

Blossom Street

Appendix J – Built Heritage

Replacement Environmental Statement

Volume III

Blossom Street

Appendix J1 – Heritage Assessment

Environmental Statement

Volume III

Blossom Street, E1

Heritage Assessment

December 2014

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1 Introduction

- 1.1 This report has been prepared to assess the existing historic built environment in and around a site at Blossom Street, E1 that is the subject of development proposals. The report has been prepared for British Land Property Management Limited.

The site

- 1.2 The site is bounded by Network Rail lines to the north; Elder Street and Blossom Street to the east; Folgate Street and office and residential units to the south; and Norton Folgate and Shoreditch High Street to the west.

The Existing Building Heritage Analysis

- 1.3 The 'Existing Building Heritage Analysis' was prepared jointly by Allford Hall Monaghan Morris, KMHeritage, MOLA and AKTII. It was developed in 2013 (and finalised in early 2014¹) in order to provide the design team with an understanding of the nature, location and extent of heritage significance across the Blossom Street site and to inform the development of design proposals. It consists of a number of parts, including a general overview of the history of the site and its surroundings, and a detailed gazetteer of the existing structures on the site. Each entry in the gazetteer provides information about the individual structures, describes and assesses their fabric and condition, and assigns a measure of relative historical and architectural value to them.
- 1.4 This report should be read with the 'Existing Building Heritage Analysis'.

Contributors

- 1.5 The lead author of this report is Kevin Murphy B.Arch MUBC RIBA IHBC. He was an Inspector of Historic

¹ The document was amended to reflect further research on various parts of the Blossom Street site during 2014.

Buildings in the London Region of English Heritage and dealt with a range of major projects involving listed buildings and conservation areas in London. Prior to this, he had been a conservation officer with the London Borough of Southwark, and was Head of Conservation and Design at Hackney Council between 1997 and 1999. He trained and worked as an architect, and has a specialist qualification in urban and building conservation. As well as co-ordinating and drafting this Heritage Appraisal, Kevin has provided advice to the applicant and the design team throughout the design of the proposed development.

- 1.6 Significant input has been provided by other KMHeritage staff, as follows. Research and analysis concerning the site and its context, as well as advice during the development of the scheme design, was provided by Kate Graham MA (Hons) MA PG Dip Cons (AA). Kate has been a deputy Team Leader in English Heritage's London Region, as well as having worked in English Heritage's policy team. Most recently, Kate was Conservation and Design Manager at the London Borough of Islington. She has also worked at the Architectural Heritage Fund. Kate has extensive experience of dealing with proposals that affect the historic environment, assessing significance of the historic environment and also has a background in research, policy analysis and in understanding historic buildings and places. She has trained as a historian and has a specialist qualification in historic building conservation.
- 1.7 Advice and guidance regarding the design of the proposed development was also provided by Nick Collins BSc (Hons) MSc MRICS IHBC, who has twenty years experience in the property sector, including most recently as a Director of the Conservation Team at integrated design consultants, Alan Baxter & Associates. Nick spent nine years at English Heritage as Principal Inspector of Historic Buildings and Areas where he led a specialist team of historic building inspectors, architects and archaeologists on a wide range of heritage projects in East

& South London. Previously Conservation Officer at the London Borough of Bromley, Nick began his career at international real estate consultancy Jones Lang LaSalle as a chartered surveyor. This experience has given Nick an in-depth understanding of the property industry, listed building and planning process, heritage policy and guidance and funding bodies.

- 1.8 Historical research was undertaken by Dr Ann Robey FSA, a conservation and heritage professional with over twenty years experience. She has worked for leading national bodies as well as smaller local organizations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.

2 The site and its development

Introduction

- 2.1 This section of the report describes the history and development of the Blossom Street site and its surroundings, and the nature of the buildings on the site now.
- 2.2 It should be noted that it is not always possible to provide a fully comprehensive account of the historic development of a site. The research and analysis set out in this report is as thorough as possible given the type and number of archival resources available to date. The historic development of the site has been addressed in a number of sources and site inspection has largely confirmed the documentary record..

The history of the site

Overview

- 2.3 The three blocks that form the combined Blossom Street estate lie within the London Borough of Tower Hamlets and are in the Elder Street Conservation Area. The estate covers 2 acres fronting onto Shoreditch High Street and Norton Folgate and is immediately to the north of Spitalfields. There has been continuous occupation of at least some of the blocks from medieval times and Bishopsgate itself and its continuation, Shoreditch High Street, was one of the most important Roman Roads leading north from London from the earliest times of settlement. In 1197 the Priory of St Mary Spital was founded on agricultural land to the east of this road, and the northern part of its precinct included the southern half of Site 1, with a gatehouse on Folgate Street. The whole site lies within Scheduled Monument GL 162, which covers the precinct of the Priory and Hospital of St Mary Spital. No standing buildings are statutorily listed.
- 2.4 After the Dissolution of the Monasteries under Henry VIII, the area of land occupied by the Priory and Hospital of St

Mary Spital, reverted to the Crown and was sold. The former lands of the Priory (just under nine acres) retained their status as an extra-parochial liberty called Norton Folgate. The Liberty of Norton Folgate was a distinct administrative unit between Bishopsgate Ward (in the City of London) and the parish of St Leonard, Shoreditch to the north and it survived until 1900, although it remained a civil parish until 1921.² From the later 16th century some of the buildings of the former Priory were adapted for secular use and new houses were built on the road frontage to Norton Folgate.³ Figure 1, an extract from the Ogilby and Morgan map of London from the late 17th century shows the extent of development across the site. By the early 18th century, when Spitalfields was becoming an important silk manufacturing area, more extensive redevelopment occurred in Blossom, Fleur de Lis, Elder and Folgate Street⁴ (then known as White Lion Street), on which many houses were built up from the 1720s.⁵

² The streets within the former liberty were Folgate Street (formerly White Lion Street), Spital Square, Elder Street, Fleur de Lis Street and Blossom Street.

³ Archaeological traces of those houses, but apparently nothing earlier, are said to remain embedded in the existing site fabric according to MOLA report on the site *Method Statement for Archaeological Excavation Nicholls and Clarke Site* (Oct 2010).

⁴ Some important early Georgian houses survive in Elder and Folgate Streets.

⁵ 'The St. John and Tillard estate: Elder Street', *Survey of London: volume 27: Spitalfields and Mile End New Town* (1957), pp. 81-87.



Figure 1: Ogilby and Morgan's map of London, 1676

2.5 The plot divisions within the three blocks of the Blossom Street estate, were mostly established in the 17th and 18th centuries and a variety of occupations were found there. In 1861 *The Times* reported the sale of 'extensive premises' located between Blossom Street and High Street, Shoreditch where the 'business of a 'skein silk dyer' had been carried on for almost a century.⁶ There was a spacious dye-house (recently rebuilt), drying and skeining rooms, warehouses, yard, with a gate house entrance and a private residence'. As well as a soft water well sunk to 200 feet, there was a condensing steam engine, hydraulic pumps, cranes, mills and all sorts of sophisticated machinery associated with the trade of silk dyeing.⁷

⁶ *The Times*, 14 Sept 1861 - the property was owned in 1861 by Mr Robert James Henrie who over the previous half century had taken out patents relating to silk dyeing.

⁷ *The Times*, 14 Sept 1861

2.6 Development in the later 19th century increased the scale of the plots, which were often amalgamated to create areas on which to build large warehouses especially on site 1. Large commercial buildings and warehouses replaced the smaller shops and houses, most notably in the case of the former Nicholls and Clarke site, which covered most of the block between Blossom Street and Norton Folgate.⁸ Horwood's map (1799), and the first OS map of c.1873 show the street lay-out and the different blocks of buildings (figures 2 & 3).

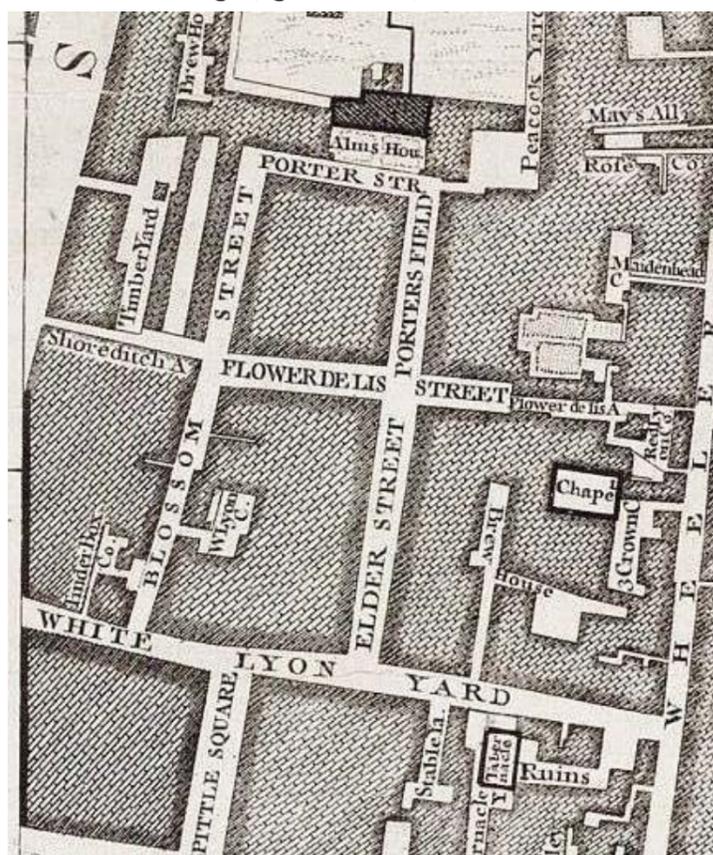


Figure 2: Horwood's map of London, 1792-9

⁸ Now covered by site 1

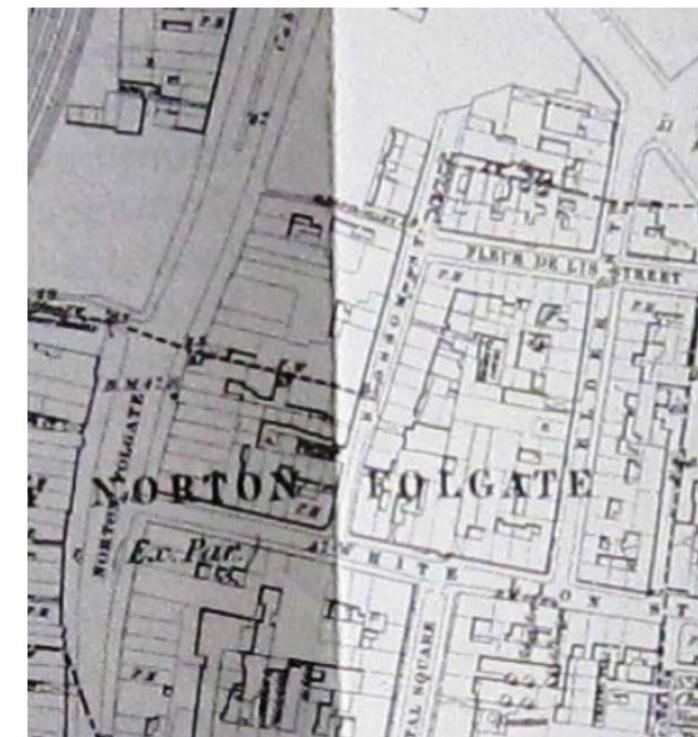


Figure 3: Ordnance Survey map extract of 1873.

2.7 The complexity of the different individual plots at the end of the 19th century is clearly depicted on the Goad Insurance Map of 1890 (figure 4). Some of the surviving buildings on the site are shown, including the triangular building at no. 161 Commercial Street which was then in use as a restaurant. The northern section of Commercial Street had been cut through from Christchurch, Spitalfields to Shoreditch High Street in the late 1850s and just to the north was the Eastern Counties Railway terminus, rebuilt as the Bishopsgate Goodyard after 1875 and which opened in 1881. To the north of the Nicholls and Clarke glass warehouse on the corner of Fleur de Lis Street and Blossom Street was a new passenger station called Bishopsgate Low Level, which was on the new route into Liverpool Street operated by Great Eastern Railways.

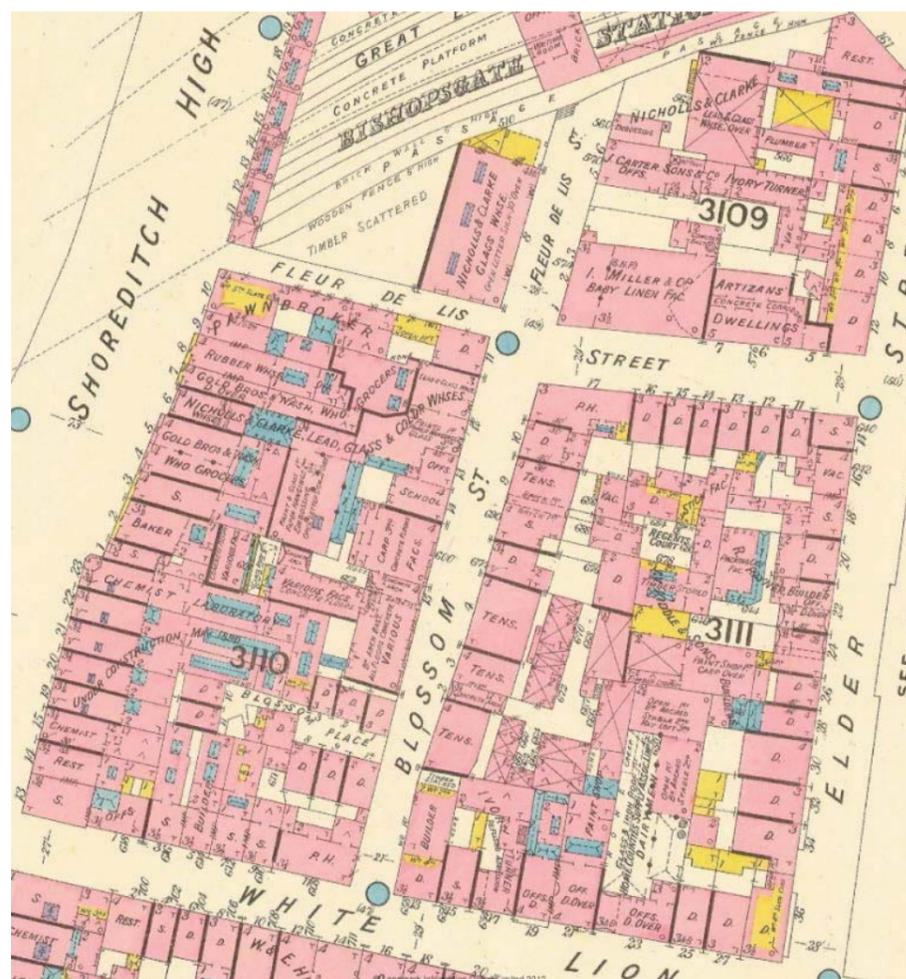


Figure 4: Goad Insurance Plan of 1890.

2.8 It was not just former silk weaving tenements, commercial warehouses and shop premises that were originally located on the site. The Goad Insurance plan also shows the survival of a school at no. 14 Blossom Street - the Norton Folgate Girls' Charity School, which had been established in a house on the site in 1703, to educate 25 girls and to provide new clothing for them twice a year.⁹ The school closed in 1893 when part of the Tillard estate was sold, freeing the site for further development.

⁹ 'The St. John and Tillard estate: Blossom Street and Fleur-de-Lis Street', *Survey of London: volume 27: Spitalfields and Mile End New Town* (1957), pp. 87-89

2.9 A serious fire in an animal emporium (the East London Aquarium) located behind Blossom Street occurred in 1886 that killed many wild and exotic animals such as lions and bears. An advertisement dating from 1881 (figure 5) shows that as well as the lions and bears, seals, birds and monkeys were held there. In addition there were wax works, live stage shows and a selection of instruments of torture and 'a cave with illuminated views'. This unfortunate fire gave the owners of the site an ideal opportunity to rebuild more modern warehouses and soon after Nicholls and Clarke expanded their holdings in the area. They gradually acquired adjoining properties in the 1880s and 1890s. This period saw the beginnings of Nicholls and Clarke's extensive empire of showrooms, shops and warehouses that was to cover much of OneShoreditch by the 20th century. The firm began as glass merchants c.1875 before expanding into paint, ironmongery and sanitary ware, trading almost from the outset from a shop on Norton Folgate and warehouses on Blossom Street.¹⁰

¹⁰ Joanna Smith, *Shoreditch Gazetteer* (English Heritage 2004); Tara Draper & Joanna Smith, *An Industrial Suburb: the commercial buildings of South Shoreditch 1850-1980*, (2004)



Figure 5: Advertisement for the East London Aquarium

2.10 The buildings and land that Nicholls and Clarke eventually occupied were extensive, stretching south from the railway down either side of Blossom Street and from Norton Folgate through to Elder Street (figure 6). The heart of the complex was the block of buildings on Norton Folgate and Blossom Street, the consequence of a piecemeal development that resulted in showrooms covering two thirds of the site up to and around an internal light well. East of these lay a long range of warehouses, nos. 11 to 15 Blossom Street. Two freestanding warehouses to the north of Fleur De Lis Street also formed part of the site. Beyond these were stables and other ancillary buildings abutting the railway

viaduct running through to Elder Street.¹¹ The complex continued to expand in the early 20th century and in the 1930s the main showrooms on Norton Folgate were extended and given a more fashionable new yellow faience front (see below). By the time of the publication of the Goad Insurance plan of 1944 the various departments of Nicholls and Clarke dominate this part of Shoreditch (figure 6).

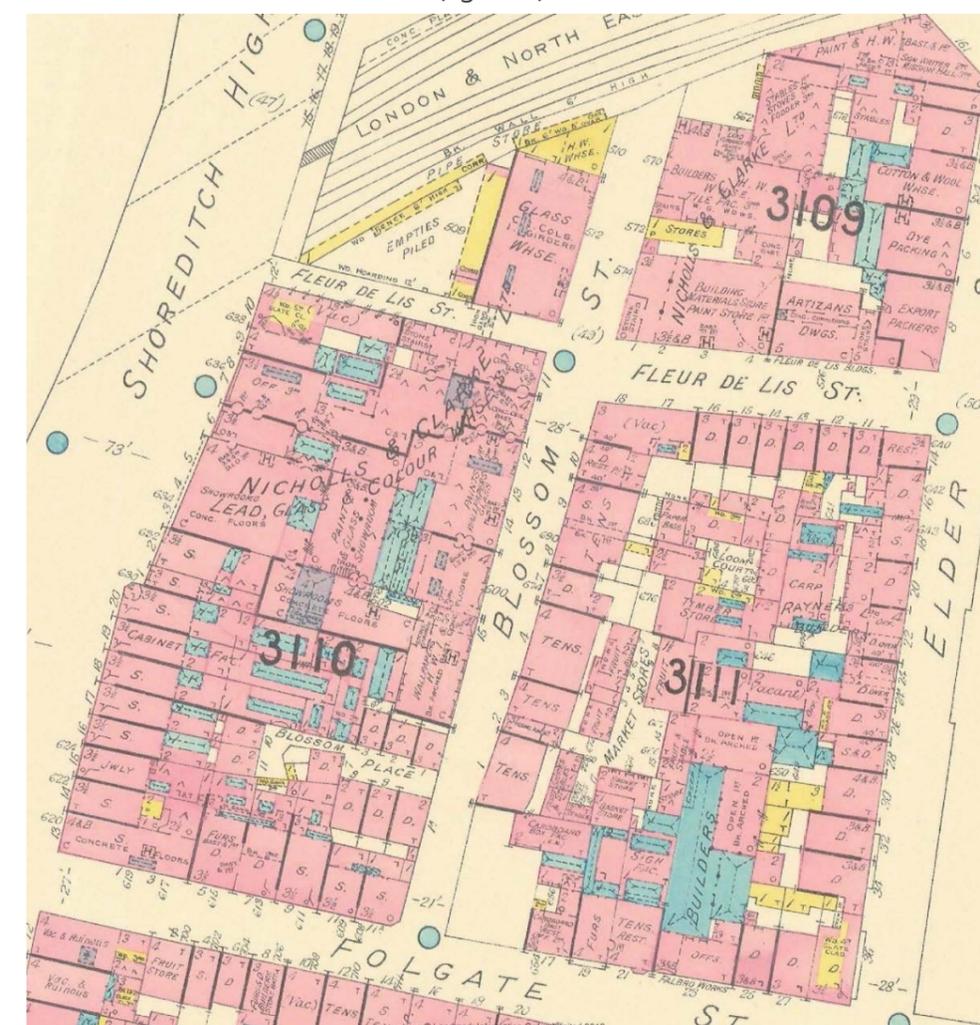


Figure 6: Goad Insurance Plan of the site c.1944, which shows the extent of Nichols and Clarke's showrooms by the mid-20th century.

¹¹ Joanna Smith, *Shoreditch Gazetteer* (English Heritage 2004)

2.11 The site sustained some bomb damage during WWII (figure 7) resulting in the rebuilding of some buildings which now form part of the wider site, including no. 20 Norton Folgate with its distinctive set back which recalls the 17th century historic boundary¹² (see figures 2, 9 & 10). In the later 19th century no. 20 was a chemist but was rebuilt as the Savoy cafe in the 1950s.



Figure 7: Bomb Damage Map of 1946 showing sites affected by WWII bombing

2.12 In later years, a mid-20th century distribution depot was constructed on the east side of Blossom Street (figure 8). A number of buildings used by the firm were demolished in the later years of the 20th century including a warehouse on the north-east corner of Fleur De Lis Street and Blossom Street (the site is now a car park) and a

¹² The offset between the east frontages of Norton Folgate and Shoreditch High Street, marked the northern boundary of the precinct of St Mary Spital.

former buildings material yard towards the southern end of Blossom Street, which was redeveloped as housing.¹³

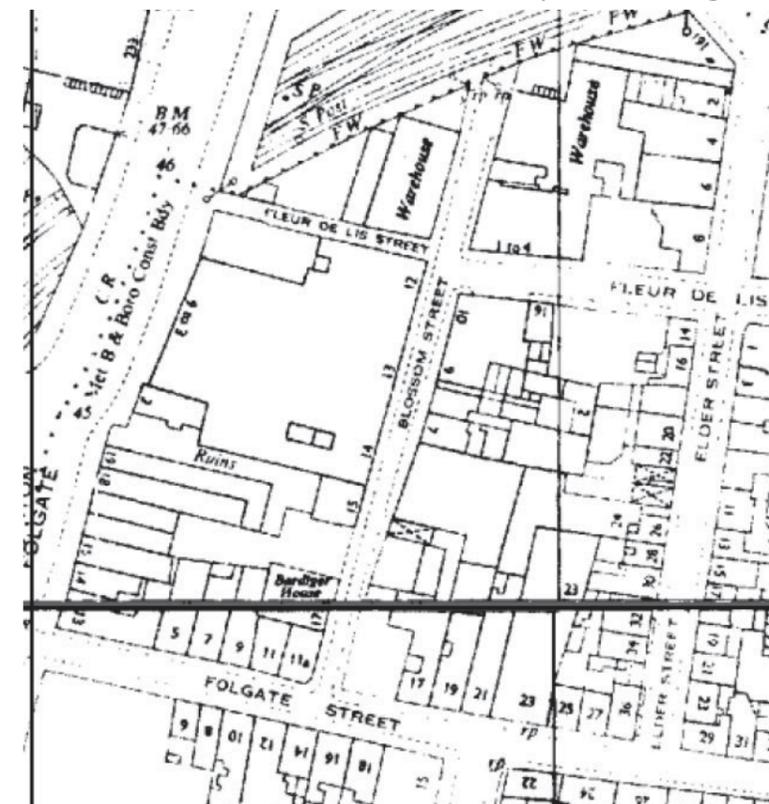


Figure 8: OS Map of 1964-68 showing the large block occupied by Nicholls and Clarke between Norton Folgate and Blossom Street

¹³ Joanna Smith, *Shoreditch Gazetteer* (English Heritage 2004); Tara Draper & Joanna Smith, *An Industrial Suburb: the commercial buildings of South Shoreditch 1850-1980*, (2004)



Figures 9 & 10: Norton Folgate in the late 19th century and today with the rebuilt No. 20 Norton Folgate, the distinctive kink in the building line reflecting the earlier priory boundary

2.13 The south side of Fleur de Lis Street was also redeveloped in the post-war period (S3). Part of this involved the demolition of a public house and a domestic property to make way for the depot noted above. The remainder of the street's south side, originally a row of small early 19th century houses, was demolished in the early 1960s and subsequently redeveloped in the 1970s with the existing building on the site. This was in association with the demolition of a number of buildings on Elder Street and at the centre of the block around what was once Loom Court/Regents Court. Goad's Plans of 1959 and 1965 show the original extent of these buildings (figures 11 and 12). The Goad Plans are also interesting for their depiction of a scene of widespread vacancy around the Blossom Street area, typical of inner city decline during the post-war period. Vacancy and the decline of the building stock were the principal triggers for the demolition of buildings in such areas and their subsequent redevelopment.



