its aesthetic effect may be challenged by the development.

Scoped into the assessment.

Balfron Tower

- Grade II* Listed Building
- NHLE Reference: 1334931

Description

3.56 This asset is located c.300m south of the site. It comprises a block of flats over 26 storeys in in-situ reinforced concrete. It was built in 1967-8 by the eminent modernist architect Ernő Goldfinger for phase 2 of the LCC (later GLC) Brownfield Estate.

Significance

Historical associative interest with Ernő Goldfinger, a major exponent of the European Modern Movement in Britain. Illustrative value for its place in social/political and planning history: laid out according to Goldfinger's Corbusian-inspired approach. Of evidential value for its materials and construction and degree of survival of features, materials and relationship with other elements of the estate. Aesthetic value in its striking split form and external modelling, designed in direct response to Balfron Tower, and a development of the model established in the earlier tower.

In terms of setting it has a designed relationship with the Balfron tower which is easily understood visually given the style of the two buildings and the fact that they are the two tallest buildings in the area. The absence of any immediate surrounding tall development means that it is possible to fully appreciate their modernist design (such as clean lines and silhouette). The proposed development will be seen from and in-combination with this asset. Need to consider in combination views and how that will affect the ability to appreciate the aesthetic of the building.

Scoped into the assessment.

Glenkerry House

- Grade II Listed Building
- NHLE Reference: 1427917

Description

This asset is located c. 230m south of the site. It comprises a block of flats over 14 storeys in in-situ reinforced concrete. It was built in 1972-5 by Ernő Goldfinger for LCC (later GLC) Brownfield Estate. Mixed development public housing scheme, approved for development by the LCC in 1959 and designed by Ernő Goldfinger from 1963. Built in three phases: Balfron Tower, old people's housing and shop in St Leonard's Road, 1965-7; Carradale House, 1967-8; Glenkerry House (1972-5), 2-24, 26-46 and 48-94 Burcham Street and Burcham Street Centre, 1972 onwards. The community centre/nursery in St Leonard's Road was designed as part of phase 2 and built in phase 3."

Significance

Historical associative interest with Ernő Goldfinger, a major exponent of the European Modern Movement in Britain. Illustrative value for its place in social/political and planning history: laid out according to Goldfinger's Corbusian-inspired approach. Of evidential value for its materials and construction and degree of survival of features, materials and relationship with other elements of the estate. Aesthetic value in its striking split form and external modelling, designed in direct response to Balfron Tower, and a development of the model established in the earlier tower.

Need to consider in combination views and how that will affect the ability to appreciate the aesthetic of the building.

Scoped into the assessment.

Dowgate Wharf P B Burgoyne and Company Limited Warehouse

- Grade II Listed Building
- NHLE Reference: 1065050

Description

This asset is located c. 40m northeast of the site, on the other side of the A12. It is an early 19th century 2-storey warehouse built at Dowgate Wharf for P B Burgoyne & Co Ltd, an English wine merchant who imported wine from Australia. It is built of yellow brick with a heavy corbelled cornice and blocking course, part demolished for entrance.

Significance

Primarily of aesthetic (architectural) and historical (illustrative and associative) value as a fine example of a late Victorian warehouse that illustrates the commercial history of this riverside area. The building has an important functional relationship with the river, where the wharf was formerly located. It has no relationship with the site. Modern redevelopment in the area means that little of this building's historical context survives, save along Gillender Street. The proposed development would not affect the ability to view these historic buildings in combination or from each other. The height of modern redevelopment is much greater than the warehouse, and not in keeping with the original building hierarchy but is so extensive that further tall development will have little additional adverse effect. Consider visual effects as part of ensemble within Limehouse Cut Conservation Area.

Scoped out of the assessment.

The Widow's Son Public House

- Grade II* Listed Building
- NHLE Reference: 1065801

Description

This asset is located c. 480m to the northwest of the site on the corner of Devon Road and Shepperds Street. It is a 2-storey early 19th century public house (The Widow's Son) with near complete mid-Victorian interior.

Significance

Primarily of aesthetic (architectural) and historical (illustrative) value as a rare example of a pub with near complete mid-Victorian interior.

The building has no form of setting relationship with the Site and has lost all of its historical context. The ability to view additional tall development in conjunction with this building will not affect its heritage significance, which is derived largely from its interior.

Scoped out of the assessment.

Poplar Public Library

- Grade II Listed Building
- NHLE Reference: 1252435

Description

This asset is located c. 35m east of the site, on the opposite side of the A12. It is an early 20th century library designed by Squires, Myers and Petch. Faced with white ashlar masonry with giant engaged Ionic pillars between windows.

Significance

Primarily of aesthetic (architectural) and historical illustrative value as a fine example of early 20th century civic building. It also has some associative value due to its design by Squires, Myers and Petch who also designed Bromley Library.

In terms of setting, the small amount of remaining historical development along Gillender Street helps to provide some context for the building. However, it sits in an area comprised mainly of modern development, some of which is inappropriate in terms of respecting the buildings heritage significance. The Site no longer contributes to its significance. Consider visual effects as part of ensemble within Limehouse Cut Conservation Area.

Scoped out of the assessment.

Twelvetrees Crescent Bridge

- Grade II Listed Building
- NHLE Reference: 1268439

Description

Bridge is located c430m north-northeast of the site, carrying Twelvetrees Crescent over the River Lea and Bow Creek. Built 1872 to designs by the engineer Peter William Barlow on behalf of the Imperial Gaslight and Coke Company to provide access to their gas works - the gas holders are listed too, located on a site to the west of the bridge.

Significance

Primarily of historical illustrative value as part of the wider gas works, although some aesthetic in the decorative ironwork. Contribution of setting made by the asset's relationship with the river, road, and the gas holders. This will not be affected by the development.

Scoped out of the assessment.

Bromley Hall

- Grade II* Listed Building
- NHLE Reference: 1357791

Description

This asset is located c. 30m to the east of the site, on the opposite side of the A12. It comprises a 15th-18th century two-storey building, with attic level. It is built in dark red brick with steeply pitched, tiled hipped roof and some early interior features.

Significance

Primarily of aesthetic and historical illustrative value as an example of an unusually early building, that has been extensively modified in the Georgian period. Its early date means that it also likely has some evidential value in terms of fabric and materials.

In terms of setting this building now faces directly on to the A12. There are some other historic buildings along the same stretch of road, but they are separated spatially (and to some extent visually) by a compound/ yard. Its setting otherwise comprises modern development. The new development will be visible from and in-conjunction with the asset, but its primary significance is in its building fabric and setting does not contribute to its significance. Consider visual effects as part of ensemble within Limehouse Cut Conservation Area.

Scoped out of the assessment.

War Memorial

- Grade II Listed Building
- NHLE Reference: 1357874

Description

This asset is located c. 13m to the southwest of the site, at the junction of three roads, just in front of the Church of St Michael. It is a 1914-19 War Memorial (railed) with a figure of Christ blessing a soldier in Roman costume surmounting a capped plinth.

Significance

This asset is of aesthetic value as a piece of art, historical illustrative and associative, as well as communal, value as a WWI memorial. The memorial is located next to the church due to their functional relationship, in terms of commemoration. Otherwise, the setting of the asset comprises modern development. The monument has no meaningful relationship with the Site and its significance will not be affected by its redevelopment.

Scoped out of the assessment.

Susan Lawrence and Elizabeth Lansbury School

- Grade II Listed Building
- NHLE Reference: 1376748

Description

This asset is located c.340m to the southwest of the site. It is a Primary School and adjoining nursery school. Built 1949-1951 and 1951-1952 respectively, to the designs of Yorke, Rosenberg and Mardall for the LCC. It uses the Hills' 8'3"

prefabricated system developed with Hertfordshire County Council for its enterprising post-war schools programme, then at the peak of its achievement, imposed its grid on the floor plan as well as the proportions of the elevations. These schools replaced the Ricardo Street Schools of 1913-1914, bombed in 1940 and 1944. The Susan Lawrence School was the first building to be reconstructed as part of the 'Live Architecture' exhibition of the Festival of Britain, for the site of which the Lansbury area was chosen in 1949.