Figure 11: Goad Insurance Plan (1959)



Figure 12: Goad Insurance Plan (1965)

2.14 *The Survey of London* (1957) records these buildings before their demolition. Nos. 11-16 Fleur De Lis Street were built c. 1812 as houses. The range of buildings also included no. 14 Elder Street, the return flank of which faced Fleur De Lis Street. The buildings (figure 13) were of a fairly uniform appearance. All of the houses were single-fronted, two rooms deep and were built to three storeys over a basement. The houses were built in yellow

and pink stock brick with stone cills to the windows, segmental arches of red brick and plastered reveals.



Figure 13: 11-16 Fleur De Lis Street before demolition

2.15 Loom Court/Regents Court was a fairly squalid small residential development accessed from Blossom Street at the time of the site clearance in the early 1960s. *The Survey of London* records that the court was a collection of 'five, two-storey houses grouped around a paved area, representative of early 19th century housing at its worst.'

2.16 The buildings on Elder Street that were demolished to make way for the 1970s development included nos. 14-22 Elder Street. At the time of the publication of *The Survey of*

London in 1957, it was recorded that only one of the five houses (no. 16) was in anything like its original condition. No. 16 is described as a four-storeyed weavers house, one room deep, with living accommodation on the ground and first floors and two large workrooms over (figure 14). It is likely that nos. 14-22 were built in the 18th century although the exact date of the buildings is unknown. By 1959, several of the buildings were vacant.



Figure 14 11-16 Elder Street in 1957

- 2.17 The buildings at the northern end of Elder Street (site 3) are not recorded in the 1957 edition of *The Survey of London*. It is evident from historic mapping and plans that the area of site 3 was most likely developed with housing in the first instance in part. During the 19th century, with the laying out of Commercial Street and the arrival of the railway to the north, the character of the area began to change with the increased commercialisation of the block, as noted above with the outward expansion of the Nicholls and Clarke facility. By 1890, a Baby Linen Factory and Artisan Dwellings occupied the north side of Fleur De Lis Street with a series of commercial premises further north towards the railway. Along the western side of Elder Street was a row of houses with a restaurant at the northernmost end. These houses were largely redeveloped in the late 19th century to provide the commercial buildings at nos. 4-8 Elder Street that exist today.
- 2.18 Significant economic and social changes occurred in the second half of the 20th century. The site and surrounding area changed dramatically. Bishopsgate Goodsynd closed in 1964 after a fire; the wholesale Spitalfields Market moved to Leyton in 1991, and Nicholls and Clarke moved to Chadwell Heath in Essex in 2003. In the last ten years South Shoreditch has become increasingly fashionable - both as a place of entertainment and as a favoured location for the design and advertising worlds and is at the heart of London's High Tech industry.

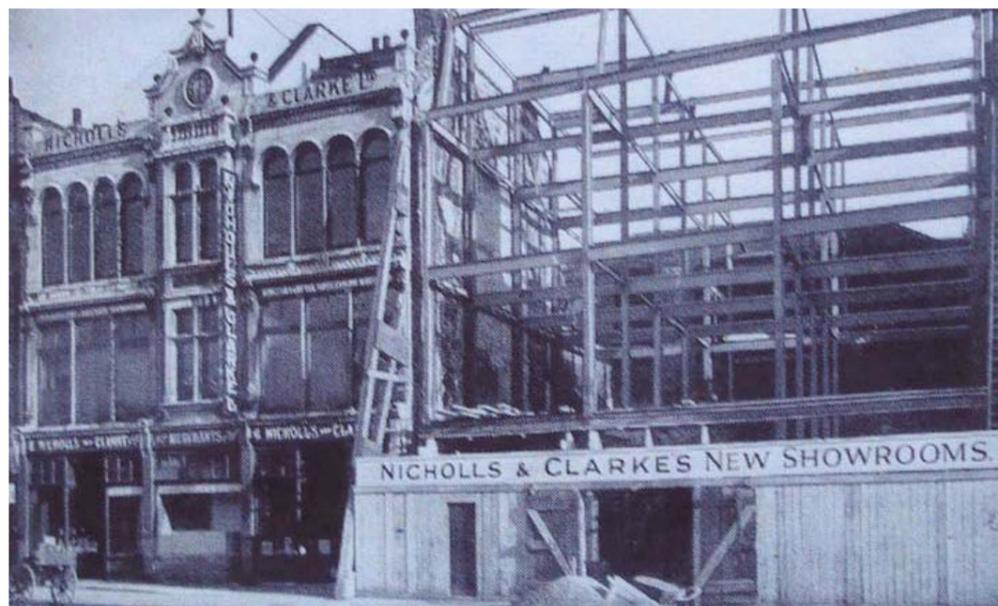


Figure 15: The new Nicholls and Clarke block on Shoreditch High Street under construction. The façade to the block to the left was demolished but the new faience elevation borrowed from its composition retaining a central single bay with a more prominent parapet line and clock to add emphasis.

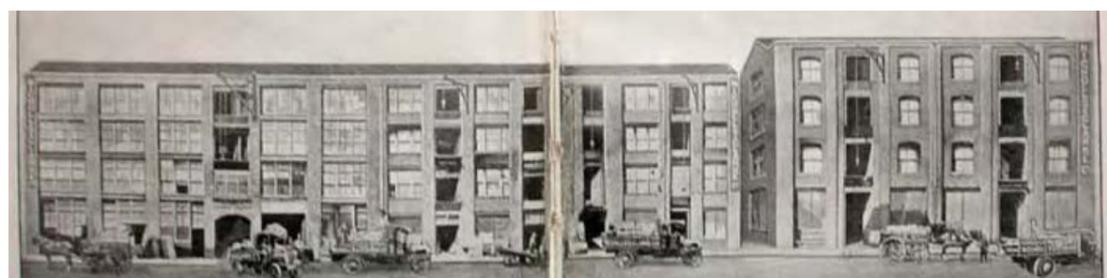


Figure 16: The Blossom Street elevation of the Nicholls and Clarke warehouses. This appears to show an additional storey to no. 13 Blossom Street.

Summary

- 2.19 As set out above all of the sub-sites (1, 2 and 3) have a relationship with the former Priory of St Mary and its development, signs of which are still visible in the historic layout of the Blossom Street site. The existing street pattern across all sites was established during the 17th and 18th centuries although almost all areas and buildings within the estate have been subject to redevelopment and alteration. Much of the sites' built stock dates to the mid

to late-19th and 20th centuries and where vestiges of earlier development survive, such buildings have undergone alteration.

- 2.20 The historic development and growth of the sites is connected with the development of the Spitalfields area more generally and was largely predicated on the allocation of sites for housing from the lands of a number of estates from across the Spitalfields area and beyond. The arrival of the railway and the laying out of Commercial Street had a considerable impact on the built fabric of the local area and streets of houses and other buildings were demolished to make way for both 19th century infrastructure improvements. This resulted in the Blossom Street site area becoming slightly hemmed in by Commercial Street, Norton Folgate and Shoreditch High Street and the railway to the north. At the same time, the improved infrastructure brought with in the increased commercialisation of the area and the dominance of large businesses and industries on the city fringe.
- 2.21 Site 1 of the Blossom Street site grew from a block occupied by very varied activities, industries and buildings into one dominated by the operation of Nicholls and Clarke. The operation and growth of the company transformed the character and appearance of a finely grained part of London into one with buildings of a much larger footprint and robust scale. The gradual acquisition of plots across the block is reflected in the interior of the building, the position of party walls between buildings and the general character of volumes and spaces within the Nicholls and Clarke buildings. The southern part of site 1 developed differently although it was subject to significant redevelopment during the late 19th and early 20th centuries. The spread of Nicholls and Clarke did not reach here and the more traditional plot-widths and scale of the area are better reflected here. Site 1 is largely a reflection of late 19th and early 20th century development.
- 2.22 S2 is also dominated by buildings of the Nicholls and Clarke enterprise. The warehouses either side of Blossom

Street highlights the physical expansion of the business beyond its original facility on Norton Folgate and essentially, the success of the company. As with site 1, site 2 has undergone substantial change and the surviving built development on the site has later 19th century origins and there is no 18th century fabric that survives on site. Historically, this site was much altered by the laying out of Commercial Street which cut through the northern end of Elder Street and former a triangular block with the railway line to the north.

- 2.23 S3 is situated more in the 18th century heartland of the area, whereas S1 and S2 are somewhat on its periphery. This area was largely untouched until the post-war period and still occupied by small-scale houses, probably also incorporating other uses, until that time. It is likely that many of the properties were in a poor condition. The existing buildings on the site replaced 18th-early 19th century properties on the site with 1970s office building and a depot for the Nicholls and Clarke operation. Again, no trace of the 18/19th century development of the area remains although the existing buildings reflect the scale of surrounding development.

The buildings of the Blossom Street site

- 2.24 The following provides a *description* of individual buildings and groups of buildings on the site - an indication of age and appearance, and a brief description of their present state. Further detail of the buildings now can be found in the 'Existing Building Heritage Analysis' contained in Appendix A. *An assessment of their significance and contribution to the Elder Street Conservation Area* is provided in the next section of the report.

Nos. 13-20 Norton Folgate and nos. 1-2 Shoreditch High Street

- 2.25 The street frontage was first re-developed in the period between 1716 and 1720 after Isaac Tillard acquired the St

John's Norton Folgate estate and laid out the area between Blossom Terrace (later Porter Street) and Spital Square.

No. 13 Norton Folgate

- 2.26 This is a brick-built office building constructed around 1935 with its main entrance to Norton Folgate and a second entrance to Folgate Street. It is likely that this building was constructed on the site of the former Norton Folgate Courthouse. The office with a shop at ground floor level is built to four storeys (including ground) with a long return to Folgate Street. The building is constructed in brick, possibly over a steel frame. The brickwork is formed so as to provide engaged pilasters with brick apron detailed spandrel panels, all topped with a cornice. The original windows in the building have been replaced.

No. 14 Norton Folgate

- 2.27 The building is a two-bay, four-storey (ground to attic) house in a nominally late Georgian style. Much of this building has been rebuilt.
- 2.28 The structure to this building comprises load-bearing brickwork external walls, and timber joisted floors, with a ground-bearing concrete basement slab. There are tie rods restraining the front wall at first and second floor level. The front wall is supported by a steel column at ground floor level propping a beam at first floor level spanning between the party walls to create the shop front. There is a basement below most of the footprint of the main structure, except for in the northern rear corner. Lintels over windows in the rear wall are formed using reinforced concrete. Lintels in the front wall are hidden behind finishes, so their form is currently unknown, but it seems likely to be flat brick arches externally with an internal timber lintel. The asphalted roof to this building is mostly flat, with a mansard on the front elevation only. The roof appears to be formed of timber joists spanning from front to back, supported off timber beams at around

2.5m centres. The timber beams span between party walls. There is a rear extension at ground and first floor level, formed of loadbearing brickwork walls and timber joisted floors. The roof to this extension is formed of corrugated metal supported by timber joists spanning between side walls.

2.29 The brickwork on the rear elevation appears to be from the 20th Century over the full height of the building including the rear extension. The floor joists at the upper levels have been replaced. The brickwork spine wall is two bricks thick, which is very unusual for a building of this type and age. It is not original. The steel column on the front elevation at ground floor level is not original. The staircases do not appear to be original, as their layout is not what one would expect for a building of this age and type, and the beam arrangement in the floor shows where the old staircase would have been. The ground floor level does not line up with the bottom step of the existing staircase, which suggests the floor level has been raised after the staircase was installed. The roof is not original. A double pitched arrangement with rear mansard has been replaced with a flat roof. Most of the chimney breasts and fireplaces have been removed.

2.30 Trial pit investigation in 2014 has revealed that the south wall of 14 Norton Folgate is in fact the north wall of 13 Norton Folgate suggesting that the south side of No 14, as well as the rear, was rebuilt.

No. 15 Norton Folgate

2.31 This brick building is of three-storeys plus cellar and attic, two bays wide and two rooms deep, and has the standard plan form of a small 18th century London house. The front is a mid-19th century rebuild, the rear is largely lost or a recent rebuild and any historic fabric in the interior is 19th century. Therefore, although the house looks 18th century in form, it is largely a mid-Victorian rebuilding. Traces of what appears to be a 19th century ground floor shop front are visible within the areas of protective

hoarding at ground floor level. The visible windows to the front elevation are modern casement replacements of Victorian sashes.

2.32 The structure of this building comprises load-bearing solid brickwork walls supporting timber floors. There appears to be a ground-bearing concrete basement slab. The front wall is supported by a cast iron column at ground floor level propping a beam at first floor level spanning between the party walls to create the open shop front. There is a basement under the full footprint of the main structure. Timber floor joists span from front to back of the building, and are supported off the front and rear walls, with intermittent beam supports spanning between the party walls. The external lintels over the windows in the rear wall are formed using shallow brick arches. It is assumed that the lintels in the front wall are similar, but these are hidden behind a tiled finish. Lintels seen in the inner faces of the front and rear walls are timber. Timber rafters form a double pitched roof with a central valley and mansards at the front and rear walls, with ridge boards, and a valley beam spanning between party walls. The roof is slated.

2.33 The building is in a very poor state of repair. The rear wall has been substantially rebuilt. The rear extension at ground floor level to this building does not appear to be original. The spine wall at first floor level has been replaced with a steel beam. The floor structures are likely to have been altered at various times in the past. The roof structure as a whole has noticeably sagged and there has been substantial water ingress. The rainwater penetration means that it is likely there is extensive decay in the timber floor structures, in particular at 3rd floor level and where the timbers are built into the external walls, especially by the front and rear wall parapet gutters. Part of the original spine wall at second floor level has significantly decayed significantly. This is a trussed partition that supports the third floor. It is no longer able to provide this support in its current condition. The front and rear wall brickwork

appears to be in a poor condition generally, and in need of a thorough overhaul.

Nos. 16-19 Norton Folgate

2.34 The four properties at nos. 16-19 Norton Folgate once formed a more complete row of buildings with no. 20 Norton Folgate (figure 14). The terrace was built in a single phase at the end of the 19th century and therefore has a uniform character and appearance. It was conceived as a purpose-built shopping parade with shops at ground floor with storage to the rear and residential accommodation over.

2.35 The buildings are constructed in redbrick and nos. 16-18 retain their attractive original 6x2 sash windows. Only two of the four buildings have been inspected internally for safety reasons. Internally, no. 16 is surprisingly intact and retains many of its historic joinery and other features such as windows, chimney breasts and doors. The original tongue and groove panelling to the shop area survives in areas. The building has been damaged through disrepair and associated water ingress but retains much of its 19th century character. In terms of the building's original layout, a single stair led from ground to first floor on the north side of the building to a large hall at first floor level. The staircase breaks to allow for a staircase at the centre of the plan aligned against the south party wall. This rises to third floor level with a rooflight over. Rooms are arranged to the east and west of the main stair lobby and staircase.

2.36 No. 17 has been subdivided at its upper levels and its ground floor shop remodelled. Internally, it is of much lesser interest than no. 16 due to this extensive refurbishment. While the building is a better state of repair than no. 16, signs of a deteriorating condition are evident.

No. 20 Norton Folgate

2.37 As set out above, the existing building at no. 20 replaced a late 19th century building that formed part of a cohesive group with nos. 16 and 19 Norton Folgate. Planning

permission was granted for the building in 1950 and its elevations approved in 1955. The present building on the site can therefore be dated to the later 1950s. The building was constructed as a café and offices.

No. 2 Shoreditch High Street

2.38 No. 2 Shoreditch High Street has been partially rebuilt, presumably following bomb damage that destroyed its neighbour to the south at no. 20 Norton Folgate. The principal elevation has been reconstructed in Fletton brick with steel windows and exposed concrete lintels. It also has a flat roof. As shown in figure 14, the building was originally three storeys but with a dormer at attic level behind the street elevation's parapet. Figure 14 also shows that the building was originally three bays wide. Behind the building's reconstructed façade, the plan layout is typical of that of a late Georgian/early Victorian building with a small dog-leg stair in its south-east corner.

Nos. 3-9 Shoreditch High Street

2.39 In the 1930s a new block (Niclar House) was built by Nicholls and Clarke at nos. 3-5 Shoreditch High Street, and their late 19th century premises were re-fronted, all finished in yellow faience. The new block incorporated their offices and showrooms. Figure 15 shows the building in construction and the form and architectural composition of the original Nicholls and Clarke building which was subsequently refaced.

2.40 The refacing essentially covered two buildings. One was the original 19th century Nicholls and Clarke building (nos. 6-9 Shoreditch High Street) and the other was a new purpose built structure of the 1930s. The distinction between the two is still apparent internally although the main elevation to Shoreditch High Street has been unified. The new front to the original and retained Nicholls and Clarke building was respected its original form and retained a central bay given emphasis through an enlivened parapet line.

Folgate Street

- 2.41 Folgate Street was built up with modest houses in the 17th century. By the late 19th century, although the south side of the street retained good Georgian houses of c. 1724, the north side contained a public house, a cow keeper and lower-grade houses occupied by small tradesmen. In the first decade of the 20th century, much of the north side of Folgate Street, west of Blossom Street, was rebuilt.

Nos. 5-11a Folgate Street

- 2.42 Nos. 5-11a Folgate Street are Edwardian commercial buildings with Arts and Crafts detailing. Probably built in two blocks, nos. 5-9 (dated 1904 on rainwater heads) and nos. 11-11a, they contained shops and a public house on the ground floor and probably had residential accommodation on the upper storeys. The interiors above the ground floor have been removed and a large rear extension was added in an office conversion in the 1970s. All of the buildings are locally listed.

Nos. 16 and 17 Blossom Street

- 2.43 No. 17 and 16 Blossom Street were built between 1959 and 1965. Nos. 16 and 17 infilled the entrance to Blossom Place, a small court lined with houses at the centre of the block running west towards Norton Folgate. The houses that once lined Blossom Place were demolished in the 1950s.

Nos. 12-15 Blossom Street, including No 12 & 13 Blossom Street (timber section) and No 14 & 15 Blossom Street (concrete section)

- 2.44 By the early decades of the 20th century, the premises of Nicholls and Clarke occupied almost half of the block delineated by Shoreditch High Street and Norton Folgate to the west and Blossom Street to the east as well as other buildings and yards in close proximity to the main warehouses.

- 2.45 The builder's merchants business started life in a small unit on Shoreditch High Street before expanding through the block onto Blossom Street. Closures and consequent purchase of other nearby business premises, including the East London Aquarium and the girls' school, by Nicholls and Clare saw their operation expand dramatically at the end of the 19th century. By 1890, the premises had expanded through to Blossom Street with new warehouse buildings constructed and by the early 20th century more of the Blossom Street frontage had come under their ownership.
- 2.46 Rather than comprehensively redevelop the site at any point for their purposes, the warehouses and showrooms of the business grew on a more *ad hoc* basis, and the memory of different plot widths and buildings is retained behind the frontages to Blossom Street and the 1930s frontage to Shoreditch High Street. The resulting building behind these frontages is complex with multiple access points and stairs, numerous lightwells, differing floor levels and a variety of structural elements such as roofs, floors and ceilings.
- 2.47 The various warehouses along the Blossom Street frontage were built at different times and this is reflected in slight alterations along the Blossom Street façade (figure 16). The Blossom Street warehouses reflect the growth of the Nicholls and Clarke operation during the later 19th century. The firm subsumed surrounding plots, occupying them as they became vacant and the buildings therefore reflect the success of this important Spitalfields business. No. 15 is a six-bay, four-storey (plus cellar) warehouse which was acquired by Nicholls and Clarke in 1900. It had been built for the previous owner, Mr Fish, in 1886 by architects Gunton & Lowther, as recorded in the inscription over the archway leading into a former yard. It was probably built after the fire of 1866 at the London Aquarium (an animal menagerie). At some point in its history, the roof storey to no. 13 Blossom Street was removed. Scarring left by the structure at this level is

evident in views at street level and from further afield. Figure 16 appears to show the building's original appearance.

Blossom Street Warehouse (north end of Blossom Street)

2.48 This warehouse was also part of the Nicholls and Clarke estate, most likely purpose built by them to house their glass department. The building was constructed in 1887 and replaced a short row of houses, and is visible on the Goad plan for 1890 (figure 4). It rises to four storeys over a basement and as with the other 19th century Blossom Street warehouses, it is constructed in yellow and blue brick and has a pitched tiled roof. To the west of the building, a 1970s single storey extension is attached.

2.49 Internally, the building is well preserved and retains its original floors and ceiling structures and other fixtures and fittings. The historic stairs are also *in situ*. Externally, wall cranes survive to the loading bays of the principal Blossom Street elevation.

1927 Warehouse and Stables

2.50 This warehouse was constructed by Nicholls and Clarke in 1927. It is a more standardised form of architecture built this time in red brick. The building replaced earlier warehousing on the site but this redevelopment included the retention of the so-called Stables, a building to the north and possibly the frontage to Blossom Street.

Nos. 4-8 Elder Street

2.51 Nos. 4-8 Elder Street were built in the late 19th/early 20th century as commercial premises. They replaced a row of houses and were presumably built to take advantage of the proximity of the site to both Commercial Street and the railway. Their commercial/light industrial character is reflected in their principal elevation to Elder Street. Nos. 4-8 have since been converted for office use. All of the buildings are locally listed. The group is built in yellow brick with a raised ground floor. Each has a loading bay to the north and nos. 4 and 6 have two bays

of fenestration at the upper levels. No. 8 is four windows wide.

2.52 The buildings were built on a slightly staggered plan with no. 4 having the deepest footprint (figure 6). No. 8 was built adjoining the Artisan dwellings on Fleur De Lis Street. Following the demolition of the latter, the former party wall to no. 8 has been finished and rendered over. There are some later minor alterations that appear to relate to the infilling of yards to the rear of nos. 4-8 Elder Street but they do appear to follow their original form and footprint.

No. 2 Elder Street and passageway to the north

2.53 No. 2 is a small-scale two-storey house that was used in later years as a shop and warehouse. Historic plans also appear to show a stable to the rear of the building in the 1940s. The building is ruinous and without a roof or floors. The plot line of the building is currently hoarded along Elder Street, as is the front of the passageway to the north.

2.54 The passageway along side no. 2 may have been an entrance point to the Nicholls and Clarke site behind and also accessed via Blossom Street. It seems from historic plans that the passage was once covered by any roofing structure has since fallen away.

No. 161 Commercial Street

2.55 No. 161 occupies a triangular corner site, its principal frontage shaped by the alignment of Commercial Street. It is therefore likely that the building was constructed around the time of or after the laying out of Commercial Street. The building is built in brick with a rusticated stuccoed ground floor. It rises to two storeys and currently has a flat roof. The building has been used as a restaurant, partly used as a Mission Hall and a paint warehouse.

No. 10 Blossom Street

- 2.56 No. 10 was built in the 1950s and is a two-storey, yellow stock brick building constructed as a motor transport depot for the Nicholls and Clarke operation. It is unremarkable architecturally and does not make a significant contribution to the pattern of development in the local area. The building replaced housing and a public house.

Loom Court, nos. 2-3 Fleur De Lis Street and 14-22 Elder Street

- 2.57 As set out in above, the existing building on the site replaced 18th and early 19th century housing in the 1970s.

The Elder Street Conservation Area

- 2.58 The following describes the Elder Street Conservation Area. An analysis of the character and appearance of the conservation area and the contribution of buildings on the Blossom Street site to the conservation area is provided in the next section.
- 2.59 The Elder Street Conservation Area was designated in July 1969. The conservation area is defined by Commercial Street to the north and north-east, Norton Folgate to the west and by Spital Square and Folgate Street to the south. The conservation area boundary encapsulates an area of townscape with its origins in the early 18th century. Originally, the area was given over to principally residential development but over time, other uses have been introduced and historic plots redeveloped to give smaller areas of varying architectural character and appearance.
- 2.60 The conservation area was originally an area of marshy ground on the edges of the city of London. By the mid-13th century, the Priory of St Mary Spital was established in the area. With the priory came the Hospital of the Blessed Virgin Mary without Bishopsgate. Spitalfields took its name from the fields laying adjacent to the hospital boundary. The remains of the priory and hospital have been designated as a Scheduled Ancient Monument.