Significance

Primarily of aesthetic value for its progressive and creative architectural design and historical illustrative value as the first post-war nursery school. It also has associative value with its architects and namesakes. It forms a strong group with Frederick Gibberd's adjacent shopping precinct, but has no meaningful relationship with the Site. Its significance will therefore not be affected by the development.

Scoped out of the assessment.

Former Fire Station

- Grade II Listed Building
- NHLE Reference: 1393719

Description

This asset is located c. 50m east of the site. It is a fire station, now studios and flats. 1909-11 by LCC Architects' Department Fire Brigade Section, with some mid-C20th alterations and late-C20th conversion to studios. Red brick with timber small-pane sashes and steep pitched tile roofs. It is considered one of London's top rank early-C20th fire stations, similar to that of 1907 in Tooting.

Significance

Aesthetic as an example of an unusually picturesque fire station; historical value as it illustrates one of London top ranking fire stations and is associated with J. Brandon Esq and W.E. Reilly. The Site is clearly separated from this building by the A12, development will not affect its significance and existing presence of tall development means it is unlikely to cause further visual challenge to its municipal presence. Consider as part of ensemble within Limehouse Cut Conservation Area.

Scoped out of the assessment.

Former Bromley Hall School for the Physical Handicapped

- Grade II Listed Building
- NHLE Reference: 1402561

Description

This asset is located c. 60m to the east of the site. School for physically disabled children, designed 1965 and built 1967-8 by the LCC/GLC Architects' Department under job architect Bob Giles; extended 1978-9. Bromley Hall School was built on a 1.25-acre inner-city site formerly occupied by a late-C19 board school, at that time surrounded by slum housing and waste ground, and with the Blackwall Tunnel approach road under construction a few yards away to the west. This resulted in an inward-looking cellular plan with classroom pavilions alternating with enclosed courtyards encircled by a continuous boundary wall – an arrangement indebted to Arne Jacobsen's Munkegård School in Copenhagen (completed 1957).

Significance

Aesthetic and historical interest. This asset is one of the architecturally outstanding schools of the 1960s, designed by the pioneering architects of the LCC/GLC and combining intimate, child-scaled interiors with bold, expressive external forms reflecting the local industrial vernacular. As an inward looking building, setting does not contribute to its significance. Development of the Site will not therefore affect its significance.

Scoped out of the assessment.

The Festival Inn

- Grade II Listed Building
- NHLE Reference: 1444269

Description

This asset is located 495m to the southwest of the site. Public house, built in 1950-51 to designs by Frederick Gibberd, with interior by R W Stoddart, as part of Chrisp Street Market. The three storey building is of yellow stock brick, with panels of render, matching the materials of the Chrisp Street Market shopping parades. The interior is simply arranged and finished, but with much of Stoddart's original scheme intact.

Significance

Of historical and aesthetic value as the first permanent, modern pub of the post war period, influential as the prototype for others. Associated with Frederick Gibberd, an important C20th architect and planner. An extremely rare survival of a little-altered pub of the early post-war period. The Site does not contribute to its significance.

Scoped out of the assessment.

Chrisp Street Market Clock Tower

- Grade II Listed Building
- NHLE Reference: 1450866

Description

Clock tower, built 1952 to designs by Frederick Gibberd as part of Chrisp Street Market, England's first modern pedestrianised shopping precinct to be built (Coventry's was planned earlier, but built later) and its influence was clear in the development of the New Towns which followed shortly after.

Significance

Of aesthetic and historical value as a striking example of early post-war architecture and a primary example of the aesthetic which became known as 'Festival style'. Association with Frederick Gibberd.

This asset has an important functional/ aesthetic relationship with the market square and modernist buildings within it. Redevelopment of the site will not affect these relationships.

Scoped out of the assessment.