- 2.61 Parts of the area were developed for residential use in the 17th century, but the Georgian houses that survive today were built after 1716. The majority of the conservation area lies within the former St. John and Tillard Estate, one of the area's historic landlords. Elder Street was begun around 1722 as a row of houses, which were originally only one room deep, and these houses now form the core of the conservation area.
- 2.62 Although originally built as a more well to do suburb to the City, by the 19th century, Spitalfields had become very overcrowded and poverty was rife. The development of Commercial Street to the north-east was principally intended to provide the city and Shoreditch with better links to London's docks but the opening of the route in the mid 19th century also had the impact of removing poor quality housing and opening up the area more generally.
- 2.63 Demolition of many Georgian properties has occurred during the 20th century, largely as residential use declined in the area and other uses maximised opportunities for development and intensification. This trend has been halted and the area is now a popular place to live and work with many of the original Georgian terraced houses restored and reused as homes and offices.
- 2.64 The conservation area can be divided into a number of smaller sub-areas the character of which is dictated by their location:
- Elder Street and Folgate Street: located at the centre of the conservation area, the two streets and their junction are important for the degree of survival of most of the area's 18th century fabric.
 - Spital Square: this area has lost much of its original 18th century character to later development but remaining historic buildings allude to the square's former character and appearance.

- Blossom Street, Fleur de Lis Street and Elder Street (north): This area retains a number of industrial buildings that are reflective of the increased commercialisation of the conservation area during the 19th century.
- Norton Folgate: There is a mixed frontage to Norton Folgate which includes remnants of Georgian residential development, Victorian shopping parades, the 1930s Nicholls and Clarke Warehouse frontage and post-war development. This area is reflective of the changing uses of the Elder Street Conservation Area.
- Commercial Street: This part of the conservation area is typified by mid- to late-Victorian development associated with the laying out of Commercial Street. It has a different character to the core of the conservation area and to Norton Folgate.

3 The heritage significance of the site and its context

Introduction

- 3.1 This section of the report describes the heritage significance of the Blossom Street site and its surroundings.

Designations

The Elder Street Conservation Area

- 3.2 The entire Blossom Street site is located within the Elder Street Conservation Area. The Elder Street Conservation Area was designated in 1969. The conservation area boundary is drawn to include parts of Commercial Street, Norton Folgate, Elder Street, Blossom Street, Fleur De Lis Street, Spital Square and the southern end of Shoreditch High Street (Figure 17).
- 3.3 The current conservation area appraisal for the conservation area was adopted in 2007, and is described in more detail in the next section of the report.



Figure 17: the Elder Street Conservation Area. Pink indicates the extent of the conservation area (the boundary runs along Commercial Street to the east), blue are listed structures, and yellow indicates locally listed buildings (© the London Borough of Tower Hamlets)

Statutorily listed buildings

3.4 There are no listed buildings within the Blossom Street site but there are a number of listed buildings in close proximity. These include:

- Nos. 6 and 8 Folgate Street;
- Nos. 10-18 Folgate Street;
- Nos. 17-21 Folgate Street;
- No. 27 Folgate Street;
- Nos. 1-3 Elder Street;
- Nos. 9 and 10 Fleur De Lis Street;

- Nos. 5 and 7 Elder Street;
- 9, 11 and 13 Elder Street
- Railings and nos. 9 and 13 Elder Street;
- No. 15 Elder Street;
- No. 17 Elder Street;
- Nos. 19 and 21 Elder Street;
- No. 23 Elder Street.
- No. 24 Elder Street;
- Street lamp affixed to wall of no 26 Elder Street
- Nos. 28 and 30 Elder Street;
- Nos. 32 and 34 Elder Street;
- Railings and nos. 32 and 34 Elder Street
- No. 36 Elder Street;
- 2 Bollards at junction with Elder Street
- Burhan Uddin House, Commercial Street
- Two posts at the entrance to Bowl Court; and
- Post at the corner of Worship Street

Locally listed buildings

3.5 All these listed buildings or structures are Grade II. There are a number of locally listed buildings within the Blossom Street area. These include nos. 5-11a Folgate Street and nos. 4-8 Elder Street. The local listing designation implicitly attributes a higher level of significance to these buildings than other buildings within the proposed development site.

Other designations

- 3.6 The southern part of the site, which includes those areas south of Fleur De Lis Street, are located within the boundary of the of the Scheduled Ancient Monument of the Priory and Hospital of St Mary Spital. While the growth of the Priory is touched upon in the historic development of the site above, the history of the complex and the consequent implications for the proposed development are addressed in the report prepared by MOLA.

The relevant heritage assets

- 3.7 In terms of the assessment of the proposals for the Blossom Street site, the heritage assets most relevant to considering the effect of the scheme are the Elder Street Conservation Area, nearby listed and locally buildings and the scheduled ancient monument. The latter is dealt with in the MOLA report.
- 3.8 The effect of the proposed development on these assets will be firstly on the character and appearance of the Elder Street Conservation Area brought about by the proposed development, secondly special architectural and historic interest of the statutorily listed buildings insofar as that special interest is affected by development in their setting, and finally on the local significance of locally listed buildings.
- 3.9 A wider set of designated heritage assets was examined in order to identify the set of heritage assets described above that will be affected by the proposed development. With the exception of two posts at the entrance to Bowl Court (Grade II) and a post at the corner of Worship Street (Grade II) the nearest listed buildings to the site other than described above are the surviving Grade II structures facing Shoreditch High Street at the western end of Bishopsgate Goods Yard (Grade II) and 196 Shoreditch High Street to the north of the London Overground bridge crossing Shoreditch High Street (Grade II). The

Fournier Street Conservation Area lies to the east of Commercial Street and south of Brushfield Street, and the Artillery Passage Conservation Area is also to the south of Brushfield Street. In Hackney, a small section of the South Shoreditch Conservation Area extends along Shoreditch High Street to include 221-233 Shoreditch High Street. These assets were not assessed as being likely to experience a significant effect from the proposed development, given their more remote and incidental relationship to the site.

Assessing heritage significance

- 3.10 The Elder Street Conservation Area, the statutorily listed buildings in the vicinity of the Blossom Street site and the scheduled ancient monument are ‘designated heritage assets’, as defined by the National Planning Policy Framework (the NPPF). Locally listed building can be considered as ‘non-designated heritage assets’.
- 3.11 ‘Significance’ is defined in the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. The English Heritage ‘Planning for the Historic Environment Practice Guide’ puts it slightly differently – as ‘the sum of its architectural, historic, artistic or archaeological interest’.
- 3.12 ‘Conservation Principles, Policies and Guidance for the sustainable management of the historic environment’ (English Heritage, April 2008) describes a number of ‘heritage values’ that may be present in a ‘significant place’. These are evidential, historical, aesthetic and communal value.

The heritage significance of the buildings on the Blossom Street site

No. 13 Norton Folgate

- 3.13 The scale of the building responds to the existing townscape pattern and also to the general scale of the

Elder Street Conservation Area and in its basic neo-classical form, it follows the pattern of 18th century development in the area. Its architectural value is limited and has been diminished further through inappropriate alteration. Its significance is therefore low in terms of the historic development of the wider area and in its own intrinsic and architectural value.

No. 14 Norton Folgate

- 3.14 Internal and external inspection of No. 14 Norton Folgate confirms that it was largely re-built in the mid 20th Century and that little of the original 18th Century fabric remains. This is particularly evident when no.14 is viewed from the rear, where modern low-quality brickwork, exposed concrete lintels and felt flat roof are all clearly visible. Structural investigations inside No. 14 Norton Folgate confirm that the internal structure is of a similarly poor quality and has been altered.
- 3.15 Despite a historical appearance to the street, No. 14 Norton Folgate is, for these reasons, of low heritage significance.

No. 15 Norton Folgate

- 3.16 This building provides a reminder of the history of the area and the traditional plot widths and building forms of the immediate locality. Its rendered frontage represents a possible attempt to update the building on what was originally a busy shopping street. While altered from its original form, the building has some interest and significance for its age and reflection of Norton Folgate's original appearance and character.

Nos. 16-19 Norton Folgate

- 3.17 They present a pleasant but not architecturally distinctive group of buildings to Norton Folgate. This form of development is prevalent in town centres and shopping streets across London. One fairly unusual feature of the buildings is the survival of associated rear wings at ground and first floors. The rear wings are a form of late

closet wing that contained washing facilities for the residential accommodation in each property. Their interest is not so much in their use and construction but more for their degree of survival which is remarkably good. These elements are visible as a group at the rear of the properties and visually form a distinctive group with chimneys and gable end walls. Seen against the existing rear elevation of the main buildings to Norton Folgate, the grouping is atmospheric and evocative of a 19th century London townscape. While there are areas of interest within the buildings and to the rear elevation, the overall architectural composition of the group has been diminished by the loss of no. 20 through WWII bombing. No. 20 was a taller element, terminating the group and no doubt prominent in views from the north and south. The taller, tower element also marked the kink in the building line along Norton Folgate before returning to a lower scale element of three storeys to Shoreditch High Street (figure 14). This lost building aligned exactly with the floor plates of its neighbours to the south and was a fundamental feature in the overall architectural interest and significance of the group. As set out below, no. 20 does not make this contribution to the group in any way and this does diminish the buildings' significance and architectural interest.

No. 20 Norton Folgate

- 3.18 The existing building rises to three storeys over a ground-floor café. Its predecessor also rose to four storeys but its floors aligned with those in its neighbours to the safe. The replacement building makes no attempt to do this and is a complete divergence from the established architectural character of the parade. Each of the floors in the existing building is squat and small in plan and the building's principal elevation to Norton Folgate is very limited in its architectural quality.
- 3.19 This is a very poor replacement building of the 1950s. Its only real interest is the retention of the historic footprint

of development on the site which respects the historic kink in the street line and historic property boundaries. Its architectural and historic interest is therefore very low.

No. 2 Shoreditch High Street

- 3.20 Although vestiges of the original buildings remain, the building has been heavily and poorly altered and this has affected the building's overall significance. The building does reflect the traditional, more domestic scale of an earlier phase of development of Norton Folgate, as with nos. 14 and 15, but it has been heavily altered. Its architectural value is negligible and its interest derives principally from its scale and size

Nos. 3-9 Shoreditch High Street

- 3.21 The existing building is of some architectural value as a partial refronting of an earlier building and for its association with Nicholls and Clarke, a prominent local firm. The building represents the growth of the business and what was then a bolder and up-to-date approach to selling and presenting merchandise. The faience façade is unusual for this area of London but its interest has been diminished through lack of investment and alteration. It is evocative of the 1930s but is not an outstanding example of architecture from this period. The materials, design and footprint of the building lead it to stand out from its neighbours and to have a less cohesive relationship with its surroundings.

Nos. 5-11a Folgate Street

- 3.22 As a group, the buildings have a high architectural value and are an interesting and cohesive example of a contextual Edwardian development. Architecturally, the buildings are reminiscent of Philip Webb's workshops on Worship Street to the north-west. The buildings sensitively respond to their context while being an obvious but appropriate insertion into the townscape. The buildings are richly detailed with a monumental chimney marking the corner of Folgate Street and

Blossom Street. The rear parts have been altered and extended.

- 3.23 While undoubtedly of interest and significance, the buildings have been heavily altered internally. While there was a public house on the corner of Folgate Street and Norton Folgate, the development appears to have been built without the re-provision of a pub in mind. The buildings were originally built as shops, offices and other commercial activities but the more recent public house use and expansion as well as the 1970s office conversion has seen much of the buildings' interiors removed. Alterations have also taken place at ground level to the shopfronts. Those at nos 5-7 have been altered, although they do still retain original glazing.

- 3.24 The buildings have been identified on the London Borough of Tower Hamlets' local list and they therefore have been assessed for their special historic or architectural interest. While this interest is palpable through the principal elevations to Folgate Street and Blossom Street, their significance has been diminished through later alteration.

Nos. 16 and 17 Blossom Street

- 3.25 As one of the more recent buildings forming part of the wider block, the building is of lesser historic interest than its older neighbours. In addition, the building blocked the historic Blossom Place, a well established feature of the local townscape and typical of the inner-city courts of the 18th and 19th centuries. Traces of Blossom Court remain in a small courtyard at the centre of the block. Architecturally, the buildings are modest and reflect the period of their construction. The buildings are very different in character to others within the immediate locality and are of negligible significance.

Nos. 12-15 Blossom Street

- 3.26 The warehouses are constructed in yellow and blue engineering brick. Architecturally they are very solid and robust but they are of a standardised form of late 19th

century warehouse architecture. They are purely functional in character and appearance. The façade to Blossom Street is unified, despite some variation which reflects different periods of growth and occupation and reinforces the industrial character of this part of the conservation area. As set out above, no. 13 Blossom Street has lost its top floor or original roof at some point and it is now shorter than the surrounding buildings. This highlights the sequential growth of the Nicholls and Clarke site but also indicates a significant alteration that has impacted on the overall architectural integrity of the Blossom Street warehouses.

- 3.27 Internally, the warehouses are interesting and evocative of a late 19th century, significant commercial enterprise. The spaces within the warehouses retain a genuine patina which is emphasised through the surviving traces of hoists and wall cranes. As noted above, the absorbing of adjoining buildings and plots by the company is visible in the complex floor layout of the buildings.

Blossom Street Warehouse (north end of Blossom Street)

- 3.28 The warehouse reflects the historic development of the Nicholls and Clarke operation as a purpose built warehouse for the firm. It reflects a significant move forward for the firm which to this point had colonised existing buildings to the south along Blossom Street. The building is complete and coherent and a relatively simple structure. For these reasons, the building has some significance and architectural and historic interest. It has a strong relationship with the 1927 warehouse to the east of Blossom Street and to nos. 12-15 Blossom Street to the south. It contributes to and amplifies the historic interest of this more commercialised area of the conservation area.

1927 Warehouse and Stables

- 3.29 It is interesting that the warehouse was built just a few years before the faience façade was added to the main buildings fronting Norton Folgate. Even while that phase of development was almost a bringing up-to-date of the

company in a bold new style, the warehousing to the rear along Blossom Street was not afforded a similar approach. The 1927 warehouse emphasises that there was very much a certain outward expression to Norton Folgate while the 'back-of-house' and functional areas of the operation along Blossom Street were not given the same architectural luxuries. The Nicholls and Clarke operation most definitely had two faces and two very different approaches architecturally.

- 3.30 The building's architectural and historic interest is lesser than its earlier counterparts and there of comparatively lower significance. The building to the north warrants further inspection and assessment as this may be the structure referred to on the Goad Plan variously as 'Stables' and a lead and glass warehouse (figures 4 and 6). This building rises to 3 storeys and has a slate pitched roof. The 1944 Goad Plan indicates an additional stable to the east of this earlier building, behind no. 2 Elder Street. Stables, with horses on site for deliveries, would have been required by an operation like Nicholls and Clarke. However, the use of horses for deliveries in the 1940s was becoming increasingly rare. It seems likely that the building was constructed as a warehouse and adapted for stable use in later years.

Nos. 4-8 Elder Street

- 3.31 The locally listed buildings at 4-8 Elder Street form a strong and cohesive group with a large-scale ground floor and loading bay reflecting the buildings' industrial use. For their completeness individually and as a group, their distinctive form, interest as a purpose built commercial development and relationship with the increasing commercialisation of the area, the buildings are considered to have architectural and historic significance.

No. 2 Elder Street and passageway to the north

- 3.32 The building at No. 2 is of some historic interest as an example of 19th century housing within the conservation

area. It is however in a very poor condition and unstable and while it may have originally had some modest architectural interest for its domestic scale and detailing, this has been diminished as a result of its advanced state of dereliction. There is nothing in the passageway alongside No. 2 of remaining architectural interest although the potential preservation of a route through the site has some historic value.

No. 161 Commercial Street

- 3.33 The building has some historic value for its association with the laying out of Commercial Street. The building is typical of the mid-19th century and while dilapidated and in a poor state of repair, the building does have a limited architectural character and interest. Historic plans indicate that the building once had a third storey, presumably an attic storey contained within the roof. Certainly, a flat roof is unlikely to have been an original feature of the building. Although uninspected internally, the flat roof indicates a degree of internal alteration.

Loom Court, nos. 2-3 Fleur De Lis Street and 14-22 Elder Street

- 3.34 To its street elevations, the building is well constructed and follows the architectural language of the surrounding Georgian townscape. However, it is clearly a building with a much larger floorplate than surrounding buildings and when viewed from within its courtyard, it is clear that the building has a more generic 1970s and utilitarian character. The architectural and historic value of the building is therefore limited. It does however blend with its neighbours to a degree in materials and general architectural composition but its scale and form do mark it as a later structure.

The heritage significance or character and appearance of the Elder Street Conservation Area

- 3.35 The significance of the conservation area is principally derived from the 18th century development of the Spitalfields area and the survival of a good number of buildings from this period. Obviously, the significance of the area is not limited to its 18th century character. Its significance is also derived from the changing character of the area during the 19th century which resulted from the great Victorian infrastructure improvements to roads and railways in the immediate area and beyond.
- 3.36 The Victorian city fringe was one occupied by 18th century, deteriorating housing and characterised by poverty alongside thriving commercial enterprises and activity. The conservation area boundary essentially captures this trend and mixture of development providing a snapshot of life in the area during the 19th century. Its association with Spitalfields, an area potentially of London-wide importance, also attributes the area with both historic and architectural significance that is typical of the city fringe areas of East London.
- 3.37 The character and appearance of the Elder Street Conservation Area is very varied - from the 18th century Georgian houses of Elder Street and Folgate Street to the mid-19th century Peabody dwellings on Commercial Street and the warehouses of Blossom Street. This variety derives from the age, style and materiality of buildings, and variations within the use of the predominant material, which is brick. The conservation area, while possessing Georgian core, includes buildings from all subsequent periods. The consistent and compact façades of Elder Street contrast with the more expansive buildings on Commercial Street. Though the grain is largely intact, Fleur De Lis Street contains notable gap sites, including that within S2.
- 3.38 The reference to Broadgate Tower in the conservation area appraisal reflects the date (2007) of the appraisal -

the tower is now long completed, and planning permission exists for a development to the north of Broadgate Tower, the Principal Place scheme, which is intended to be built in the near future, and includes a 50-storey tower. Principal Place is designed by Foster & Partners. Other tall building proposals exist for Bishopsgate Goods Yard to the north, and the Foster and Partners Bishops Square development lies to the south and is 13 storeys high. Development of a similar scale sits on Bishopsgate to the west of Bishops Square between Brush Street and Spital Square, opposite the main Broadgate development, which rises to 12-15 storeys along Bishopsgate. Further south is the 34-storey Nido Spitalfields tower in Middlesex Street.

The contribution of the Blossom Street site to the conservation area

- 3.39 The Blossom Street site falls entirely within the Elder Street Conservation Area boundary and covers approximately 25% of its full extent. Some of the buildings on the Blossom Street site are closely connected to this significance and character in terms of their historic development and architectural form. The proposed development site touches on almost all of the sub areas of character identified within the conservation area.
- 3.40 Buildings within the site boundary make varying contributions to the character and appearance of the conservation area. An assessment of their significance is provided above, and further assessment is provided in the next sub-section. They have been considered in terms of the guidance provided in ‘Understanding Place: Conservation Area Designation, Appraisal and Management’, bearing in mind the important caveat that the English Heritage guidance provides regarding the degree to which ‘historic form and values’ of individual buildings survive. The following table identifies whether each building within the development site thus makes a

positive, negative or neutral contribution to its character and appearance.

	Address	Contribution
Site 1	Nos. 3-10 Shoreditch High Street	Neutral
	No. 2 Shoreditch High Street	Negative
	No. 20 Norton Folgate	Negative
	Nos. 16-19 Norton Folgate	Positive
	No. 15 Norton Folgate	Positive
	No. 14 Norton Folgate	Neutral
	No. 13 Norton Folgate	Neutral
	Nos. 5-11a Folgate Street	Positive
	Nos. 16 and 17 Blossom Street	Neutral
Site 2	Nos. 12-15 Blossom Street	Positive
	Nos. 4-8 Elder Street	Positive
	No. 2 Elder Street	Negative
	Passage from Elder Street	Negative
	No. 161 Commercial Street	Neutral
	1887 Blossom Street Warehouse	Positive
	1927 Warehouse	Neutral
Site 3	Gap site in front of 1927 warehouse	Negative
	No. 10 Blossom Street	Negative
	No. 11 Fleur De Lis Street	Neutral
	Nos. 14-22 Elder Street	Neutral

Table 1

- 3.41 The majority of buildings have been identified as making a negative or neutral contribution. It is worth noting that the gap site in site 2, in front of the 1927 warehouse could be said to make a negative contribution to the conservation area, as do no. 10 Blossom Street, no. 2 Elder Street and adjoining passageway and nos. 2 and 20 Norton Folgate. Buildings that make a positive contribution to the character and appearance of the conservation area include the warehouses on the west side of Blossom Street, nos. 4-8 Elder Street and nos. 16-

19 Norton Folgate. The remaining buildings are considered to make a neutral contribution. The Fleur De Lis Street passageway does not fall within one of the sites but it should be noted that the alleyway and street surfaces and layout generally make a positive contribution to the character and appearance of the conservation area.

‘Historic interest’, ‘Historical value’ and ‘Evidential value’

- 3.42 The Blossom Street site, the listed and unlisted buildings nearby, and their relationship to one another and the Elder Street Conservation Area collectively illustrate the development of this part of London. They tell us about the evolution of one of the earliest areas of development beyond the City. Spitalfields has, throughout its history, exemplified the life of east London in its various land uses, buildings and associations. The area and its buildings are a record of social and economic change and lifestyles in various periods, and illustrate the effect these things had on the historic building stock and urban grain.
- 3.43 The Blossom Street site specifically tells us about more recent change, from the 19th century onwards, reflecting the nature of commercial life and how it was accommodated in older buildings, how those older buildings changed accordingly, and how new building typologies emerged to cater for expanding business activity. The site clearly has an association with a well-known business concern, Nicholls & Clark.
- 3.44 In terms of English Heritage’s ‘Conservation Principles’ the Blossom Street site, other listed buildings and the conservation area provide us with ‘evidence about past human activity’ and, by means of their fabric, design and appearance, communicate information about its past. Subsequent alteration, demolition and redevelopment within and around the Blossom Street site has not entirely removed the ability of the older townscape and intact historic buildings to do this; the Elder Street Conservation Area and its listed buildings clearly retains sufficient

historic character and appearance to convey the area’s historical ethos.

- 3.45 Only some of the buildings on the Blossom Street site retain such historic character and appearance. Nonetheless, and despite the changes that are described earlier in this report, the Blossom Street site retains its ability to convey this historical value, notably in its external appearance to surrounding streets.

‘Architectural interest’, ‘artistic interest’ or ‘aesthetic value’

- 3.46 It is clear that the Elder Street Conservation Area and the Blossom Street site have ‘architectural’ and ‘artistic interest’ (NPPF) or ‘aesthetic value’ (‘Conservation Principles’). In respect of design, ‘Conservation Principles’ says that ‘design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship’.
- 3.47 The part of the Elder Street Conservation Area containing the Blossom Street site possesses these heritage values to a varying degree. The contributing elements of the aesthetic significance of the area as a piece of historic townscape are the nature of older (listed and unlisted) structures and their contribution to the historic streetscape, and that streetscape itself. Some more recent buildings detract from the character and appearance of the conservation area.
- 3.48 No part of the Blossom Street site is statutorily listed. The ‘architectural interest’, ‘artistic interest’ or ‘aesthetic value’ of these buildings lies in their contribution to the character and appearance of the conservation area. Their internal qualities, where historic fabric survives, is of inherently lesser importance than their external appearance.
- 3.49 The listed buildings near the Blossom Street site have, by definition, special architectural and historic interest and in

respect of development on the site of the Blossom Street site that might affect their setting, that special interest has to do with their external architectural design, their scale, massing and roof profiles. Their internal special interest would clearly not be affected by adjacent development.

Communal value

- 3.50 Neither the site nor its immediate surroundings possess any notable degree of communal value in the manner in which it is defined by 'Conservation Principles'.

Summary

- 3.51 The Blossom Street site has clear historical and evidential value, and this value is expressed in the narrative of the site's history and how it has changed - this is set out earlier in the report.
- 3.52 In terms of architectural or aesthetic value, this is limited to the external appearance of the various surviving buildings on the site where a degree of architectural quality or interest remains intact. Large parts of the site, however, are of much less - and sometimes no - architectural significance.

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Appendix J2 – Existing Building Heritage Analysis

BLOSSOM STREET, E1

Appendix II: Existing Building Heritage Analysis
DECEMBER 2014



Application Documents

Application forms and certificates

CIL additional information form

Planning Drawings

Design and Access Statement

Planning Statement

Environmental Statement I

Environmental Statement II

Environmental Statement III

Environmental Statement Non-Technical Summary

Heritage Appraisal

Archaeological Assessment

Regeneration Statement

Energy Statement

Sustainability Statement

Transport Assessment including Framework Residential Travel Plan, Framework Employee Travel Plan, Indicative Construction and Logistics Plan and Indicative Delivery and Servicing Plan

Statement of Community Involvement

Document Control

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KMHeritage
AKT II
MOLA

Reviewed by: Allford Hall Monaghan Morris
KMHeritage
Date reviewed: 15.12.2014

**ALLFORD
HALL
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MORRIS**

KMHeritage



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5.1 Summary of findings

1.0 Introduction

1.1 This report

This report has been prepared jointly AHMM, KMHeritage, MOLA and AKT II as part of the comprehensive baseline analysis for the Blossom Street, E1, masterplan on behalf of British Land.

The 'Existing Building Heritage Analysis' was developed in 2013 and finalised early in 2014 to reflect the further research on various parts of the Blossom Street site during 2014. This was undertaken in order to provide the design team with a understanding of the nature, location and extent of the heritage significance across the Blossom Street site and to inform the development of proposals.

This document is composed of five parts:

- 1 A summary of the history and morphology of the site.
- 2 A summary of the existing heritage and Elder Street Conservation Area.
- 3 A summary of the Scheduled Ancient Monument.
- 4 An assessment of all existing structures on the site.
- 5 A summary of the assessment of the existing structures within the site.



Aerial View of the Site looking South-West.



Aerial View of the Site looking West.

1.0 Introduction

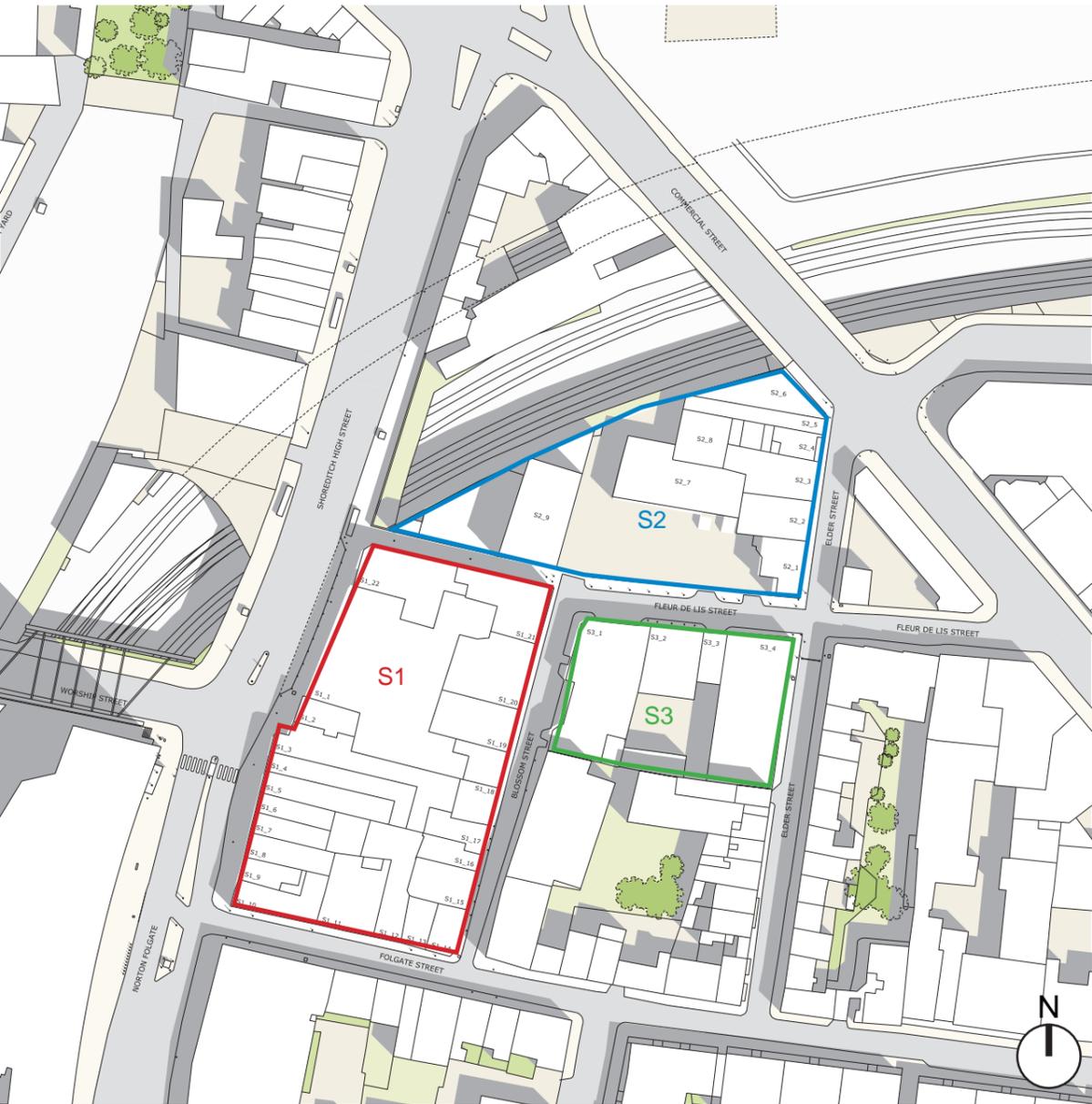
1.2 Methodology

The methodology used for measuring the value of existing buildings is a process designed to accommodate known heritage, conservation, ancient monument and structural information, as well as the views of KMHeritage, MOLA, AHMM's own analysis and AKT's comments.

Aside from information collated, all three parties have visited the site on a number of occasions.

The site is split into Sites S1, S2 & S3 and this study has been similarly subdivided.

- S1 SITE S1
- S2 SITE S2
- S3 SITE S3



Site plan

2.0 Heritage Appraisal

2.1 Historical Heritage summary and morphology

The three blocks that form the combined Blossom Street site lie within Tower Hamlets and are in the Elder Street Conservation Area. The estate covers 2 acres fronting onto Shoreditch High Street and Norton Folgate and is immediately to the North of Spitalfields. There has been continuous occupation of at least some of the blocks from medieval times and Bishopsgate itself, and its continuation Shoreditch High Street, which was one of the most important Roman Roads leading North from London from the earliest times of settlement. In 1197 the Priory of St Mary Spital was founded on agricultural land to the East of this road, the Northern part of its precinct included the Southern half of the S1 site, with a gatehouse on Folgate Street. From then onwards building occurred on the road frontage around the Priory.

After the Dissolution of the Monasteries under Henry VIII, the inner precinct of the Priory and Hospital of St Mary Spital, amounting to just over 8.5 acres reverted to the Crown and was eventually sold on. Interestingly it retained its status as an extra-parochial liberty called Norton Folgate. Within the former liberty were Folgate Street (formerly White Lyon Yard or White Lion Street), Spital Square, Elder Street, Fleur de Lis Street and Blossom Street. The Liberty of Norton Folgate was a distinct administrative unit between the Bishopsgate ward of the City to the South and the parish of St Leonard, Shoreditch in the North and survived until 1900. The plot divisions within the three blocks of the Blossom Street site, were mostly established in the 17th and 18th centuries. Development in the later 19th century increased the scale of the plots which were often amalgamated from the late Victorian era onwards to create large warehouses (especially in Site S1). The construction of larger commercial buildings and warehouses replaced smaller shops, most notably in the case of the former Nicholls and Clarke site. The plan from Horwood (1799) and the first OS map of c.1873 show the streets laid out and the blocks of buildings (figures 1-3).

The complexity of the different individual plots at the end of the 19th century is clearly depicted on the Goad Insurance Map of 1890 (figure 4). Some of the surviving buildings are shown (including no. 161 Commercial Street) at the beginnings of Nicholls and Clarke's extensive empire of showrooms, shops and warehouses that were to cover the whole of S1 by the 20th century. Few firms on the Eastern city fringe have had such a long association with one site such as Nicholls and Clarke. The firm began as glass merchants c.1875 before expanding into paint, ironmongery and sanitary ware, trading almost from the outset from a shop on Norton Folgate (then numbered with Shoreditch High Street) and warehouses on Blossom Street. A serious fire in the animal emporium located behind Blossom Street occurred in 1886 that killed many wild and exotic animals such as lions and bears. This partly allowed the firm to gradually acquire adjoining properties in the 1880s and 1890s and enabled the construction of impressive showrooms and warehouses to take place (figure 5).

The complex continued to expand in the early 20th century and in the 1930s the main showrooms on Norton Folgate were extended and given a fashionable new front.

The buildings and land that Nicholls and Clarke occupied were extensive, stretching South from the railway down either side of Blossom Street and from Norton Folgate through to Elder Street. The heart of the complex was the block of buildings on Norton Folgate and Blossom Street, the consequence of a piecemeal development that resulted in showrooms covering two thirds of the site, up to and around an internal light well. East of these lay a long range of warehouses, nos. 11 to 15 Blossom Street. Two freestanding warehouses to the North of Fleur De Lis Street (seemingly always unnumbered) also formed part of the site. Beyond these were stables and other ancillary buildings abutting the railway viaduct running through to Elder Street. Finally a mid-20th century distribution depot stood on the East side of Blossom Street. In addition to these were several buildings that had been demolished in the later part of the 20th century including a warehouse on the North-East corner of Fleur De Lis Street and Blossom Street (now a car park) and a former buildings material yard towards the Southern end of Blossom Street (redeveloped as housing).¹

There was some bomb damage during WWII which resulted in the rebuilding of some sites on the Blossom Street site, including no.20 Norton Folgate, with its distinctive set back which recalls a medieval boundary (figures 6-7). In the later 19th century no. 20 was a chemists, but was rebuilt as the Savoy cafe.

In the second half of the 20th century the surrounding area changed with some of the larger sites being altered dramatically. The nearby Bishopsgate Goodsyards closed in 1964, the wholesale Spitalfields Market moved to Leyton in 1991, and Nicholls and Clarke moved to Chadwell Heath in 2003. In the last ten years South Shoreditch has become increasingly fashionable - both as a place of entertainment and as a favoured location for the design and advertising worlds and is at the heart of London's High Tech industry.



Figure 1: Ogilvy and Morgan's Map 1676

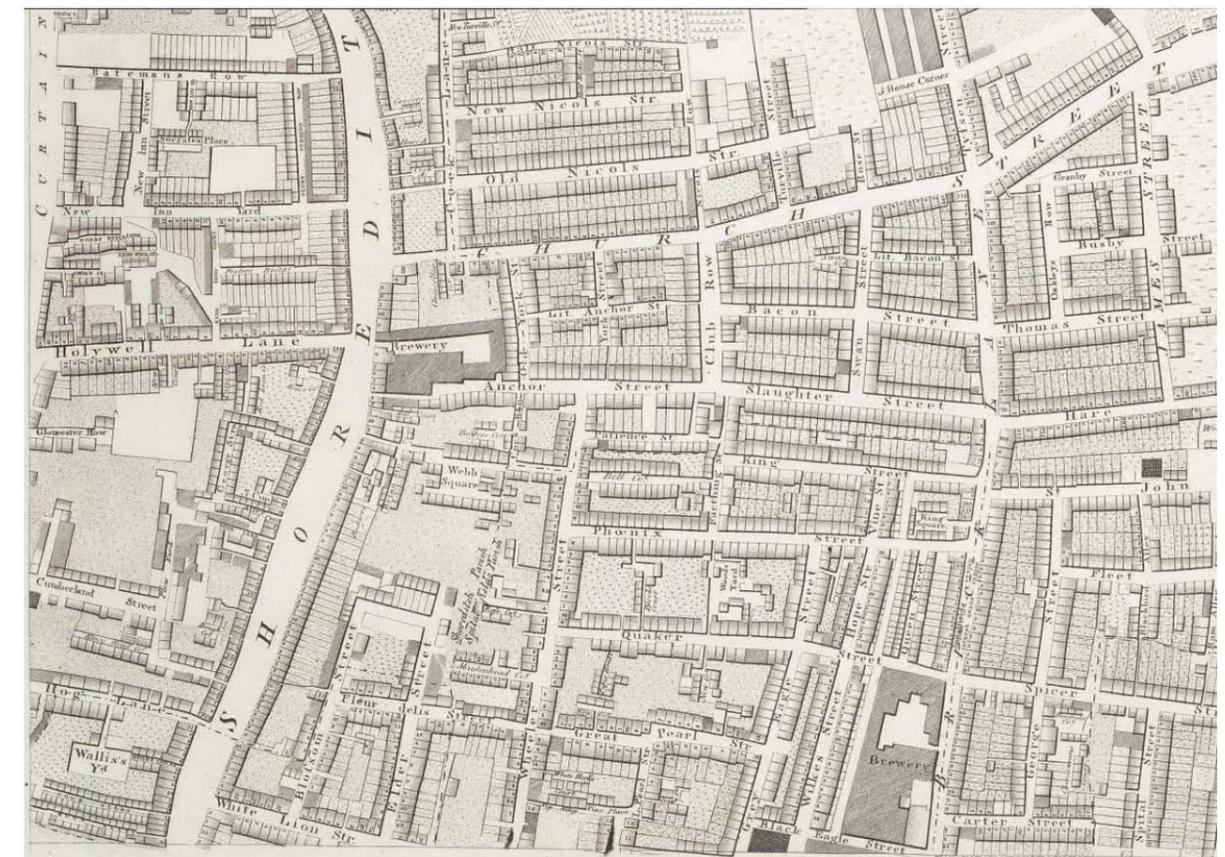


Figure 2: Horwood 1799

¹ Joanna Smith, Shoreditch Gazetteer (English Heritage 2004); Tara Draper & Joanna Smith, An Industrial Suburb: the commercial buildings of South Shoreditch 1850-1980, (2004)

2.0 Heritage Appraisal

2.1 Historical summary and morphology



Figure 3: OS Map 1873

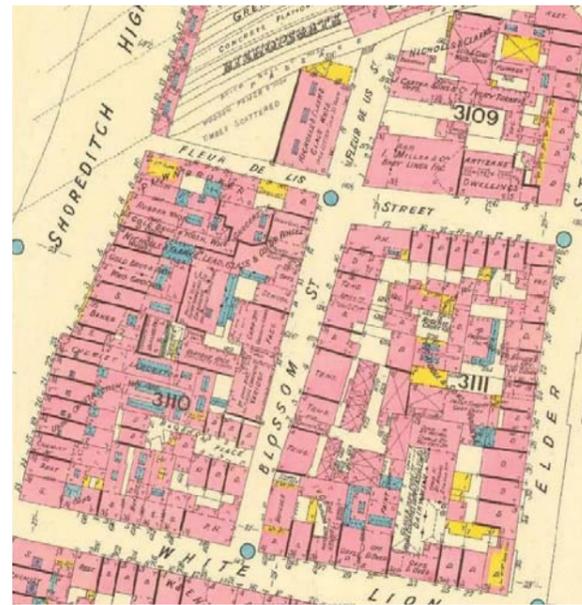


Figure 4: Goad Plan 1890



Figure 6: Bomb Damage Map of 1946 showing sites affected by bombing



Figure 7: OS Map of 1964-68 showing the large block occupied by Nicholls and Clarke between Norton Folgate and Blossom Street



Figure 5: Nicholls and Clarke Showroom

2.0 Heritage Appraisal

2.2 Conservation area

The Elder Street Conservation Area was designated in July 1969. The Conservation Area is defined by Commercial Street to the North and North-East, Norton Folgate to the West and by Spital Square and Folgate Street to the South. The Conservation Area boundary encapsulates an area of townscape with its origins from the early 18th century. Originally, the area was given over to principally residential development but over time, other uses have been introduced and historic plots redeveloped to give smaller areas of varying architectural character and appearance.

The Conservation Area was originally an area of marshy ground on the edges of the city of London. By the mid-13th century, the Priory of St Mary Spital was established in the area. With the Priory came the Hospital of the Blessed Virgin Mary without Bishopsgate. Spitalfields took its name from the fields laying adjacent to the hospital boundary. The remains of the priory and hospital have been designated as a Scheduled Ancient Monument.

Parts of the area were developed for residential use in the 17th century, but the Georgian houses that survive today were built after 1716. The majority of the Conservation Area lies within the former St. John and Tillard Estate, one of the area's historic landlords. Elder Street was begun around 1722 as a row of houses, which were originally only one room deep, and these houses now form the core of the Conservation Area.

Although originally built as a more well-to-do suburb to the City, by the 19th century, Spitalfields had become very overcrowded and poverty was rife. The development of Commercial Street to the North-East was principally intended to provide the city and Shoreditch with better links to London's docks but the opening of the route in the mid 19th century also had the impact of removing poor quality housing and opening up the area more generally.

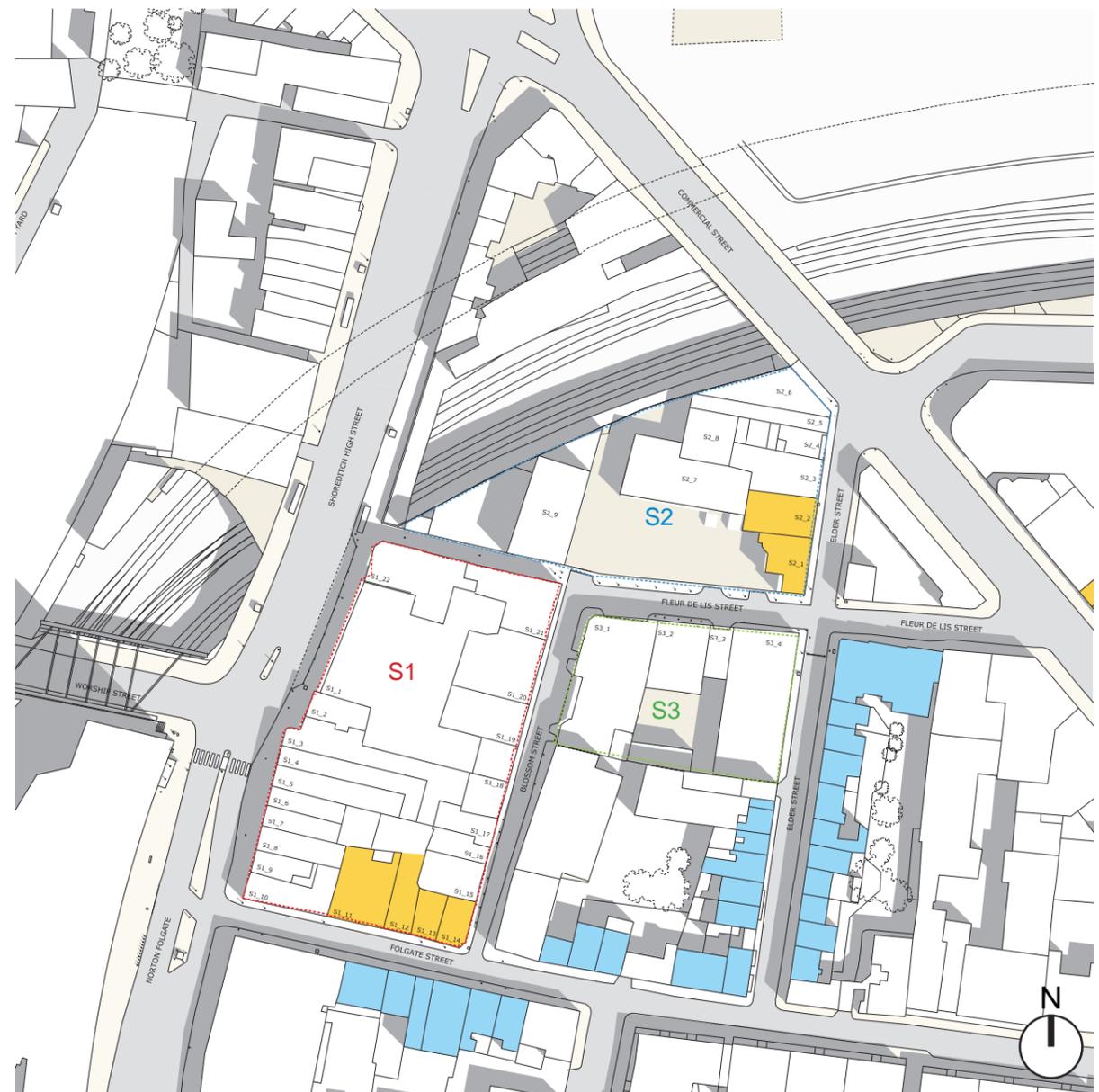
Demolition of many Georgian properties has occurred during the 20th century, largely as residential use declined in the area and other uses maximised opportunities for development and intensification. This trend has been halted and the area is now a popular place to live and work with many of the original Georgian terraced houses restored and reused as homes and offices.

The Conservation Area can be divided into a number of smaller sub-areas the character of which is largely dictated by their location in the Conservation Area:

- Elder Street and Folgate Street: located at the centre of the Conservation Area, the two streets and their junction are important for the degree of survival of most of the area's 18th century fabric.
- Spital Square: This area has lost much of its original 18th century character to later development but remaining historic buildings allude to the square's former character and appearance.
- Blossom Street, Fleur De Lis Street and Elder Street (North): This area retains a number of industrial buildings that are reflective of the increased commercialisation of the Conservation area during the 19th century.
- Norton Folgate: There is a mixed frontage to Norton Folgate which includes remnants of Georgian residential development, Victorian shopping parades, the 1930s Nicholls and Clarke Warehouse frontage and post-war development. This area is reflective of the changing uses of the Elder Street Conservation Area.
- Commercial Street: This part of the Conservation Area is typified by mid to late Victorian development associated with the laying out of Commercial Street. It has a different character to the core of the Conservation Area and to Norton Folgate.

Designation Status

- Locally Listed
- Listed



Site plan highlighting listed and locally listed buildings

3.0 Scheduled Ancient Monument

3.1 Scheduled Ancient Monument summary & morphology

Sites S1 and S3 lie wholly within a Scheduled Ancient Monument as defined by the Secretary of State for the Department of Culture, Media and Sport. Any unauthorised disturbance of the ground within a Scheduled Ancient Monument constitutes a criminal offence. All ground within the monument is Scheduled, but the primary reason for its designation is that it is the site of the Priory and Hospital of St Mary Spital.

The site lies on geological strata of brick earth overlying gravel. The site lies immediately to the East of Ermine St, the Roman road that ran out of Bishopsgate and led to York. Roman law forbade burial within the city boundaries and hence Romans were buried along the lines of the main routes out of the city. Spitalfields has been known to be the site of a Roman burial ground since around 1600 and over 200 burials have been archaeologically recorded over the past 30 years on both sides of Bishopsgate. No burials have been found North of Folgate Street on the East side of the street (though investigations have been very limited) but they have been found on the West side of Bishopsgate including recently on the site of the proposed Principal Place. Extremely wealthy burials have been discovered including one in a lead coffin inside a stone sarcophagus, the first such find in London since the 19th century. Many of the burials were accompanied by fine grave goods made from glass, ceramics and jet.

Roman burials are significant archaeological finds but have never been considered worthy of preservation in situ. Thus they are routinely seen as part of an archaeological excavation. The disturbance of human remains are subject to various pieces of legislation and a burial licence from the Ministry of Justice is required if human remains are disturbed.

In around 1125 a catastrophe cemetery was founded for victims of famine South of Spital Square. The Priory and Hospital of St Mary Spital was founded next to it in around 1197 by a group of wealthy Londoners on land owned by the Bishop of London that formed the Manor of Norton Folgate. The hospital was refounded in 1235, greatly increasing its lands and taking over the famine cemetery. The cemetery continued to be used for the victims of famine with thousands being buried there between 1255 and 1260 and many more in around 1315. The main hospital church lay under Spital Square with a cloister for the canons to the North next to the hospital infirmaries. According to John Stow the hospital had 180 beds (making it by far the largest hospital in London) that looked after the poor, travellers, the sick, the infirm and mothers in childbirth.