Conservation Areas

Balfron Tower

Description

The Balfron Tower Conservation Area was designated in October 1998 around the two residential blocks designed by Ernő Goldfinger for the LCC in the

1960s. The Conservation Area boundary protects the listed Balfron Tower and Carradale House, and other buildings in the 'Brownfield Estate', including Glenkerry House, a community centre, shops and associated low-rise housing development. The 27-storey Balfron Tower is Goldfinger's first public housing project, and a precursor to his better known Trellick Tower in North Kensington. The Brownfield Estate (also known as the East India Estate) is now recognised as a fine example of planned 1960s social housing.

Although the estate comprises a collection of buildings of various scales, the architectural character of the area is cohesive, adopting a restricted palette of building materials and architectural elements, such as windows, in a considered and sophisticated manner. The key vistas include views south along St Leonard's Road from Balfron Tower and Carradale House, and striking views across the Borough. The view of the towers from the Langdon Park area is also of high quality. The tower blocks are clearly visible from East India Dock Road, and have long been considered landmark buildings in London's East End.

Significance

Aesthetic and historical. The Site does not directly contribute to the significance of the asset but there is a clear visual relationship between the two areas and potential for effects to character and appearance.

Scoped into the assessment.

Langdon Park

Description

The Langdon Park Conservation Area was designated in December 1990, extended to the north west in October 2008. The south eastern half includes Langdon Park itself, its primary school, and a series of locally listed Georgian

terraces to its south. The focal point of the area is the Grade II listed St Michael's Church and war memorial in its court grounds, located on St Leonard's Road. The north west half comprises the former Spratt's Biscuit Factory Complex, which sits upon the Limehouse Cut Canal. The south eastern half of Langdon Park Conservation Area has a distinct village-like quality. The views towards St Michael's Church from both north and south along St Leonards Road are significant, where the church spire plays an important role as a local landmark.

Significance

Aesthetic and historical. The asset has a historical relationship with the Site. Proximity and visual relationship give potential for effects to character and appearance.

Scoped into the assessment.

Limehouse Cut

Description

This conservation runs adjacent to the northern boundary of the site, and to the east of it. The Limehouse Cut Conservation Area is focussed on the historic Limehouse Cut canal and its immediate hinterland, and runs south west from the River Lea to the Limehouse Basin. The Conservation Area is dominated by the waterscapes of the broad canal, the River Lea and Bow Creek, and is characterised by the relationship of the buildings within it to the water. The buildings are diverse and span the history of the area from its largely rural origins, through medieval times when the buildings were associated with the River Lea, through its industrial heyday when the Canal and the River were commercial thoroughfares, to the present day when the waterways are enjoying a renaissance and evolving as an important resource for leisure and amenity. The site

Significance

Aesthetic and historical. The Site does not directly contribute to the significance of asset but will be visible from and in-conjunction with it, and therefore has potential for effects to its character and appearance.

Scoped into the assessment.

St Frideswide's

Description

Located c. 415m south of the Site. The St Frideswide's Conservation Area was designated in September 1993. Bounded by Follett Street, Lodore Street and St Leonard's Road, the Conservation Area encompasses a series of locally listed buildings including the Mission Hall and St Frideswide's Mews, Mission House and the associated Christ Church and 18 Follett Street. Its designation highlights its historic and architectural significance and ensures that its special character is retained.

Significance

Aesthetic and historical value. The setting of this conservation area comprises modern development that does not contribute to its significance. The Site does not contribute to the asset's significance.

Scoped out of the assessment.

Lansbury

Description

Located c. 320m southeast of the site. The Lansbury Conservation Area was designated in January 1997. The Conservation Area includes the post-war redevelopment of Poplar, north of East India Dock Road, including the permanent buildings of the 1951 Festival of Britain. In 1948, Lansbury was chosen as the site of the 'Live Architecture' Exhibition of the 1951 Festival of Britain. The idea was to create a 'live' exhibition that used real building projects as exhibits of the latest ideas in architecture, town planning and building science, and which would leave behind permanent and useful structures at the end of the festival. Lansbury was the first comprehensive post-war housing redevelopment in the east end of London. The area was designed by a group of well known architects and planners including J.H Forshaw, Frederick Gibberd, Geoffrey Jellicoe and Judith Ledeboer, who were each allocated a particular site or sites. The Lansbury Estate remains a notable showcase of the ideas of early post-war development which resulted in the orderly arrangement of community buildings and dwellings. It forms a large, intact example of town planning from the start of the 1950s.