Much of the hospital precincts were excavated in advance of the redevelopment of Spitalfields Market between 1991 and 2009. The walls of the church were preserved beneath Spital Square, parts of the infirmaries were also preserved and a charnel house (a building for storing bones disturbed in the cemetery) is now preserved and displayed beneath Bishop Square. The Southern parts of the precincts are not scheduled but remain largely uninvestigated. The Northern parts of the precinct lie under the blocks and streets of Blossom Street and Elder Street and are mostly within the Scheduled Ancient Monument. The North-Western corner of the Scheduled Ancient Monument actually lies outside of the Precincts of the Hospital and were erroneously scheduled due to an error on mapping of the 1670s.

Site S1 lies within what is thought to be the service court of the hospital. It certainly included the site of the great barn and probably included buildings such as bakehouses, brewhouses, dovecotes etc. These sites have rarely been intensively archaeologically investigated, particularly in London. The Northern part of Site S1 lies beyond the medieval precincts and may have contained the site of some almshouses the hospital set up which became so ruinous that they were known as 'Rotten Row'. Site S3 lies within the hospital orchards. Site S2 is outside of the Scheduled Ancient Monument but contains the bank and ditch that surrounded the hospital precinct, found previously under Bishop Square and on both sides of Folgate Street.

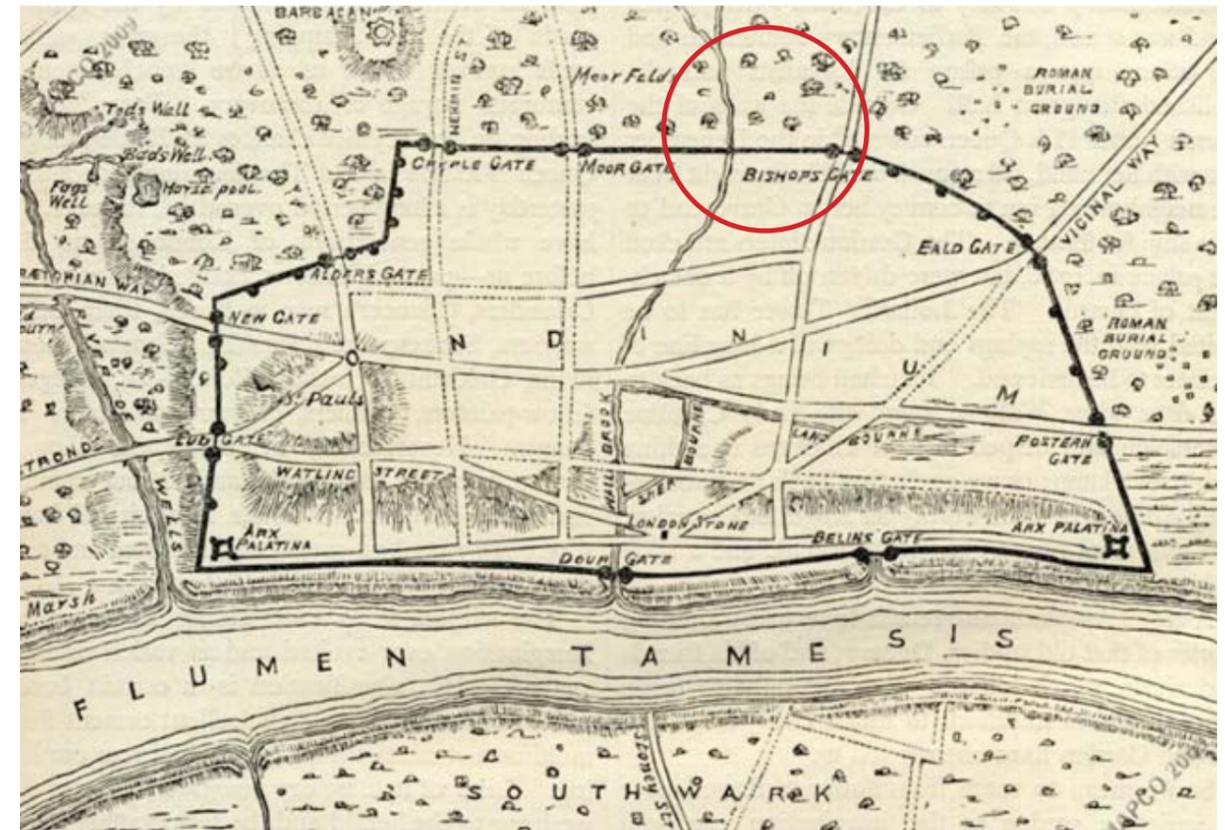


Figure 1: Roman Map



Figures 2: Medieval Map 1553-1667; highlighting Priory and Orchard

3.0 Scheduled Ancient Monument

The hospital was dissolved by Henry VIII in 1539 and the precincts were sold off. Much of which came into the ownership of Stephen Vaughan who built himself a house there within the old cloister and a new mansion next door. By the 17th century a new mansion was built where St Botolphs' Hall now lies when his descendants became the Earls of Bolingbroke. The old church was stripped of its lead and fixtures and fittings and left as an empty shell. Parts were demolished and reused in the 17th century although much remained standing until 1700. The Southern precincts were sold to the Ordnance Office of the Tower, who shared them with the Honourable Artillery Company who use them as a practice ground until the late 17th century.

The Northern precincts became known as the liberty of Norton Folgate whilst the Southern precincts were the Liberty of the Old Artillery Ground. Both were administratively independent and were not abolished until the London County Council was formed in 1900. Markers on Brushfield St show where the City of London ended and the County of Middlesex started, the land in between was the Liberty of the Old Artillery Ground.

The buildings on site S1 were probably converted, reused and rebuilt and maps indicate the site was covered in buildings and alleys by the 1670s. Sites S2 and S3 remained mostly open land.

From around the late 17th century onwards Spitalfields was developed for new housing. The old fields were built upon and the medieval and later buildings demolished. New streets were laid out and the area became a home for weavers. Many were Huguenots, Protestants expelled from France in 1685 when the Edict of Nantes that allowed them to live in France was revoked. The streets around Spital Square and in the Liberty of Norton Folgate were mostly inhabited by wealthy weavers whilst many of the other streets, particularly in the Old Artillery Ground were inhabited by poorer itinerant weavers and people from other professions.

The houses were built by constructing them at the existing ground level and then dumping 5-6ft of earth in the gardens and new streets turning the West floor into a basement. Only at this point were the existing medieval and Tudor buildings demolished under the streets leading to the remarkable preservation of some buildings up to the existing ground level.

A Huguenot chapel was built between Folgate Street and Spital Square and Christchurch was erected in the early years of the 18th century as part of the '50 new churches' to provide for London's rapidly expanding population.

The weaving industry suffered severe economic competition from the new mechanical mills and, after the repealing of the Spitalfields Acts in the 19th century, the area went into terminal decline with many weavers thrown out of their homes when they were unable to pay the rent.

Major redevelopment started in the late 19th century when the old Spitalfields Market was rebuilt. Throughout the 1920s and 1930s the market expanded taking over about 9 acres of the district. The market closed as a fruit and vegetable market in 1991 and was relocated in Leyton.

Blossom Street and Elder Street 'were laid out, mostly in the second quarter of the 18th century with new housing, Site S1 was comprehensively redeveloped again from the latter part of the 19th century, for shops and houses on Norton Folgate and for the expanding Nicholls and Clarke franchise on most of the rest of the site. The Arts and Crafts buildings replaced the old Norton Folgate courthouse which was thought to contain a fragment of one of the medieval gatehouses. Site S3 was redeveloped in the 1970s when the former Georgian terraces were still being demolished. Site S2 contains buildings which date to much the same era as Site S1, the late 19th century.

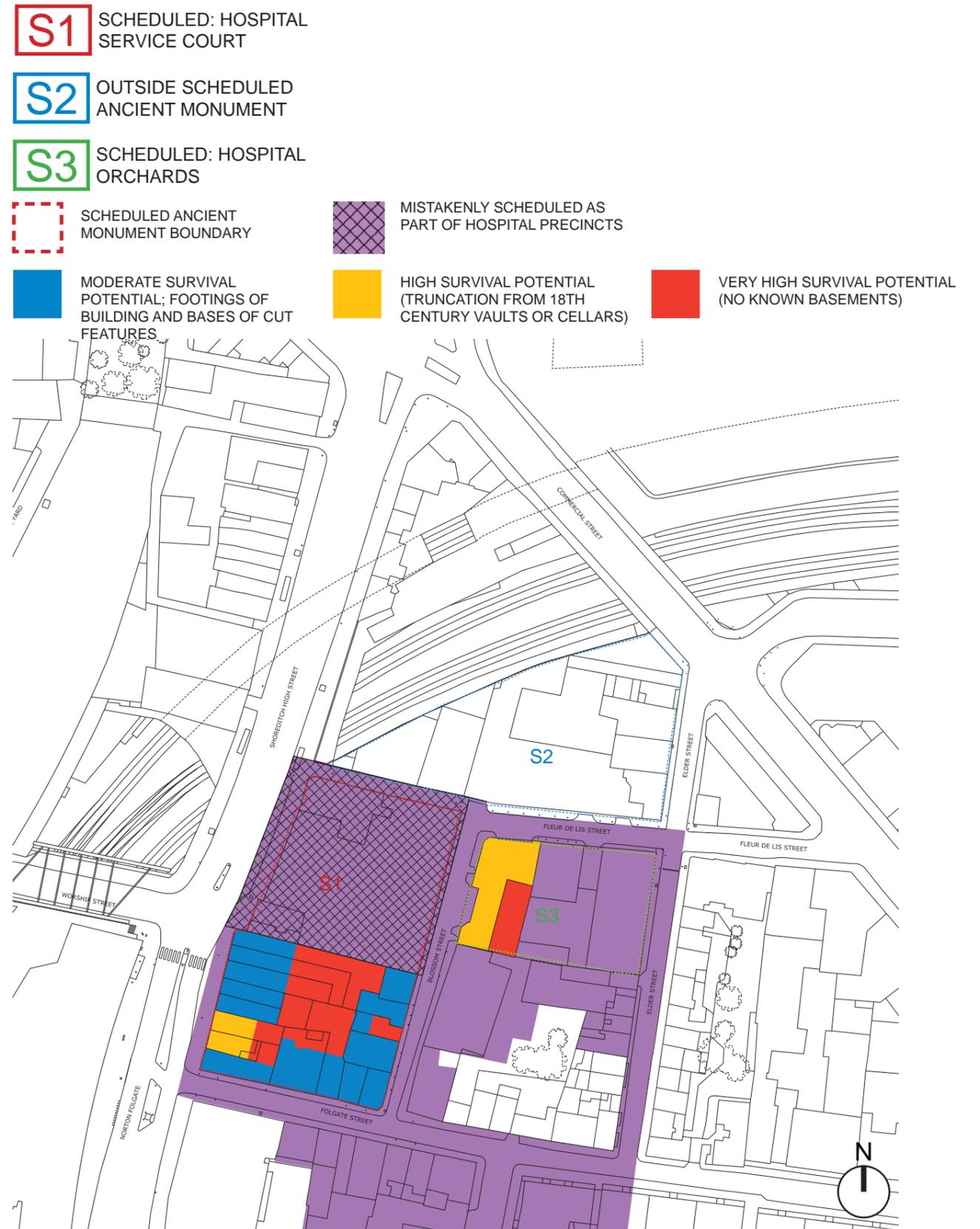


Fig. 3. Scheduled Ancient Monument Risk Diagram

3.0 Schedule of Ancient Monument



Fig. 4. The above map indicates the trench locations for the 2011 consented scheme. A similar, more extensive map will be developed post feasibility stage for S1, S2 & S3.

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3.0 Scheduled Ancient Monument

3.2 Scheduled Ancient Monument & Planning History

Site S1

The initial brief given to Avanti Architects in 2005 was to ensure preservation of the areas of high archaeological potential as English Heritage would seek to ensure preservation in situ of the ground in these areas. The primary area of high potential was the undisturbed ground behind the Blossom Street warehouses, Folgate Street pub and Norton Folgate. Secondary areas were the rear gardens of 14-15 Folgate Street and behind the warehouses and Nicholls and Clarke showroom to the North and 10 Shoreditch High Street.

Archaeological evaluation works confirmed the high survival and the much lower survival beneath the other basements fronting onto Shoreditch High Street and Norton Folgate. The Blossom St warehouses were intended for retention along with 5-11 Folgate Street so at no point was the archaeological material beneath these buildings considered in detail.

Previous discussions on the Spitalfields Market development centred on the lack of congruence between the Scheduled Ancient Monument and the boundaries of the Precincts of St Mary Spital, the primary reason for the scheduling. Whilst the Spitalfields Market redevelopment involved the removal of most of the scheduled monument within its footprint, English Heritage were keen to ensure that archaeological material that lay within the precincts of St Mary Spital but outside of the scheduled ancient monument should be treated in the same way as those elements of the priory precinct that lay within the scheduled ancient monument. Discussions with English Heritage on the Site S1 scheme focused on the fact that the Northern half of the site lay within the scheduled ancient monument but outside of the priory precincts (due to an error in the reading of the 1670s Ogilby map). It was agreed that the scheduled area that lay outside of the priory precinct should be treated differently to that within the priory precinct and that preservation in situ would not be the most suitable option. The scheme thus developed with preservation in what became known as Blossom Place but excavation further North. The design team, English Heritage and LBTH all agreed that the 'kink' in the street frontage which demarcated the end of the priory precincts should be retained.

Scheduled Monument Consent was granted for the initial scheme but planning permission was refused on the grounds of bulk, height and massing within the Conservation area. At appeal the bulk, height and massing were considered appropriate but the façade and wash-houses of 16-19 Norton Folgate were considered by the Inspector to be of particular value and the appeal failed. Limited mention was also made of 14-15 Norton Folgate.

The revised scheme incorporated 16-19 Norton Folgate and subsequent discussions focussed on 14 and 15 Norton Folgate. The team wished to demolish the buildings, LBTH wanted them retained. The only way of retaining them would have required extensive underpinning which would have resulted in the loss of the scheduled monument in that location and in a wholly unsatisfactory manner of excavation. English Heritage were not prepared to accept the loss in that manner and a compromise of retaining the facades whilst building anew without basements and only limited piling was agreed by LBTH and EH.

Scheduled Monument and planning permission were granted in 2011.

Site S3 'Depot Site'

Archaeological evaluation (trial pits) are normally a pre-requisite if proposals are put forward to damage or remove part of a scheduled ancient monument. Trial pits were impossible in this location due to the buildings being in use. The team argued that trial trenches next door in the 1970s revealed little of interest and that, as the site lay within the priory orchards, the archaeological potential was low. English Heritage agreed to recommend granting of Scheduled Monument Consent subject to conditions that, should any archaeological material of national significance be found, that material would be preserved in situ. This was considered to be a low risk (though still a risk) so the team went ahead on this basis.

To avoid that condition being applied to the two sites, separate scheduled monument applications were submitted for Sites S1 and S3 and separate consents were granted.



Fig. 5. Scheduled Ancient Monument Diagram overlaid with 2011 Consented Scheme

4.0 Detailed study of the buildings

4.1 Methodology

The methodology used for measuring the value of existing buildings is a process designed to accommodate known heritage and conservation information, as well as the views of KMHeritage, MOLA and AHMM's own analysis.

The site is split into Sites S1, S2 & S3 and this study has been similarly subdivided. Buildings are measured with the following values:

HISTORIC, EVIDENTIAL & COMMUNAL VALUE

Historic value relates to the ability of a building or a place to provide a narrative of the historic development of an area. The value may relate to the historic topography of an area, principal historic routes, typical local industries, strong associations with individual people or companies that have helped to define the growth and character of an area or add value to a group of related buildings. Historic value can also include the evidential value of a place, that is the ability of a place or building to provide evidence of new and developing technologies that may relate to building construction or the potential of a place to yield evidence about past human activity. Historic value also incorporates the value of a building or place to or for society or a particular community.

ARCHITECTURAL VALUE

Architectural value relates to the architectural character of a building within its context and measures the role of the building within the historic townscape. Identifying architectural value involves an assessment of the architectural composition of buildings, their rarity in style and form, degree of survival, association with an architect of note, the nature of their relationship to other buildings and whether there is a cohesive relationship with surrounding structures within a place.

Each value is given a rating of 1-4 and the total gives an overall value which relates to the value of retention.

The value and ratings also take relevant designations into account. All areas within the plots are located within the Elder Street Conservation Area. Within the Conservation Area boundary, a number of buildings have been designated as locally listed buildings by the London Borough of Tower Hamlets. Buildings on the local list are therefore considered to have a higher value than those that are not on the local list in terms of the architectural and historic special interest. These buildings are therefore acknowledged as having the highest comparative value against which the contribution of other buildings are judged.

It is recognised that buildings within Conservation Areas can make positive, negative or neutral contributions to an area's character and appearance. The relevant Conservation Area Appraisal for Elder Street (adopted in 2007) does not identify any buildings within these categories. The following assessment does however make a judgement on each of the relevant buildings contribution to the Conservation Area and uses the distinction of positive, negative and neutral.

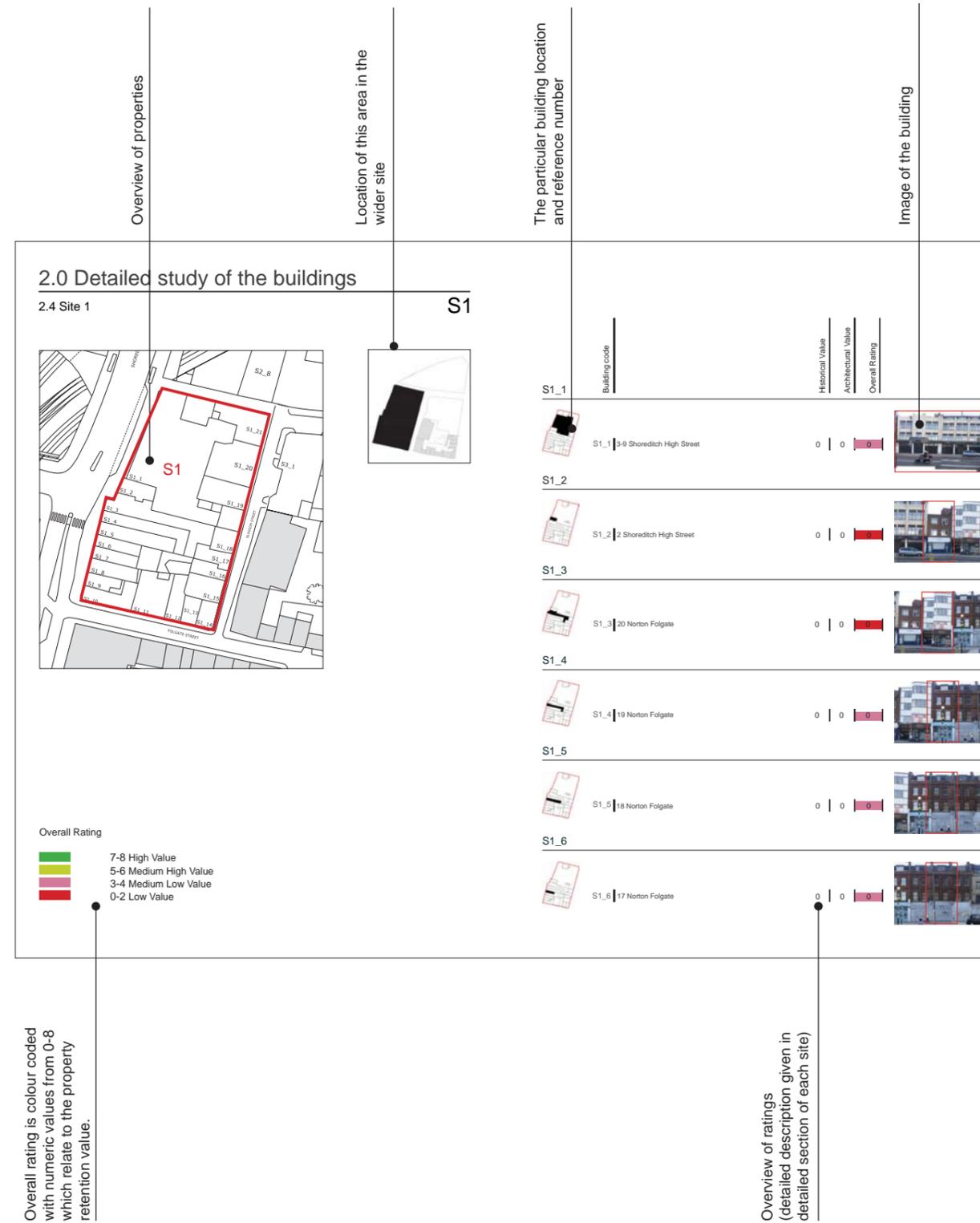
The assessment of the individual buildings within this report is based on an understanding of existing historic evidence identified to date and a visual appraisal of each building.

Additional historic and physical evidence for the development of the buildings within the site and in understanding their significance is likely to come forward as the scheme evolves and develops. In addition, inspection of some of the buildings discussed in this report was not possible at the time of its production. Therefore, additional information about the buildings may need to be presented in the future in which case this document will be amended.

4.0 Detailed study of the buildings

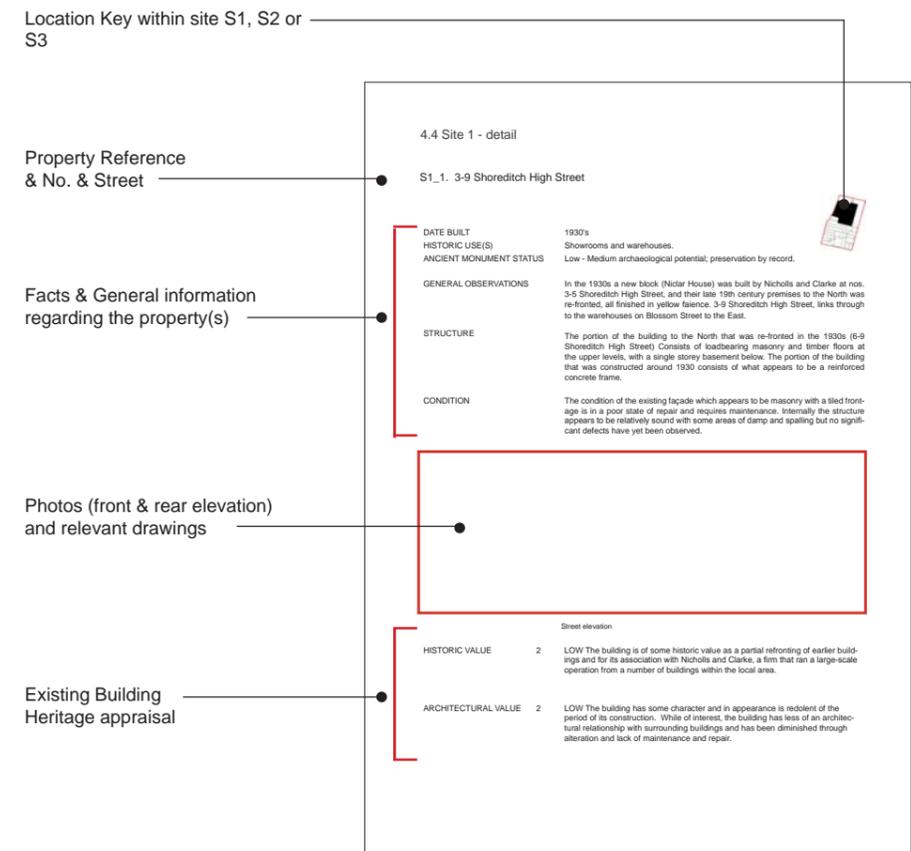
4.1 Methodology

Understanding the information



Understanding the information

Each property or cluster of properties has its own detailed analysis that feeds into the overall tables. The diagram below breaks down how this information is presented.



4.0 Detailed study of the buildings

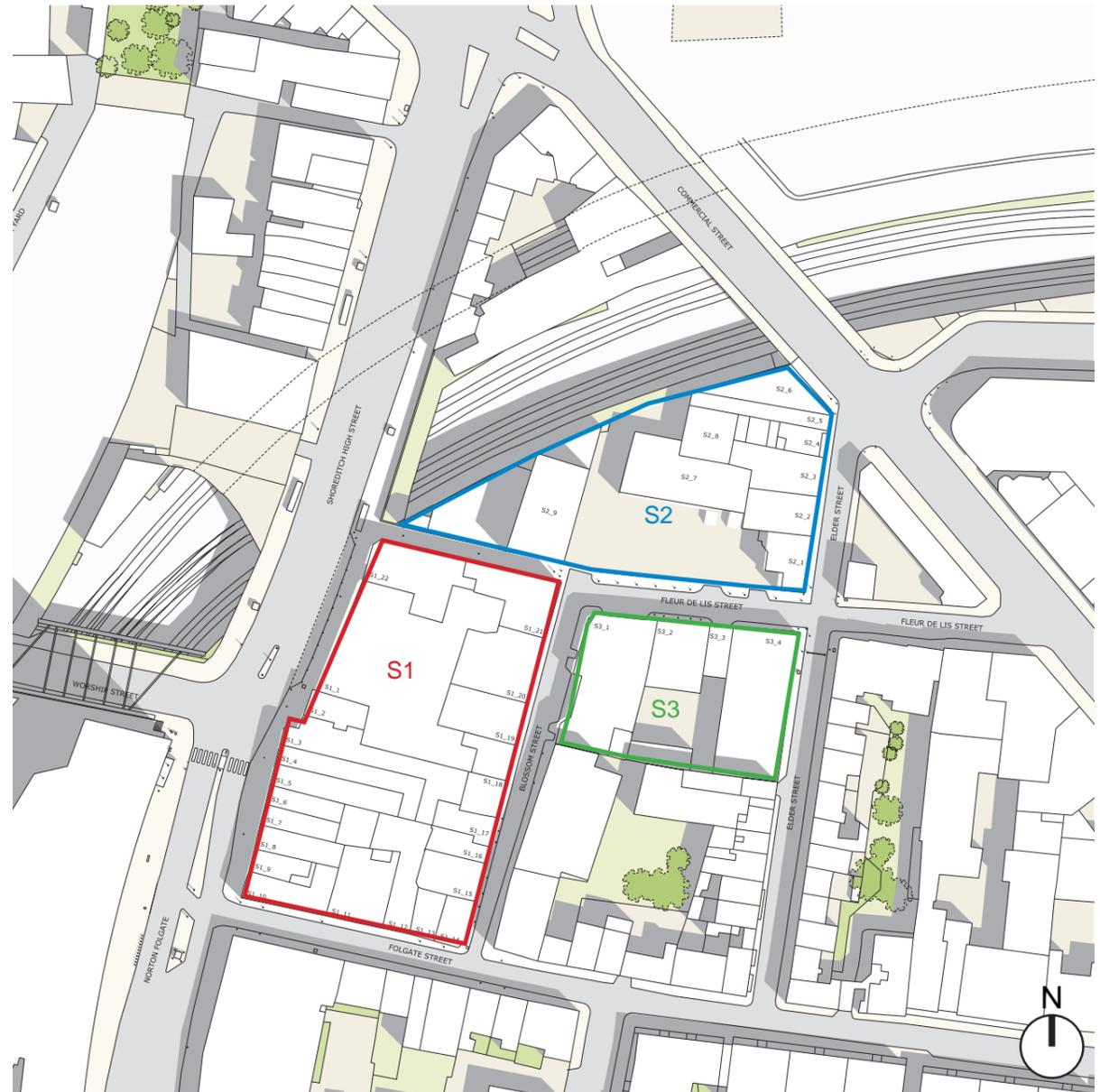
4.1 The Buildings & Properties under assessment

The site plan and table here provide an introduction to the properties reviewed in detail within this section.

Buildings	Buildings code	Location	SAM Remove & Record	SAM Preserve in situ
S1_1		3-9 Shoreditch High Street		
S1_2		2 Shoreditch High Street		
S1_3		20 Norton Folgate	■	
S1_4-7		19 Norton Folgate	■	
		18 Norton Folgate	■	
		17 Norton Folgate	■	
		16 Norton Folgate	■	
S1_8		15 Norton Folgate		■
S1_9		14 Norton Folgate		■
S1_10		13 Norton Folgate	■	
S1_11		5-7 Folgate Street	■	
S1_12-13		9 Folgate Street	■	
		11 Folgate Street	■	
S1_14		11a Folgate Street	■	
S1_15		17 Blossom Street	■	
S1_16-17		16 Blossom Street		■
		16 Blossom Street	■	
		15 Blossom Street	■	
S1_18-21		14 Blossom Street		
		13 Blossom Street		
		12 Blossom Street		
		10 Shoreditch High Street		
S2_1		8 Elder Street		
S2_2		6 Elder Street		
S2_3		4 Elder Street		
S2_4		2 Elder Street		
S2_5		x Elder Street (Historically possibly No 2)		
S2_6		161 Commercial Street		
S2_7		Warehouse		
S2_8		Stables and Warehousing		
S2_9		Warehouse		
S3_1		10 Blossom Street	■	
S3_2-3		11-16 Fleur de Lis Street		■
S3_4		14-22 Elder Street		■

Listed
Locally listed

S1 SITE S1
S2 SITE S2
S3 SITE S3

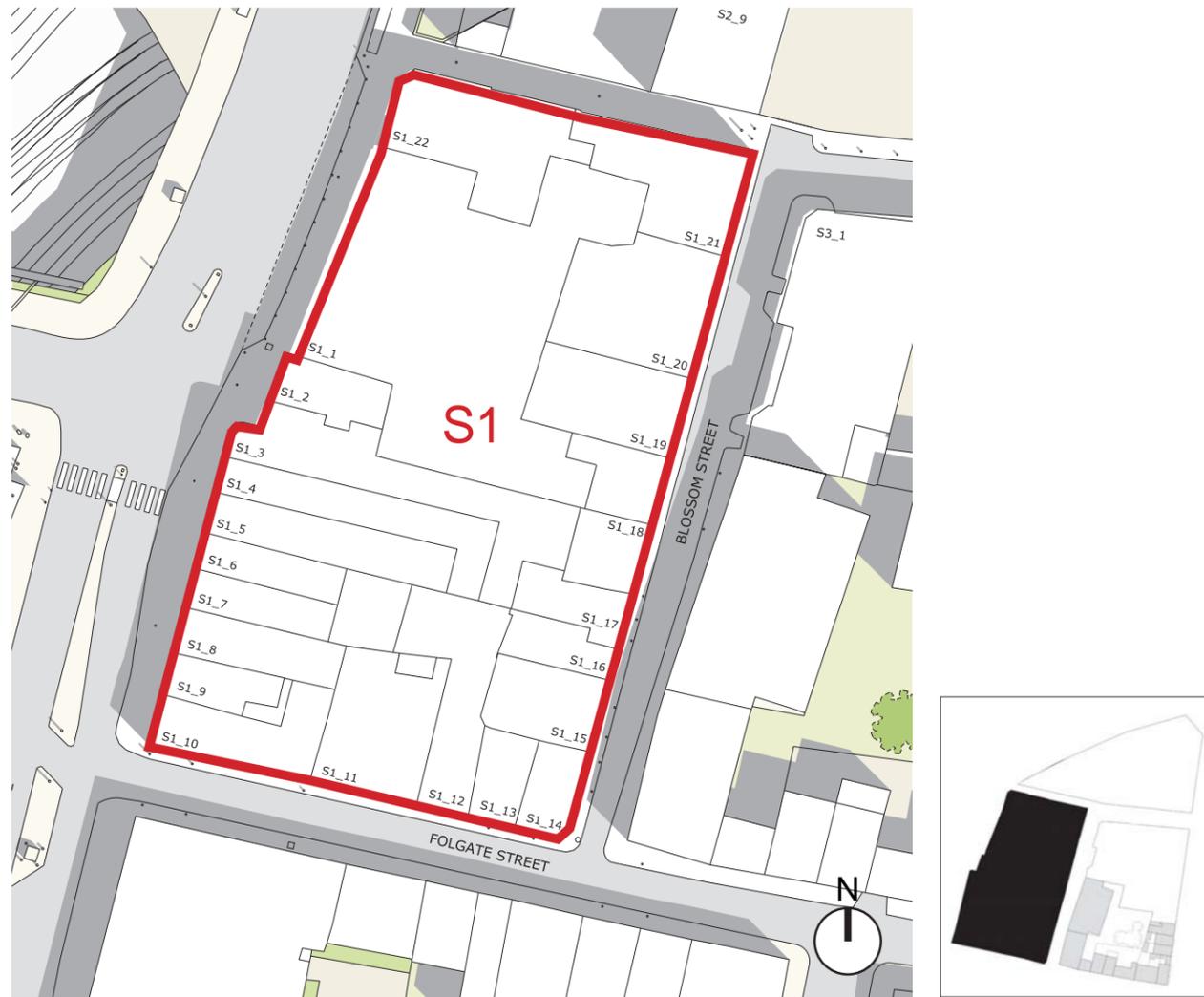


Site plan

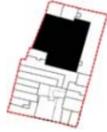
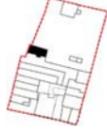
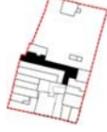
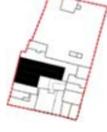
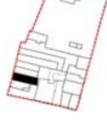
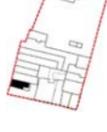
4.0 Detailed study of the buildings

4.4 Site S1

The block forming this area of the site was first developed as the Priory of St Mary in the medieval period. It was later redeveloped for housing in the 17th and 18th centuries. The block is now dominated by the former Nicholls and Clarke warehouses and showroom that occupy the Northern half of the block. The Southern half of the block is characterised by a finer grain of building that is reflective of different phases of development which includes Georgian housing, a Victorian parade and later interwar and post-war development.



S1

Building code	Historical Value	Architectural Value	Overall Rating	Overall Rating Legend
S1_1  S1_1 3-9 Shoreditch High Street	2	2	4	
S1_2  S1_2 2 Shoreditch High Street	1	0	1	
S1_3  S1_3 20 Norton Folgate	1	1	2	
S1_4-7  S1_4-7 16-19 Norton Folgate	3	2	5	
S1_8  S1_8 15 Norton Folgate	2	2	4	
S1_9  S1_9 14 Norton Folgate	2	2	4	

4.0 Detailed study of the buildings

S1

4.4 Site S1

Building code	Historical Value	Architectural Value	Overall Rating	
S1_10	1	1	2	
S1_11	3	4	7	
S1_12-13	3	4	7	
S1_14	4	4	8	
S1_15	1	1	2	
S1_16-17	1	1	2	

Building code	Historical Value	Architectural Value	Overall Rating	
S1_18-21	3	3	6	
S1_22	1	0	1	

Overall Rating

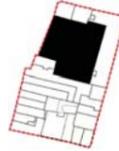
- 7-8 High Value
- 5-6 Medium High Value
- 3-4 Medium Low Value
- 0-2 Low Value

4.0 Detailed study of the buildings

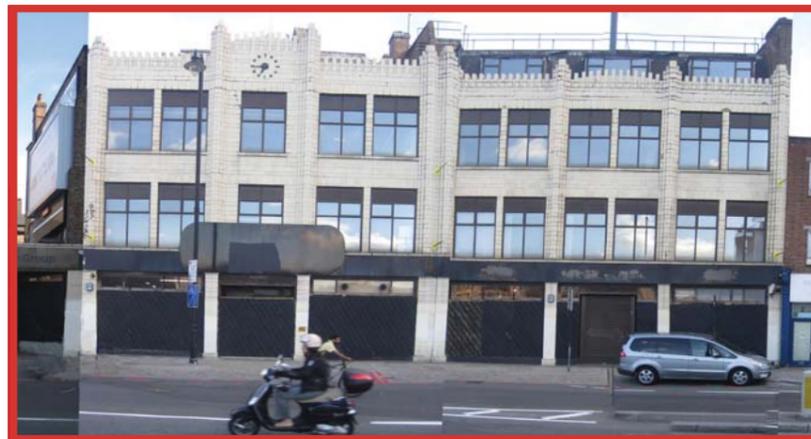
S1

4.4 Site S1 - detail

S1_1 3-9 Shoreditch High Street



DATE BUILT	1930's.
HISTORIC USE(S)	Showrooms and warehouses.
ANCIENT MONUMENT STATUS	Low-Medium archaeological potential; preservation by record.
GENERAL OBSERVATIONS	In the 1930s a new block (Nielar House) was built by Nicholls and Clarke at nos. 3-5 Shoreditch High Street, and their late 19th century premises to the North was re-fronted, all finished in yellow faience. 3-9 Shoreditch High Street, links through to the warehouses on Blossom Street to the East.
STRUCTURE	The portion of the building to the North that was re-fronted in the 1930s (6-9 Shoreditch High Street) consists of loadbearing masonry and timber floors at the upper levels, with a single storey basement below. The portion of the building that was constructed around 1930 consists of what appears to be a reinforced concrete frame.
CONDITION	The condition of the existing façade which appears to be masonry with a tiled frontage is in a poor state of repair and requires maintenance. Internally the structure appears to be relatively sound with some areas of damp and spalling but no significant defects have yet been observed.



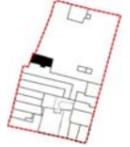
Street elevation

HISTORIC VALUE	2	LOW The building is of some historic value as a partial refronting of earlier buildings and for its association with Nicholls and Clarke, a firm that ran a large-scale operation from a number of buildings within the local area.
ARCHITECTURAL VALUE	2	LOW The building has some character and in appearance is redolent of the period of its construction. While of interest, the building has less of an architectural relationship with surrounding buildings and has been diminished through alteration and lack of maintenance and repair.

4.0 Detailed study of the buildings

S1

S1_2 2 Shoreditch High Street



DATE BUILT	1950s (refronting of earlier building).
HISTORIC USE(S)	Commercial use: restaurant, shop and linen warehouse.
ANCIENT MONUMENT STATUS	Medium-high archaeological potential; preservation by record
GENERAL OBSERVATIONS	No. 2 is a utilitarian three storey frontage of Fletton brick and steel windows under exposed concrete lintels, and the flat roof indicate 1950s rebuilding after bomb damage. This appears to have been the street façade only – internally, the building retains a traditional layout and a historic dog-leg stair.
STRUCTURE	The building appears to consist of loadbearing masonry walls supporting timber floors. It is not believed there is any basement to this property.
CONDITION	The building is in a relatively poor state of repair due to being vacant and having squatters living within it. There are some broken windows to the first floor. A structural survey of this building has not yet been carried out in detail and only limited access has been gained.

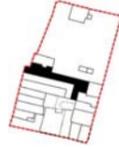


Street elevation

HISTORIC VALUE	1	LOW Although partially rebuilt, an earlier building survives beyond the 1950s facade. The building reflects the traditional plot widths of the local area and is reflective of the historic commercial uses within the Conservation area.
ARCHITECTURAL VALUE	0	LOW The building was refaced following bomb damage in WWII. This was done cheaply and the result is of little architectural merit, contributing little to the surrounding townscape.

S1_3 20 Norton Folgate

DATE BUILT	Post WWII planning permission was granted in 1950, and the elevations approved in 1955, which dates the present four-storey framed building with a curtain walled frontage based on steel windows to the later 1950s. It was reconstructed as a warehouse, offices and showroom.
HISTORIC USE(S)	Warehouse, offices and showroom and a cafe at ground floor level.
ANCIENT MONUMENT STATUS	Archaeology Status – Scheduled Ancient Monument; Low-medium archaeological potential; preservation by record.
GENERAL OBSERVATIONS	The street frontage was first re-developed in the period between 1716 and 1720 after Isaac Tillard acquired the St John's Norton Folgate estate and laid out the area between Blossom Terrace (later Porter Street) and Spital Square.
STRUCTURE	It is assumed that this building has a central steel frame supporting timber floors that span onto load bearing masonry walls. The building appears to have a partial basement beneath the Southern half of the building.
CONDITION	The structure appears to be in a medium state of repair however only limited access has been gained to the property at this stage.



Street elevation

HISTORIC VALUE	1	LOW The existing building responds to a long-established break in the building line between Norton Folgate and Shoreditch High Street. This reflects the historic boundary of the Priory of St Mary and therefore is of some historic value.
ARCHITECTURAL VALUE	1	LOW The building replaced an earlier building that formed the termination to the terrace at nos.16-19 Norton Folgate. This is a poor replacement of the original building that was bomb damaged in WWII with very limited architectural value.

4.0 Detailed study of the buildings

S1

S1_4-7 16-19 Norton Folgate

DATE BUILT	Late 19th century red brick commercial buildings with living space above, typical of almost any Victorian/Edwardian suburban High Street.
HISTORIC USE(S)	19_ Cabinet factory and later a veneer warehouse. 18_ Originally a shop with domestic use over. 17_ Shop with domestic use on upper floors. Later a linen warehouse. 16_ Originally a shop with domestic use over and later used as offices.
ANCIENT MONUMENT STATUS	Low-Medium archaeological potential; preservation by record.
GENERAL OBSERVATIONS	Each provided three storeys of domestic accommodation over a ground floor shop with basement storage. The ground floors of nos 18-19 (and originally 20) extend back to loading doors in Blossom Place. The group has shopfronts at ground floor level. These have been altered, are in varying degree of condition and are currently hoarded. The rear elevations of the buildings are perhaps of greater interest. The terrace at nos. 16-19 Norton Folgate was conceived with wash houses to the rear which survive and are visible. The composition of the rear elevation adds visual interest. To the rear of nos.18 and 19 Norton Folgate, and visible from Blossom Place (the yard behind the Water Poet pub), are two simple brick storage buildings which were historically linked to no.18 and 19.
STRUCTURE	These buildings are primarily load bearing masonry with timber floor joists spanning onto steel beams in some instances.
CONDITION	These buildings are in a very poor state of repair and a detailed structural survey was previously carried out by Fairhurst in May 2012. The buildings had extensive propping inside and large amounts of water ingress and damp. Whilst the situation has not deteriorated since the previous Fairhurst report the buildings are in a poor state of repair with holes in floors and damp throughout. Each building has unsafe areas that are fenced off as access is unsafe.



S1_4. 19 Norton Folgate



S1_5. 18 Norton Folgate



S1_6. 17 Norton Folgate

HISTORIC VALUE 3 **MEDIUM** The group at nos. 16-19 is of interest as a later Victorian development along Norton Folgate. It is reflective of the historic commercial use of the Conservation Area and wider context.

no.19 no.18 no.17 no.16



Plan L01



S1_7. 16 Norton Folgate



Rear elevation

ARCHITECTURAL VALUE 2 **LOW** Nos. 16-19 present the most unified group of all buildings to Norton Folgate. Their architectural interest and impact has been diminished through the loss of no. 20 Norton Folgate after WWII. To Norton Folgate, the buildings form a standard Queen Anne style parade but their form of construction to the rear has greater interest with the wash houses retained and forming an interesting architectural composition.

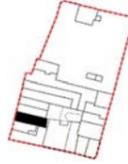
4.0 Detailed study of the buildings

S1

S1_8 15 Norton Folgate

DATE BUILT	Late 18th-early 19th century building with later alterations (including a new facade).
HISTORIC USE(S)	Chemist and Silversmiths.
ANCIENT MONUMENT STATUS	High archaeological potential; preservation in situ.
GENERAL OBSERVATIONS	This brick building is of three storeys plus cellar and attic, two bays wide and two rooms deep, and has the standard plan form of a small 18th century London house.
STRUCTURE*	The structure of this building is of average/low original design and construction for its age and type. It comprises load-bearing solid brickwork walls supporting timber floors. There appears to be a ground-bearing concrete basement slab. The front wall is supported by a cast iron column at ground floor level propping a beam at first floor level spanning between the party walls to create the open shop front. There is a basement under the full footprint of the main structure. Timber floor joists span from front to back of the building, and are supported off the front and rear walls, with intermittent beam supports spanning between the party walls. The external lintels over the windows in the rear wall are formed using shallow brick arches. It is assumed that the lintels in the front wall are similar, but these are hidden behind a tiled finish. Lintels seen in the inner faces of the front and rear walls are timber. Timber rafters form a double pitched roof with a central valley and mansards at the front and rear walls, with ridge boards, and a valley beam spanning between party walls. The roof is slated.
CONDITION*	The building is in a very poor state of repair. The rear wall has been substantially rebuilt. The rear extension at ground floor level to this building does not appear to be original. The spine wall at first floor level has been replaced with a steel beam. The floor structures are likely to have been altered at various times in the past. The roof structure as a whole has noticeably sagged and there has been substantial water ingress. The rainwater penetration means that it is likely there is extensive decay in the timber floor structures, in particular at 3rd floor level and where the timbers are built into the external walls, especially by the front and rear wall parapet gutters. Part of the original spine wall at second floor level has significantly decayed significantly. This is a trussed partition that supports the third floor. It is no longer able to provide this support in its current condition. The front and rear wall brickwork appears to be in a poor condition generally, and in need of a thorough overhaul.

*Extracts from Alan Baxter and Associates report '14-15 Norton Folgate, E1 - Summary notes commenting generally on the form and condition of the existing structure, April 2014'



Plan L01

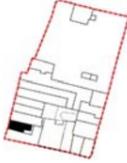


Street elevation

HISTORIC VALUE	2	MEDIUM LOW The building is of some historic value as one of two buildings to Norton Folgate with Georgian origins. While it is not a rare type within the Conservation Area, it is an unusual survival to Norton Folgate.
ARCHITECTURAL VALUE	2	LOW The building has been refaced and while maintaining its original proportions and composition of its principal elevation, the building has been altered and is therefore of lesser architectural interest.

4.0 Detailed study of the buildings

S1_9 14 Norton Folgate

DATE BUILT	Two-bay, three-storey late Georgian house.	
HISTORIC USE(S)	Restaurant, shop and carpet warehouse.	
ANCIENT MONUMENT STATUS	High archaeological potential; preservation in situ.	
GENERAL OBSERVATIONS	The street frontage was first redeveloped in the period between 1716 and 1720 after Isaac Tillard acquired the St John's Norton Folgate estate and laid out the area between Blossom Terrace (later Porter Street) and Spital Square.	
STRUCTURE*	<p>The structure to this building comprises load-bearing brickwork external walls, and timber joisted floors, with a ground-bearing concrete basement slab. There are tie rods restraining the front wall at first and second floor level. The front wall is supported by a steel column at ground floor level propping a beam at first floor level spanning between the party walls to create the shop front. There is a basement below most of the footprint of the main structure, except for in the Northern rear corner lintels over windows in the rear wall are formed using reinforced concrete. Lintels in the front wall are hidden behind finishes, so their form is currently unknown, but it seems likely to be flat brick arches externally with an internal timber lintel. The asphalted roof to this building is mostly flat, with a mansard on the front elevation only. The roof appears to be formed of timber joists spanning from front to back, supported off timber beams at around 2.5m centres. The timber beams span between party walls. There is a rear extension at ground and first floor level, formed of loadbearing brickwork walls and timber joisted floors. The roof to this extension is formed of corrugated metal supported by timber joists spanning between side walls.</p>	
CONDITION*	<p>Much of this building has been rebuilt. The brickwork on the rear elevation appears to be from the 20th Century over the full height of the building including the rear extension. The floor joists at the upper levels have been replaced. The brickwork spine wall is two bricks thick, which is very unusual for a building of this type and age. It is not original. The steel column on the front elevation at ground floor level is not original. The staircases do not appear to be original, as their layout is not what one would expect for a building of this age and type, and the beam arrangement in the floor shows where the old staircase would have been. The ground floor level does not line up with the bottom step of the existing staircase, which suggests the floor level has been raised after the staircase was installed. The roof is not original. A double pitched arrangement with rear mansard has been replaced with a flat roof. Most of the chimney breasts and fireplaces have been removed.</p> <p>*Extracts from Alan Baxter and Associates report '14-15 Norton Folgate, E1 - Summary notes commenting generally on the form and condition of the existing structure, April 2014'</p>	



Plan L01



Street elevation

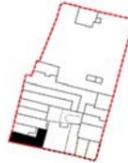
HISTORIC VALUE	2	MEDIUM LOW This is one of two buildings with Georgian origins to Norton Folgate. The building relates to an early phase of development of the area and therefore has some historic value. Its scale and plot width reflect the more traditional/original scale and form of the area.
ARCHITECTURAL VALUE	2	LOW While of some architectural interest for its proportions and composition, the building has been altered internally and areas of the rear have been reconstructed. This has diminished the building's overall architectural value.