Significance

Aesthetic and historical. The Site does not contribute to the asset's significance. Development on the Site may be visible at a distance, but would be far enough away that it would not challenge the taller elements of the Conservation Area, from which it is clearly separated. Its significance will not be affected.

Scoped out of the assessment.

Locally Listed Buildings

All Hallows Church Rectory and Boundary Wall Devons Road

■ LST ID: LST155

Description

The rectory is a 3-storey red brick building built to a neo-gothic design. The wall is built in red brick with a black brick diaper pattern and basal stone plinth and red brick gate post with stone caps.

Significance

Aesthetic and historical. The building stands adjacent to St Michael and All Angels church, with which it has a historical and functional relationship. The rest of its setting comprises modern residential development that does not contribute to its significance. Development at the Site will not affect its significance.

Scoped out of the assessment.

171-173 Angel of Bow Devons Road

■ LST ID: LST194

Description

This asset is located c. 300m to the northwest of the site. It is a 2-storey Victorian public house.

Significance

Aesthetic and historical. Its setting is mainly modern residential development, which is slightly taller than it. The Site does not contribute to its significance. The proposed development is unlikely to be visible as part of its setting.

Scoped out of the assessment.

80, The Beehive Public House Empson Street

■ LST ID: LST198

Description

Two-storey brick pub. Mid-20th century.

Significance

Aesthetic and historical. The Site does not contribute to its significance. Its setting includes modern industrial and residential development that does not contribute to its significance.

Scoped out of the assessment.

28 Follett Street

■ LST ID: LST174

Description

This building was built as part of the Frideswide's Mission. It dates to 1899 and opened as the Jerusalem Coffee House, later becoming the Hostel of the Poplar Association for Befriending Girls. It is a three-storey red brick building with attic and basement levels, in a Queen Anne style.

Significance

Aesthetic and historical. This asset makes a positive contribution to the character and appearance of St Frideswide's Conservation Area and is of historical, architectural and functional group value with the rest of the listed and locally listed buildings in the Conservation Area. Its setting comprises low-level modern residential development and the Balfron Tower, which does not contribute to its significance. The Site does not contribute to its significance.

Scoped out of the assessment.

21-22 Gillender Street

■ LST ID: LST171

Description

Victorian 2-storey yellow stock brick building. It appears to form part of the industrial buildings along the river.

Significance

Aesthetic and historical. It forms part of a group of contemporary buildings along Gillender Street that are otherwise surrounded by modern development. Development of the site would not affect the legibility of this group. The river location is the principal aspect of its setting contributing to its significance. It will not be affected by development of the Site.

Scoped out of the assessment.

Tabard Court (Mission House) Lodore Street

■ LST ID: LST187

Description

Late 19th century Mission House in Queen Anne style. Yellow stock brick with contrasting red and black brick detailing. 4-storey.

Significance

Aesthetic and historical. This asset makes a positive contribution to the character and appearance of St Frideswide's Conservation Area and is of historical, architectural and functional group value with the rest of the locally listed buildings in the Conservation Area. Its setting comprises low-level modern residential development and the Balfron Tower, which does not contribute to its significance. The Site does not contribute to its significance.

Scoped out of the assessment.

St Frideswide's Hall, Lodore Street

■ LST ID: LST175

Description

Late 19th century mission hall. Two storey. Brown brick.

Significance

Aesthetic and historical. This asset makes a positive contribution to the character and appearance of St Frideswide's Conservation Area and is of historical, architectural and functional group value with the rest of the listed and locally listed buildings in the Conservation Area. Its setting comprises low-level modern residential development and the Balfour Tower, which does not contribute to its significance. The Site does not contribute to its significance.

Scoped out of the assessment.

159-167 St Leonards Road

■ LST ID: LST172

Description

Three terraced houses. Two-storeys. Yellow stock brick.