4.0 Detailed study of the buildings

S1

S1_10 13 Norton Folgate

DATE BUILT	Office building constructed around 1935.
HISTORIC USE(S)	Historic use: Shop and offices.
ANCIENT MONUMENT STATUS	Low-Medium archaeological potential; preservation by record.
GENERAL OBSERVATIONS	The street frontage was first redeveloped in the period between 1716 and 1720 after Isaac Tillard acquired the St John's Norton Folgate estate and laid out the area between Blossom Terrace (later Porter Street) and Spital Square. The building turns around the corner to address Folgate Street as well as Norton Folgate.
STRUCTURE	The structure of this building consists of loadbearing masonry and an internal steel frame and beams supporting what is believed to be a reinforced concrete floor.
CONDITION	The exterior of the building is in a good state of repair, generally the internal structure is in a relatively good state of repair also.



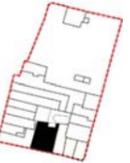
Street elevation

HISTORIC VALUE	1	LOW Comparatively, this is a much later building
ARCHITECTURAL VALUE	1	LOW The building is constructed in a neo-Georgian style, characteristic of its 1930s period of construction. The modern shopfront has diminished the value of the overall architectural composition. The building is not particularly distinctive and is therefore considered to be low in architectural value.

S1_11 5-7 Folgate Street

LOCALLY LISTED

DATE BUILT	Edwardian commercial buildings with Arts and Crafts detailing. Probably built in two blocks, Nos. 5-9 (dated 1904 on rainwater heads). Extensions were added to the rear of the building in the 1970s and more recently modern shop fronts.
HISTORIC USE(S)	Mixed uses including offices and shops.
ANCIENT MONUMENT STATUS	Low-Medium archaeological potential. No proposals previously made.
GENERAL OBSERVATIONS	Commercial use in ground floor and 3 levels of office above. The interiors above ground floor have been removed and a large extension was added to the rear in the 1970s.
STRUCTURE	Would appear to be timber floors supported at the perimeter by loadbearing masonry and at midspan by a steel or concrete frame.
CONDITION	The exterior of the building is in a good state of repair, however the façade appears to have dropped slightly over the shop fronts. There is evidence the first floor window arches have been made good, and also some loose tiles at the roof. Given the building is currently occupied it is assumed the internal structure is in a relatively good state of repair also.



Street elevation



Rear elevation

HISTORIC VALUE	3	MEDIUM Nos. 5-11a Folgate Street are of necessarily lesser historic value than those of a greater age but are still an interesting example of an Arts & Crafts style development of the Edwardian period. They replaced a row of earlier structures that were shallower in plan.
ARCHITECTURAL VALUE	4	HIGH As a group, nos. 5-11a Folgate Street are an interesting and cohesive example of a contextual Edwardian development. Architecturally, the buildings are reminiscent of Philip Webb's workshops on Worship Street to the North-West. The building's sensitively respond to their context while being an obvious but appropriate insertion in the townscape. The buildings are richly detailed with a monumental chimney marking the corner of Folgate Street and Blossom Street.

4.0 Detailed study of the buildings

S1

S1_12-13 9-11 Folgate St **LOCALLY LISTED**

DATE BUILT	Edwardian commercial buildings with Arts and Crafts detailing. Probably built in two blocks, Nos. 5-9 (dated 1904 on rainwater heads). The North side of Folgate Street was rebuilt in the first decade of the 20th century. The rear extensions to the building appears to have been added in the 1970s.
HISTORIC USE(S)	9_Residential with shop and later part of a Furriers. 11_Furrier's shop and office (not purpose built as a pub).
ANCIENT MONUMENT STATUS	Low-Medium archaeological potential. No proposals previously made Pub garden; High archaeological potential; preservation in situ.
GENERAL OBSERVATIONS	Commercial use in ground floor and 3 levels of office above.
STRUCTURE	It is assumed that the internal structure consists of timber floors onto loadbearing masonry walls.
CONDITION	The exterior of the building is in a good state of repair, with some loose tiles at the roof. Given the building is currently occupied it is assumed the internal structure is in a relatively good state of repair also.



Plan L01



S1_13. 11 Folgate Street



S1_12. 9 Folgate Street

HISTORIC VALUE	3	MEDIUM HIGH. The buildings at nos. 5-11a Folgate Street are of necessarily lesser historic value than those of a greater age but are still an interesting example of an Arts and Crafts style development of the Edwardian period. The buildings replaced a row of earlier structures that were shallower in plan. The building is now partly occupied by The Water Poet public house but the building was not purpose built for this use.
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Rear elevation No 9

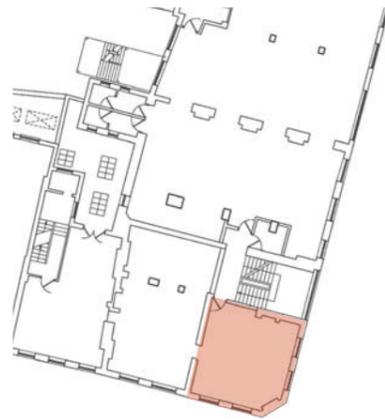
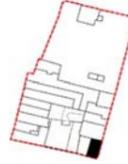
ARCHITECTURAL VALUE	4	HIGH As a group, nos. 5-11a Folgate Street are an interesting and cohesive example of a contextual Edwardian development. Architecturally, the buildings are reminiscent of Philip Webb's workshops on Worship Street to the North-West. The buildings sensitively respond to their context while being an obvious but appropriate insertion in the townscape. The buildings in the group are richly detailed and the corner of Folgate Street and Blossom Street is marked with a monumental chimney breast.
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4.0 Detailed study of the buildings

S1

S1_14 11a Folgate Street LOCALLY LISTED

DATE BUILT	The North side of Folgate Street was rebuilt in the first decade of the 20th century. The rear extensions to the building have been variously added during the post-war period.
HISTORIC USE(S)	Furrier's shop and offices.
ANCIENT MONUMENT STATUS	Low-Medium archaeological potential.
GENERAL OBSERVATIONS	Commercial use in ground floor and 3 levels of office above.
STRUCTURE	It is assumed that the internal structure consists of timber floors onto loadbearing masonry walls.
CONDITION	The exterior of the building is in a good state of repair, with some loose guttering. Given the building is currently occupied it is assumed the internal structure is in a relatively good state of repair also.



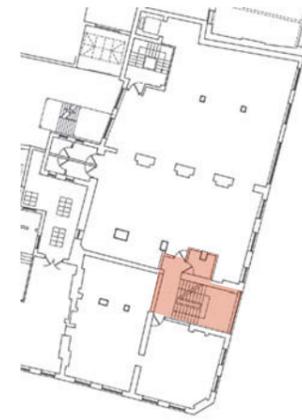
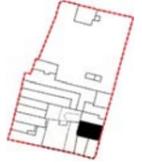
Street elevation

Plan L01

HISTORIC VALUE	4	HIGH The buildings at nos. 5-11a Folgate Street are of necessarily lesser historic value than those of a greater age but are still an interesting example of an Arts and Crafts style development of the Edwardian period. The buildings replaced a row of earlier structures that were shallower in plan. The building is now partly occupied by The Water Poet public house but the building was not purpose built for this use.
ARCHITECTURAL VALUE	4	HIGH As a group, nos. 5-11a Folgate Street are an interesting and cohesive example of a contextual Edwardian development. Architecturally, the buildings are reminiscent of Philip Webb's workshops on Worship Street to the North-West. The buildings sensitively respond to their context while being an obvious but appropriate insertion in the townscape. The buildings in the group are richly detailed and the corner of Folgate Street and Blossom Street is marked with a monumental chimney breast.

S1_15 17 Blossom Street

DATE BUILT	Early 1960s.
HISTORIC USE(S)	Furrier's office and warehouse.
ANCIENT MONUMENT STATUS	Low-Medium archaeological potential; preservation by record.
GENERAL OBSERVATIONS	No.16 and 17 Blossom Street were built between 1959 and 1965. Nos. 16 and 17 infilled the entrance to Blossom Place, a small court lined with houses at the centre of the block. The houses that once lined Blossom Place were demolished in the 1950s.
STRUCTURE	It is assumed to consist of timber floors onto loadbearing masonry, there is a basement below the full extents of the building.
CONDITION	The external condition of the building looks good, and considering it is relatively modern it is assumed the internal structural condition is also reasonable.



Plan L01



Street elevation



Rear elevation

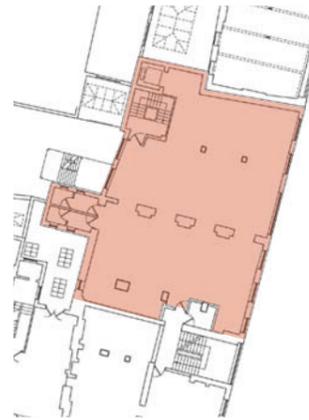
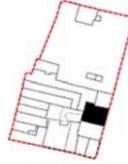
HISTORIC VALUE	1	LOW As one of the more recent buildings forming part of the wider block, the building is of lesser historic interest than its older neighbours. In addition, the building blocked the historic Blossom Place, reducing this court to a small courtyard at the centre of the block.
ARCHITECTURAL VALUE	1	LOW The building at nos. 16 and 17 is architecturally modest and reflective of the period of its construction. It is different in architectural character to the bulk of the Conservation Area and its contribution is limited.

4.0 Detailed study of the buildings

S1

S1_16. & S1_17 16 Blossom Street

DATE BUILT	Early 1960s with some possible later refurbishment.
HISTORIC USE(S)	Furrier's office and warehouse.
ANCIENT MONUMENT STATUS	Medium-High archaeological potential; preservation by record.
GENERAL OBSERVATIONS	The building appears to have been recently refurbished with an extra storey added.
STRUCTURE	It is assumed that this building consists of timber floors onto loadbearing masonry with an internal steel frame supporting the floor midspan. The building also has a partial basement.
CONDITION	The building appears to have been renovated and is currently occupied therefore access has not yet been gained. The external façade appears in a good state of repair from the street.



Plan_L01



Street elevation



Rear elevation

HISTORIC VALUE	1	LOW As one of the more recent buildings forming part of the wider block, the building is of lesser historic interest than its older neighbours. In addition, the building blocked the historic Blossom Place, reducing this court to a small courtyard at the centre of the block.
ARCHITECTURAL VALUE	1	LOW The building at nos. 16 and 17 is architecturally modest and reflective of the period of its construction. It is different in architectural character to the bulk of the Conservation area and its contribution is limited.

S1_18-21 12-15 Blossom Street

By the early decades of the 20th century, the premises of Nicholls and Clarke occupied almost half of the block delineated by Shoreditch High Street, Norton Folgate to the West and Blossom Street to the East as well as other buildings and yards in close proximity to the main warehouses.

The builder's merchants business started life in a small unit on Shoreditch High Street before expanding through the block onto Blossom Street. Closures and consequent purchase of other nearby business premises and even a school by Nicholls and Clarke saw their operation expand dramatically at the end of the 19th century. By 1890, the premises had expanded through the Blossom Street with new warehouse buildings constructed and by the middle of the 20th century more of the Blossom Street frontage had come under their ownership. In the post-war period, the entire Northern half of the block had come into their ownership.

Rather than comprehensively redevelop the site at any point for their purposes, the warehouses and showrooms of the business grew on a more adhoc basis, and the memory of different plot widths and buildings is retained behind the frontages to Blossom Street and the 1930s showroom frontage to Shoreditch High Street.

The resulting building behind these frontages is complex with multiple access points and stairs, numerous lightwells, differing floor levels and a variety of concrete and steel structural elements such as roofs, floors and columns.



Pre 1890

1898

1944



1959

1965

2013

4.0 Detailed study of the buildings

S1

S1_18-21 12-15 Blossom Street

DATE BUILT	Late 19th century.
HISTORIC USE(S)	A series of warehouse buildings constructed over a relatively short period of time (around 1873-1894) for Nicholls and Clarke.
ANCIENT MONUMENT STATUS	Low-Medium archaeological potential; No proposals previously made – probably preservation by record acceptable.
GENERAL OBSERVATIONS*	The warehouses give the appearance externally of being a single warehouse. The interiors show that they are in fact a series of buildings. Historical research shows they were built over a relatively short period of time (around 1873- 1894) .
STRUCTURE*	<p>14-15 Blossom Street (Concrete section of warehouses) 12-13 Blossom Street (Timber section of warehouses)</p> <p>The warehouses are of cellular construction, with solid loadbearing masonry walls providing both support to the floor structures and the overall stability to the building as a whole. The floor structures themselves comprise a large range of different systems, including timber, wrought iron and steel beams, timber joists and unreinforced concrete arches, and internally are supported off cast iron, timber and steel columns.</p> <p>The Structure to the building has been repeatedly altered so much of the floor and roof structure is not original. The structures generally appear to be well founded, and of robust original construction for their age and type, albeit with some design flaw which are not unusual for their age, such as building steelwork into external walls, where they can suffer corrosion due to water ingress.</p>
CONDITION*	<p>The building appears to have had a series of alterations/remedial works. There are a number of alterations that have been made to the structure which do not deal with fundamental maintenance issues, such as water ingress. In some cases, the remedial works now appear to be in poor condition themselves.</p> <p>As a result of this there are a number of areas, such as the roof, the ground floor, and where the floor structure is built into the rear light well wall, where the structure is in very poor condition. Other areas of the building are in a more reasonable condition, for the age and type of construction. These buildings are long overdue a major overhaul including extensive repairs to the structure.</p>



S1_18. 15 Blossom St



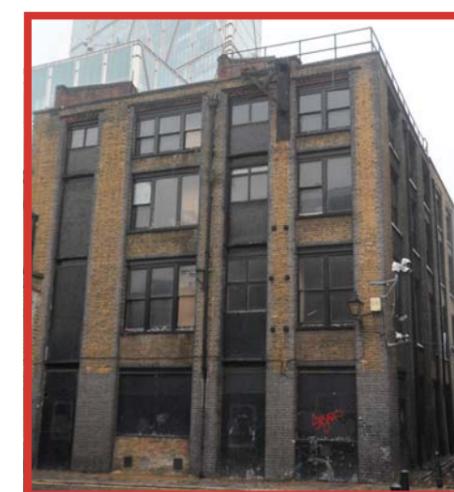
S1_19. 14 Blossom St



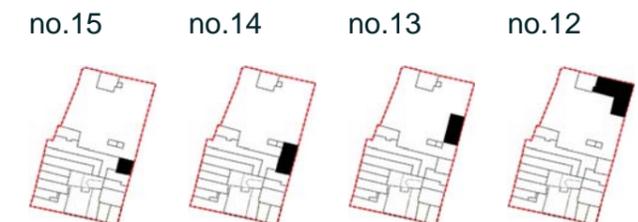
S1_20. 13 Blossom St

HISTORIC VALUE	3	MEDIUM HIGH The warehouses to Blossom Street reflect the growth of the operation of Nicholls and Clarke during the later 19th century. The firm subsumed surrounding plots, occupying them as they became vacant and the buildings therefore reflect the success of this important Spitalfields business. At some point the roof and top storey of the warehouses to Blossom Street have been altered and no. 13 Blossom Street has lost its third floor/roof structure. This is evident in views both at street level and from further afield.
ARCHITECTURAL VALUE	3	MEDIUM HIGH The warehouses are of a standardised warehouse architecture and are purely functional in character and appearance. The facade to Blossom Street is unified, despite some variation which reflects different periods of growth and occupation and reinforces the industrial character of this part of the Conservation Area. At some point the roof and top storey of the warehouses to Blossom Street have been altered. No. 13 Blossom Street has lost its third floor/ roof structure at some point and is therefore shorter than the surrounding buildings. This highlights the sequential growth of the Nicholls and Clarke site but also indicates a significant alteration to the building that has impacted on the overall architectural integrity of the Blossom Street warehouses.

* Extracts from Alan Baxter and Associates report 'Nicholls and Clarke Depot, Blossom Street, November 2014'



S1_21. 12 Blossom St

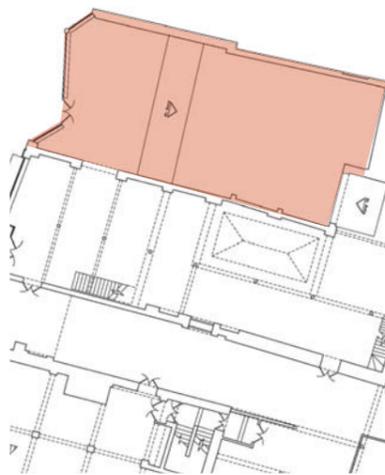
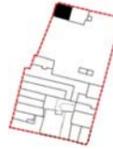


4.0 Detailed study of the buildings

S1

S1_22 10 Shoreditch High Street

DATE BUILT	1950s.
HISTORIC USE(S)	Related to the Nicholls and Clarke operation and possibly used as a paint and wallpaper showroom..
ANCIENT MONUMENT STATUS	Extent of archaeological survival unknown, trial pits preferred – probably medium potential. Preservation by record.
GENERAL OBSERVATIONS	This single storey building was constructed in the post-war period and replaced an earlier structure on the site, which appears to have risen to four and a half storeys according to the Goad plan for 1944. In the pre-WWII period this taller building was occupied by a firm of pawnbrokers.
STRUCTURE	The structure appears to be reinforced concrete beam and slab roof structure sitting onto load bearing masonry walls. The floor is raised up by approximately 500mm with a ramp up to it from outside. It is not clear what the purpose of the ramp is. There is no basement to this building.
CONDITION	The structure is in a reasonably good state of repair.



Plan_L00



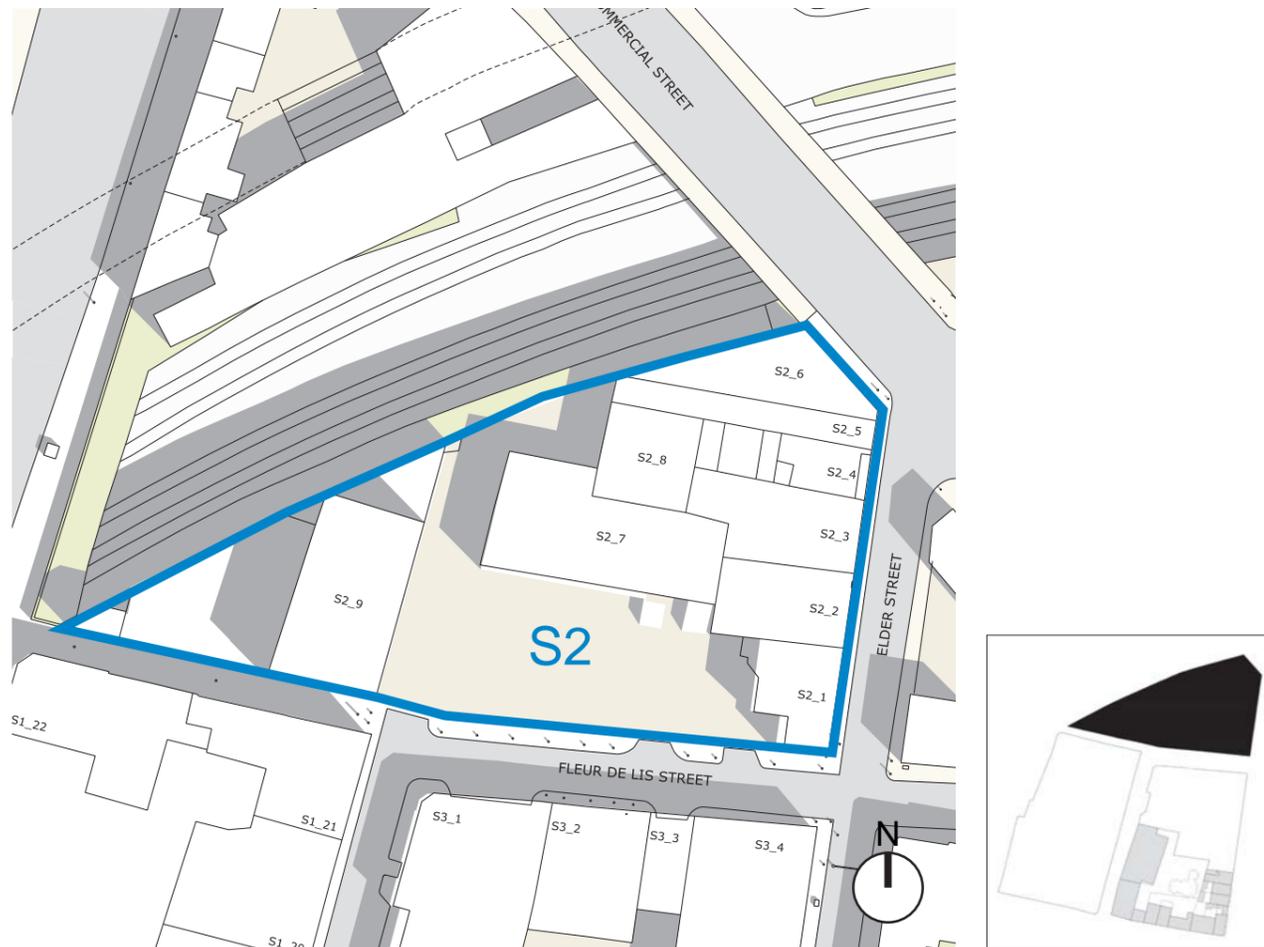
Street elevation

HISTORIC VALUE	1	LOW. The existing building at no.10 Shoreditch High Street has very limited architectural value. It is a simple storey structure that replaced a larger building after WWII. Its only real interest is its history as parts of Nicholls and Clarke operation.
ARCHITECTURAL VALUE	0	LOW. As with the buildings historic value, its architectural value is also very limited. Its low height exposes the blank flank wall of no's 3-9 Shoreditch High Street and adds little to the visual interest of the areas of local townscape.

4.0 Detailed study of the buildings

4.5 Site S2

Site S2 is largely occupied by buildings of the Nicholls and Clarke enterprise. The warehouses either side of Blossom Street highlight the physical expansion of the business beyond its original facility on Norton Folgate and essentially, the success of the company. As with S1, S2 has undergone substantial change and the surviving built development on the site has later 19th century origins. There is no 18th century fabric that survives on site. Historically, this site was much altered by the laying out of Commercial Street which cut through the Northern end of Elder Street and formed a triangular block with the railway line to the North.

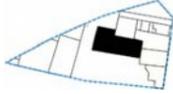
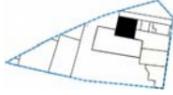
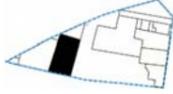


4.0 Detailed study of the buildings

S2

4.5 Site S2

Building code		Historical Value	Architectural Value	Overall Rating	
	S2_1 8 Elder Street	3	4	7	
	S2_2 6 Elder Street	3	4	7	
	S2_3 4 Elder Street	3	4	7	
	S2_4 2 Elder Street	2	1	3	
	S2_5 X Elder Street (Historically possibly No 2)	2	1	3	
	S2_6 161 Commercial Street	2	1	3	

Building code		Historical Value	Architectural Value	Overall Rating	Overall Rating
S2_7					
	S2_7 1927 Warehouse	2	2	4	
S2_8					
	S2_8 Stables/ Warehouse	3	1	4	
S2_9					
	S2_9 1887 Warehouse	4	3	7	

Overall Rating

- 7-8 High Value
- 5-6 Medium High Value
- 3-4 Medium Low Value
- 0-2 Low Value

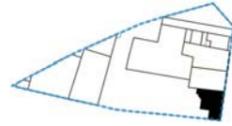
4.0 Detailed study of the buildings

S2

4.5 Site 2 - detail

S2_1 8 Elder Street

LOCALLY LISTED

DATE BUILT	Late 19th century with 20th century alterations to roof, ground floor and extensions to the rear.	
HISTORIC USE(S)	Warehouse.	
ANCIENT MONUMENT STATUS	Not scheduled. Extent of archaeological survival unknown but basements under the warehouses so possibly low-medium – basement survey required.	
GENERAL OBSERVATIONS	Nos. 4, 6 and 8 Elder Street are three converted Victorian warehouses which form part of a larger terrace. They have a basement, ground and three upper floors with steel columns. The group replaced a row of earlier housing potentially similar to that seen at no. 2 Elder Street.	
STRUCTURE	The structure to this building appears to be timber floors onto loadbearing masonry. There may also be an internal steel frame of beam and column supporting any long spans.	
CONDITION	The building is currently occupied however looks to be in a good state of repair externally, and is assumed to be in a reasonable state of repair internally.	



Plan_L00



Street elevation

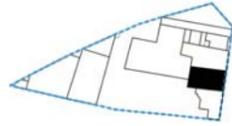


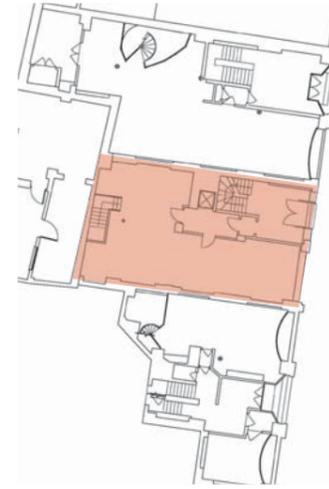
Fleur de Lis Street elevation

HISTORIC VALUE	3	MEDIUM HIGH The building, and group, form an interesting late Victorian development that replaced earlier domestic properties. This reflects the increased commercialisation of the area during this time. The buildings are in close proximity to Commercial Street which may have had a bearing on their development.
ARCHITECTURAL VALUE	4	HIGH Nos. 4-8 Elder Street form a strong and cohesive group with a large-scale ground floor and loading bay reflecting the buildings industrial use. The buildings make a strong contribution to the character of the Conservation Area.

S2_2 6 Elder Street

LOCALLY LISTED

DATE BUILT	Late 19th century with 20th century alterations to roof, ground floor and extensions to the rear.	
HISTORIC USE(S)	Warehouse.	
ANCIENT MONUMENT STATUS	Not scheduled: Extent of archaeological survival unknown but basements under the warehouses so possibly low-medium – basement survey required.	
GENERAL OBSERVATIONS	Nos. 4, 6 and 8 Elder Street are three converted Victorian warehouses which form part of a larger terrace. They have a basement, ground and three upper floors with steel columns.	
STRUCTURE	The structure to this building appears to be timber floors onto loadbearing masonry with an internal steel frame of beam and column supporting the timber floor at midspan.	
CONDITION	The building is currently occupied however looks to be in a good state of repair externally, and is assumed to be in a reasonable state of repair internally.	



Plan_L00



Street elevation



Rear elevation

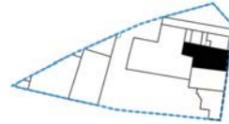
HISTORIC VALUE	3	MEDIUM HIGH The building and group, form an interesting late Victorian development that replaced earlier domestic properties. This reflects the increased commercialisation of the area during this time. The buildings are in close proximity to Commercial Street which may have had a bearing on their development.
ARCHITECTURAL VALUE	4	HIGH Nos. 4-8 Elder Street form a strong and cohesive group with a large-scale ground floor and loading bay reflecting the buildings industrial use. The buildings make a strong contribution to the character of the Conservation Area.

4.0 Detailed study of the buildings

S2

S2_3 4 Elder Street

LOCALLY LISTED



DATE BUILT	Late 19th century with 20th century alterations to roof, ground floor and extensions to the rear.
HISTORIC USE(S)	Cotton and wool warehouse.
ANCIENT MONUMENT STATUS	Not scheduled. Extent of archaeological survival unknown but basements under the warehouses so possibly low-medium – basement survey required.
GENERAL OBSERVATIONS	No. 4 forms part of a group with nos. 6 and 8 Elder Street. The group replaced a row of earlier housing potentially similar to that seen at no. 2 Elder Street. The ground floor to Elder Street has been altered with original fenestration removed and stucco applied.
STRUCTURE	The structure to this building appears to be timber floors onto loadbearing masonry with an internal steel frame of beam and column supporting the timber floor at midspan.
CONDITION	The building is in a reasonable condition, however the rooflight to the rear appears to be leaking and in need of repair.



Plan_L00

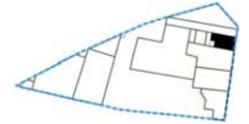


Street elevation

HISTORIC VALUE	3	MEDIUM HIGH The building and group, form an interesting late Victorian development that replaced earlier domestic properties. This reflects the increased commercialisation of the area during this time. The buildings are in close proximity to Commercial Street which may have had a bearing on their development.
ARCHITECTURAL VALUE	4	HIGH No. 4-8 Elder Street form a strong and cohesive group with a large-scale ground floor and loading bay reflecting the buildings industrial use. The buildings make a strong contribution to the character of the Conservation Area.

S2

S2_4 2 Elder Street



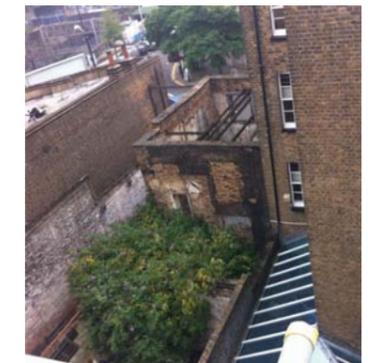
DATE BUILT	Mid 19th century.
HISTORIC USE(S)	Former house used in later years as a shop and warehouse.
ANCIENT MONUMENT STATUS	Not scheduled. Extent of archaeological survival unknown but basements under the warehouses so possibly low-medium – basement survey required.
GENERAL OBSERVATIONS	Later 19th century possibly constructed at time Commercial Street was laid out in 1860s.
STRUCTURE	This building would have been originally timber floors onto loadbearing walls, however has experienced extensive fire damage and now only the walls and chimney stack remain.
CONDITION	Very poor, the chimney is leaning and is unstable, and the walls are currently not restrained horizontally at first floor or roof. It is recommended to take down these unstable elements.



Plan_L00



Street elevation



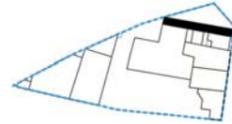
Rear elevation

HISTORIC VALUE	2	LOW The building is of some historic interest as an example of 19th century housing within the Conservation Area.
ARCHITECTURAL VALUE	1	LOW The building is ruinous and while it may have originally had some modest architectural interest for its domestic scale and detailing, this has been diminished as a result of its advance state of dereliction.

4.0 Detailed study of the buildings

S2_5 X Elder Street (Historically possibly No 2)

DATE BUILT	Mid-19th century.
HISTORIC USE(S)	Possibly an Elder Street entrance to the Nicholls and Clarke building to the West.
ANCIENT MONUMENT STATUS	Not scheduled. Extent of archaeological survival unknown but possibly low-basement survey required.
GENERAL OBSERVATIONS	Mapping evidence suggests that this narrow plot was once an entry to the warehouse site beyond to the West. Plans show a narrow covered route leading East away from Elder Street.
STRUCTURE	This building appears to have originally been a single storey structure with the roof supported off the walls of the two adjacent buildings. Fire damage has destroyed most of the building with only a small portion of the front facade masonry wall remaining.
CONDITION	Very poor with little remaining of the original building. It is recommended to remove what is left of the facade at the front.



Plan_L00



Rear elevation

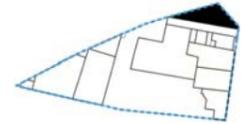


Street elevation

HISTORIC VALUE	2	LOW The association of this structure with mid-late Victorian warehousing affords it some historic value. It is possible that its close proximity to Commercial Street gave the buildings to the West a more prestigious evidence although this cannot at this stage be known for certain.
ARCHITECTURAL VALUE	1	LOW The structure is in an advance state of dereliction and its architectural character is therefore strictly limited. Aerial photography suggests that very little survives beyond the hoarding to Elder Street.

S2_6 161 Commercial Street

DATE BUILT	Probably built at the same time as Commercial Street in the 1860s.
HISTORIC USE(S)	No. 161 Commercial Street on its distinctive corner site was once a dining rooms and later the property has been retail space on the ground floor.
ANCIENT MONUMENT STATUS	Not scheduled. Extent of archaeological survival unknown but possibly low-basement survey required. Preservation by record?
GENERAL OBSERVATIONS	Currently in a state of dilapidation. There is a historic route running alongside the building to the North. This route follows the line of the railway and offers access points into the Nicholls and Clarke site.
STRUCTURE	The building consists of timber floors spanning onto loadbearing walls with an internal steel frame of beams and column supporting the floors at midspan. There is a full basement to the building that extends under the footpath with roof lights allowing some light into the basement.
CONDITION	The building is in very poor condition with the façade needing remedial work and the floor lights beneath the street having collapsed. Internally the roof has a hole that is allowing extensive water ingress that is causing damage to the internal structure.



Plan_L00

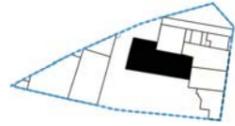


Street elevation

HISTORIC VALUE	2	LOW The building has some historic value for its association with the laying out of Commercial Street.
ARCHITECTURAL VALUE	1	LOW The building is typical of the mid-19th century and while dilapidated and in a poor state of repair, the building does retain some architectural character and interest. This is limited however.

4.0 Detailed study of the buildings

S2_7 Warehouse

DATE BUILT	1927	
HISTORIC USE(S)	Warehouses.	
ANCIENT MONUMENT STATUS	Not scheduled. Extent of archaeological survival unknown but possibly low-basement survey required. Preservation by record?	
GENERAL OBSERVATIONS	A brick-built warehouse constructed under a flat roof and arranged with a basement, ground and three upper floors and with a large open yard fronting onto Fleur de Lis Street.	
STRUCTURE	The internal structure consists of timber floors onto a central steel frame and loadbearing masonry walls. It is not clear if this is the original structure of the building or whether the floors were strengthened at some point as the structural grid is relatively small. The building has a full basement below which extends also beneath the adjacent stables.	
CONDITION	The building appears to be in a reasonable state of repair however there is propping in place to the external lintels on the West façade. The roof has recently been resealed.	



Plan_L00



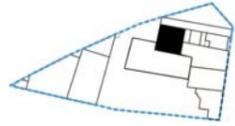
West facade (1927)

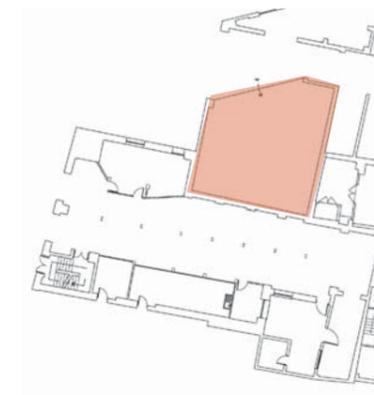


Street elevation_South facade

HISTORIC VALUE	2	LOW The building is of interest for its association with the growing business of Nicholls and Clarke. The building replaced an earlier warehouse structure and domestic properties. Its historic value is less than the Blossom Street warehouses as it represents a later stage of construction.
ARCHITECTURAL VALUE	2	LOW The building is again a standardised form of warehouse architecture that its also reflective of the period of its construction. The Northern most wing of the building is an earlier phase of development, now attached to the 1927 block. The architectural value of the building is limited.

S2_8 Stables/ Warehouse

DATE BUILT	Mid-late 19th century.	
HISTORIC USE(S)	Stables and warehousing.	
ANCIENT MONUMENT STATUS	Not scheduled. Extent of archaeological survival unknown but possibly low-basement survey required.	
GENERAL OBSERVATIONS	The existing building is constructed in brick with a slate roof. It predates the 1927 warehouse to the South which has links through into the earlier building. The building is modestly scaled and much altered. No traces of stable use remains. A route from the rear of the building ran through Elder Street providing access from Commercial Street into the block.	
STRUCTURE	The building is a two storey building of loadbearing masonry construction with first floor formed of cast iron or steel beams supporting a concrete slab. The roof is pitched and assumed to be timber frame construction.	
CONDITION	The structure is in a reasonably good state of repair.	



Plan_L00



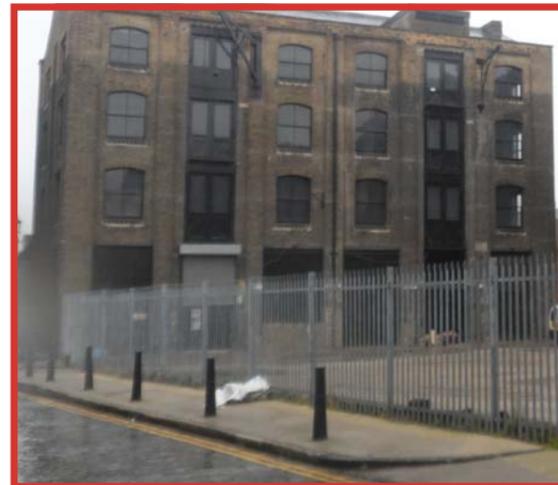
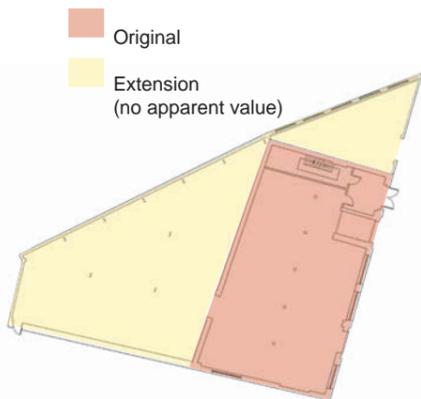
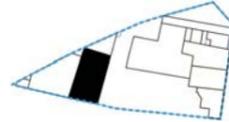
West elevation

HISTORIC VALUE	3	MEDIUM LOW The building has some historic interest as a warehouse and stables for Nicholls and Clarke. There is no evidence within the building that it was used for stabling, this use has been identified using historic plans and mapping.
ARCHITECTURAL VALUE	1	LOW The existing building is a modest building with an industrial character. It has been altered with the addition of a loading bay at ground floor.

4.0 Detailed study of the buildings

S2_9 Warehouse

DATE BUILT	1887 / with later 1970's extensions
HISTORIC USE(S)	Part of the Nicholls and Clarke buildings, currently used as event spaces.
ANCIENT MONUMENT STATUS	Not scheduled. Extent of archaeological survival unknown but possibly low- basement survey required.
GENERAL OBSERVATIONS	The main 1887 building is brick with a pitched tile roof and is five storeys (basement, ground and three upper floors). It is attached to a single storey 1970s extension warehouse with a corrugated iron roof.
STRUCTURE	The majority of the original structure appears to be intact in this building, and consists of timber floors supported by a central steel frame and load bearing masonry walls to the perimeter. The building has a full basement.
CONDITION	The condition of the building is relatively good, however cracking to the masonry was observed at the North West corner closest to the rail track. Also there are several existing cranes, elevators and heavy industrial equipment present on the inside and facade of the building that should be monitored and inspected.



Plan_L00

Street elevation

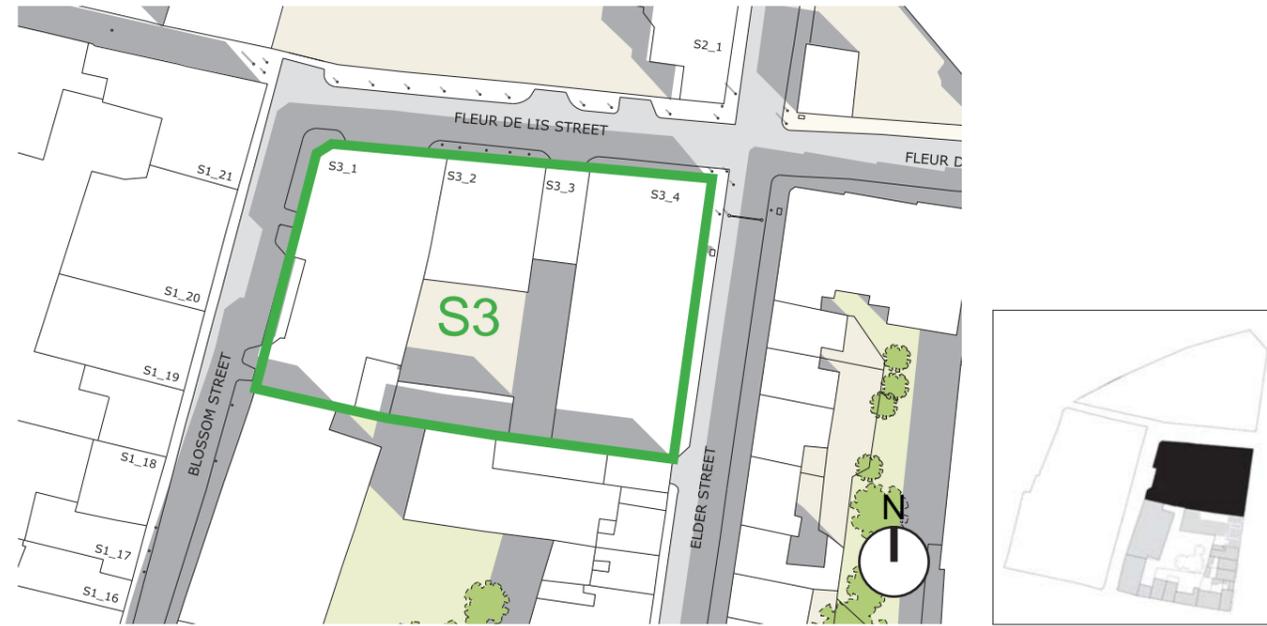
HISTORIC VALUE	4	HIGH The warehouse replaced a short row of houses in 1887 and again, reflects the historic development of the Nicholls and Clarke operation as a purpose built warehouse for the firm. It reflects a significant move forward for the firm which to this point had colonised existing buildings to the South along Blossom Street.
ARCHITECTURAL VALUE	3	MEDIUM HIGH The building is complete and coherent and a relatively simple structure. The building is likely to have set the architectural language for the facade treatment to the Blossom Street warehouses.

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4.0 Detailed study of the buildings

4.6 Site S3

Historically the properties Nos. 11–16 (consecutive) Fleur-de-lis Street were rebuilt with windows designed to light workrooms, in about 1812 at approximately the same time as the building of Loom Court. They were by the late 19th century a squalid court of weavers cottages. These were all demolished in the post-war era.²



S3

Building code	Historical Value	Architectural Value	Overall Rating	Overall Rating Legend
S3_1 S3_1 10 Blossom Street	1	0	1	<ul style="list-style-type: none"> 7-8 High Value 5-6 Medium High Value 3-4 Medium Low Value 0-2 Low Value
S3_2-3 S3_2-3 11-16 Fleur de Lis Street	1	1	2	
S3_4 S3_4 14-22 Elder Street	1	1	2	

² See 'The St. John and Tillard estate: Blossom Street and Fleur-de-Lis Street', Survey of London: volume 27: Spitalfields and Mile End New Town (1957), pp. 87-89.

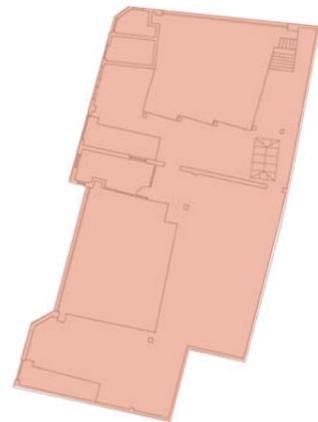
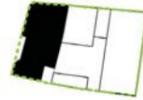
4.0 Detailed study of the buildings

S3

4.6 Site S3 - detail

S3_1 10 Blossom Street

DATE BUILT	1950's.
HISTORIC USE(S)	The Depot, at No. 10 Blossom Street is two storeys dating from the 1950s.
ANCIENT MONUMENT STATUS	Extent of archaeological survival unknown, basement survey required – probably medium potential. Preservation by record.
GENERAL OBSERVATIONS	Currently used as event spaces, this building is utilitarian in character and detracts from the architectural character of Conservation area. No basement.
STRUCTURE	Low rise building consisting of a central block of masonry construction with timber floors, surrounded by a steel roofed single storey construction onto loadbearing masonry.
CONDITION	The condition appears to be relatively good from external inspection.



Street elevation

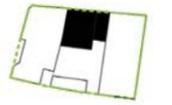
Plan L00

HISTORIC VALUE	1	LOW The building has very little architectural interest and has a purely functional appearance with no embellishment or character. The building replaced a public house that once stood on the corner of Blossom Street and Fleur de Lis Street and some domestic properties.
ARCHITECTURAL VALUE	0	LOW The building is of very limited architectural value and does not make a positive architectural contribution to the character and appearance of the Conservation area.

S3

S3_2-3 11-16 Fleur de Lis Street

DATE BUILT	1973.
HISTORIC USE(S)	Offices.
ANCIENT MONUMENT STATUS	Extent of archaeological survival unknown, basement survey required. Preservation by record.
GENERAL OBSERVATIONS	Building has flat roofs and is unremarkable. No basement.
STRUCTURE	The buildings appear to be in a good condition with minor defects to the parapet. There is believed to be an existing oil tank or similar in the courtyard to the building which may pose a contamination risk if not properly maintained. The structure appears to be reinforced concrete frame with ribbed slab construction and external loadbearing masonry.
CONDITION	The buildings appear to be in a good condition with minor defects to the parapet. There is believed to be an existing oil tank or similar in the courtyard to the building which may pose a contamination risk if not properly maintained.



Street elevation



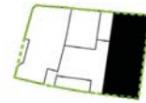
Rear elevation

HISTORIC VALUE	1	LOW The building has limited historic value. It was built in the early 1970s, replacing a series of smaller scale buildings and courts.
ARCHITECTURAL VALUE	1	LOW To its street elevations, the building has been well constructed and follows the architectural language of the surrounding Georgian townscape. However, it is clearly a building of a larger floor plate and within its courtyard has a more utilitarian 1970s character. The architectural value of the building is therefore limited.

4.0 Detailed study of the buildings

S3

S3_4 14-22 Elder Street



DATE BUILT	1973.
HISTORIC USE(S)	Offices.
ANCIENT MONUMENT STATUS	Extent of archaeological survival unknown, basement survey required. Preservation by record.
GENERAL OBSERVATIONS	Building has flat roofs and is unremarkable. No basement.
STRUCTURE	The buildings appear to be in a good condition with minor defects to the parapet. There is believed to be an existing oil tank or similar in the courtyard to the building which may pose a contamination risk if not properly maintained. The structure appears to be reinforced concrete frame with ribbed slab construction and external loadbearing masonry.
CONDITION	The buildings appear to be in a good condition with minor defects to the parapet. There is believed to be an existing oil tank or similar in the courtyard to the building which may pose a contamination risk if not properly maintained.



Street elevation



Rear elevation

HISTORIC VALUE	1	LOW The building has limited architectural value. It was built in the early 1970s, replacing a series of smaller scale buildings and courts.
ARCHITECTURAL VALUE	1	LOW To its street elevations, the building has been well constructed and follows the architectural language of the surrounding Georgian townscape. However, it is clearly a building of a larger floor plate and within its courtyard has a more utilitarian character. The architectural value of the building is therefore limited.

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5.0 Summary of Findings

5.1 Summary of findings

The diagrams and tables here provide a summary of section 4.0 of the document.

Listed
Locally Listed

Buildings	Buildings code	Location	SAM Remove & Record SAM Preserve in situ	Historical Value	Architectural Value	Overall Rating
S1	S1_1	3-9 Shoreditch High Street		2	2	4
	S1_2	2 Shoreditch High Street		1	0	1
	S1_3	20 Norton Folgate	■	1	1	2
	S1_4-7	19 Norton Folgate	■	3	2	5
		18 Norton Folgate	■	3	2	5
		17 Norton Folgate	■	3	2	5
	S1_8	16 Norton Folgate	■	3	2	5
	S1_9	15 Norton Folgate	■	2	2	4
	S1_10	14 Norton Folgate	■	2	2	4
	S1_11	5-7 Folgate Street	■	3	4	7
	S1_12-13	9 Folgate Street	■	3	4	7
		11 Folgate Street	■	3	4	7
	S1_14	11a Folgate Street	■	4	4	8
	S1_15	17 Blossom Street	■	1	1	2
	S1_16-17	16 Blossom Street	■	1	1	2
		16 Blossom Street	■	1	1	2
	S1_18-21	15 Blossom Street	■	3	3	6
		14 Blossom Street	■	3	3	6
		13 Blossom Street	■	3	3	6
	S1_22	12 Blossom Street	■	3	3	6
	S1_22	10 Shoreditch High Street		1	0	1
	S2	S2_1	8 Elder Street	■	3	4
S2_2		6 Elder Street	■	3	4	7
S2_3		4 Elder Street	■	3	4	7
S2_4		2 Elder Street		2	1	3
S2_5		X Elder Street (Historically possibly No 2)		2	1	3
S2_6		161 Commercial Street		2	1	3
S2_7		1927 Warehouse		2	2	4
S2_8		Stables and Warehousing		3	1	4
S2_9		1887 Warehouse		4	3	7
S3	S3_1	10 Blossom Street	■	1	0	1
	S3_2&3	11-16 Fleur de Lis Street	■	1	1	2
	S3_4	14-22 Elder Street	■	1	1	2

Summary

Overall Rating

- 7-8 High Value
- 5-6 Medium High Value
- 3-4 Medium Low Value
- 0-2 Low Value