Significance

Aesthetic and historical. These buildings form part of the Langdon Park Conservation Area and are of group value with the other historic buildings along

the St Leonards Road. The proposed development would not change the visual relationship between this asset and the historic buildings in the Conservation Area. The Site does not contribute to its significance.

Scoped out of the assessment.

162 St Leonards Road

■ LST ID: LST173

Description

This asset is located immediately adjacent to the southern boundary of the site. Former pub (St Leonards Arms) closed in 1988 and converted to residential use in 2002. Situated on a corner plot it is a 2-storey building built in yellow stock brick. It retains green glazed tiles around the lower floor pub windows and door.

Significance

Aesthetic and historical. This building forms part of the Langdon Park Conservation Area and is of group value with the other historic buildings along the St Leonards Road. The proposed development would not change the visual relationship between this asset and the historic buildings in the Conservation Area. The Site does not contribute to its significance.

Scoped out of the assessment.

Archaeological Priority Areas (APA)

Canning Town / Newham Way

■ Grade: Tier III

Description

The Canning Town / Newham Way APA covers the area to the north of the Royal Docks as far as Newham Way and an area to the north of Canning Town between the River Lea and the Jubilee Line. Significant finds and features from the prehistoric period have been found in the area. Like the Royal Docks and Beckton APAs to the south and west a lot of this area would have been marshland before being developed in the 19th century. However, unlike the Royal Docks and Beckton this area never saw the same landscape scale of industry and engineering. The Canning Town / Newham Way APA is classified Tier 3 because it is an extensive area with evidence for surviving archaeological landscapes. Important prehistoric features have been found within Tier 1 APAs that border this APA and it is probable that further significant finds have survived within this area.

Scoped into the assessment regarding archaeological potential

Lea Valley

■ Grade: Tier III

Description

The Lea Valley APA runs along the western banks of the River Lea and its various channels from the borough border with Hackney almost to its mouth at

the Thames. Extensive excavations that took place in advance of the Olympic Park construction demonstrated that the Lower Lea Valley had potential for prehistoric finds, features and deposits. In later periods the area saw the establishment of numerous industries which required water for power and used the rivers to transport their produce. The Lea Valley APA has been classified as Tier 3 because it is an extensive area containing palaeoenvironmental evidence for past wetland and riverine environments and potential for new discoveries of well preserved prehistoric sites. It was also an extensive area of historic industry in the medieval and post medieval periods.

Scoped into the assessment regarding archaeological potential

Historic Environment Records (HER) Monuments

Devons Road/Brickfield Road (between), Bromley

- MonUID: MLO11205
- MonType: FINDSPOT
- Period Range: Bronze Age

Bromley, Tower Hamlets {Palaeolithic handaxe}

- MonUID: MLO11206
- MonType: FINDSPOT
- Period Range: Palaeolithic

Gillender Street, Tower Hamlets {Neolithic Axe}

- MonUID: MLO3950

- MonType: FINDSPOT
- Period Range: Neolithic

Culloden Street (No 12) {Prehistoric potsherd/flint}

- MonUID: MLO63920
- MonType: FINDSPOT
- Period Range: Prehistoric

Description

Recorded findspots of a variety of artefacts; items likely to have been removed.

Significance

The features listed above are of evidential value. Setting does not contribute to the understanding of these assets or their significance, and will not therefore be affected by the development.

Scoped out of the assessment.

Aberfeldy Estate

- MonUID: MLO74419
- MonType: ALLUVIUM
- Period Range: Middle Palaeolithic to Roman

Gillender Street (Nos. 46-51), London, E14 6RN {1st century Roman ditch}

- MonUID: MLO101087
- MonType: DITCH
- Period Range: Roman

St. Leonard's Street, Tower Hamlets, Hackney, London E3 3LF (19th Century) {Workhouse, Hospital, School}

- MonUID: MLO107309
- MonType: WORKHOUSE; HOSPITAL; OFFICE; REFECTORY; CHAPEL; CARE HOME
- Period Range: Post Medieval to Modern

Description

In 1861-3, the St. Leonard's Street Workhouse was constructed to care for the poor of the Stepney Union area. Designed by Henry Jarvis of Trinity Square, Southwall, it was intended to house up to 800 inmates and had gas lighting. In 1966, the complex was shut down and demolished to make way for an elderly person's home.

Saint Andrew's Hospital, Bromley-by-Bow {Poplar and Stepney Sick Asylum}

- MonUID: MLO98932
- MonType: HOSPITAL; AUXILIARY HOSPITAL
- Period Range: Post Medieval to Modern

Description

The Poplar and Stepney Sick Asylum was constructed from 1869 to 1871 over what had been previously open ground. St Andrew's Hospital finally closed in 2006. The three hectare site has been redeveloped to provide apartments.

Twelvetrees Crescent [Bow School], Bow, Tower Hamlets. {19th and 20th Century foundations and floors}

- MonUID: MLO107221
- MonType: BUILDING
- Period Range: Post Medieval to Modern

Description

An archaeological evaluation carried out by Wessex Archaeology in June 2012 found the remains of brick buildings dating from the mid-19th century to the 20th Century.

Brunswick Road

- MonUID: MLO30292
- MonType: FISHPOND
- Period Range: Post Medieval

Description

A fishpond sited under later gas tanks.

Brunswick Road

- MonUID: MLO37385
- MonType: GATE LODGE
- Period Range: Post Medieval

Description

Site of a gate lodge.

Blackwall Tunnel, [Northern Approach]

- MonUID: MLO3936
- MonType: WATERMILL
- Period Range: Medieval

Description

There is documentary evidence for four watermills along the Lea, which gave rise to the street name 'Foure Milstrett' in the mid-16th century.

13 St Leonard Street

- MonUID: MLO63921
- MonType: CELLAR
- Period Range: Post Medieval

Description

Evaluation undertaken by D Bluer and C Milne for Museum of London Archaeology Service, Feb-April 1993, which exposed 19th century cellars cut through a dumped sandy loam.

9-15 Ada Gardens

- MonUID: MLO64320
- MonType: PEAT
- Period Range: Unknown

Description

Watching brief undertaken by K Wooldridge for Museum of London Archaeology Service, May 1993; site code ADA93. Waterlain clays and sand above the terrace gravels were sealed by peaty deposits with alluvial deposits above, suggesting inundations interrupted by a period of marsh or peat build-up. The peat deposit may relate to one of the Tilbury phases.

Aberfeldy Estate

- MonUID: MLO74421
- MonType: PEAT; PEAT
- Period Range: Middle Palaeolithic to Roman

Aberfeldy Estate

- MonUID: MLO74422
- MonType: RIVER; WATER CHANNEL; WATER CHANNEL; RIVER
- Period Range: Middle Palaeolithic to Roman

Aberfeldy Estate

- MonUID: MLO74423
- MonType: DITCH; WATER CHANNEL
- Period Range: Post Medieval

Gillender Street (45) [Land Rear of Poplar Library] {Second World War civil defence structures}

- MonUID: MLO75402
- MonType: AIR RAID SHELTER; BLAST WALL
- Period Range: World War Two to Modern

Description

Two Second World War civil defence structures, at the rear of Poplar Library, were analysed and recorded through a building survey undertaken in June 2001 by CgMs Consulting on behalf of the Heritage of London Trust. The structures were sub surface air raid shelters with blast screens, probably only intended for short term use.

Gillender Street/Limehouse Cut {Post medieval bridge}

- MonUID: MLO73107
- MonType: BRIDGE
- Period Range: Post Medieval

Description

Four Mills Bridge noted on 1st edition Ordnance Survey map. This bridge is located c. 100m northeast of the site and appears to have been replaced by a modern bridge carrying the A12.

Aberfeldy Estate

- MonUID: MLO74420
- MonType: DITCH; DITCH
- Period Range: Middle Palaeolithic to Roman

Description

Evaluation undertaken by David Divers for Pre-Construct Archaeology Limited, March 2000; site code ABE00. A small ditch or gully and another shallow feature were found cutting into the top of sandy deposits. These sandy deposits may represent a buried land surface or soil horizon. Burnt flint was recovered from one of the cut features and overlying peat (SMR ref: 084841) and comparable deposits generally date to the middle-late bronze age elsewhere in the Thames flood plain.

Saint Andrew's Hospital, Bromley-by-Bow {Medieval boundary ditch}

- MonUID: MLO98931
- MonType: BOUNDARY DITCH
- Period Range: Medieval

Description

A Medieval boundary ditch was recorded during an archaeological evaluation carried out by Pre-Construct Archaeology at St Andrew's Hospital, Bromley-by-Bow, in September 2008. The ditch cut and series of fills were identified.

Documentary evidence of the Medieval studied during a desk based assessment of the surrounding area suggests that there was open ground in the Medieval period, and therefore the ditch may have served as a boundary ditch.

Twelvetrees Crescent [Bow School], Bow, Tower Hamlets. {Timber revetment}

- MonUID: MLO107220
- MonType: REVETMENT
- Period Range: Post Medieval

Description

An archaeological evaluation carried out by Wessex Archaeology in June 2012 found the remains of two wooden revetments, possibly of 18th century date. Found at a depth of 2m below ground level. They may have formed a channel to divert water from the River Lea and was possibly boxed-in at some point to form a pond, which was possibly used to service an adjacent market garden as suggested on John Rocque's Map of London (1741-46).

Significance

The features listed above are of evidential value. Setting does not contribute to the understanding of these assets or their significance, and will not therefore be affected by the development.

Scoped out of the assessment.

Violet Road, Bromley-by-Bow, Tower Hamlets, E3 3QH {Brick Sewer Vent}

- MonUID: MLO106733
- MonType: SEWER; PEDESTAL; CHIMNEY
- Period Range: Post Medieval to Modern

Description

The brick sewer vent on Violet Road, Bromley-by-Bow was built in 1900 on the Northern low-level sewer. This was one of the intercept sewers built by Joseph Bazalgette as part of the huge London drainage scheme undertaken between 1859 and 1875

Significance

Possibly historical illustrative and evidential. It is not clear if this building is still extant or not. Should it exist, it has no known relationship to the Site and its key historical/ functional relationship would be with the river and the rest of the sewerage system, which would not be changed by the proposed development.

Scoped out of the assessment.

River Lee {Tidal locks}

- MonUID: MLO72996
- MonType: TIDAL LOCK
- Period Range: Post Medieval

Description

This asset, a set of post-mediaeval tidal locks on River Lee, are located c. 350m northeast of the Site. They remain extant today, although they may have been modified/ altered. They have a historical and functional relationship with the River Lea, but development of the site will not affect this relationship.

Significance

The heritage significance of this asset is primarily historical illustrative and architectural and will not be affected by development of the Site.

Scoped out of the assessment.

LIMEHOUSE

- MonUID: MLO9170
- MonType: ROAD
- Period Range: Medieval to Post Medieval

Description

Road from Poplar High Street to Bromley. This asset is only mapped by a 6 digit NGR point so may be inaccurate.

Significance

Within the Site and may experience physical effects. The heritage significance of this asset is primarily evidential. Setting is highly unlikely to contribute to that significance.

Scoped into the assessment.

Violet Road [Caspian Wharf] Limehouse Tower Hamlets {Canal Wharf}

- MonUID: MLO107082
- MonType: CANAL WHARF
- Period Range: Post Medieval

Description

This asset is located c. 140m to the northwest of the site. Caspian Wharf, a 19th century timber wharf, abutting part of the Limehouse Cut canal, originally constructed c.1767-70. The site suffered considerable bomb damage in the Second World War and a new range was constructed in the 1950s partially overlying the former Victorian building.

Significance

The heritage significance of this asset is primarily evidential, but the limited extant remains have some historical illustrative value. The extant remains of the canal and the wharf have a historical and functional relationship with each other. This relationship should not be affected by the proposed development.

Scoped out of the assessment.

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- 30** The East India Docks: The buildings, Survey of London: Volumes 43 and 44, Poplar, Blackwall and Isle of Dogs, pp585-592, <https://www.british-history.ac.uk/survey-london/vols43-4/pp585-592#h2-0030>
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