





Application Documents

Application forms

CIL Additional Information form

Addendum Planning Drawings

Addendum Design and Access Statement

Addendum Planning Statement

Replacement Environmental Statement I

Replacement Environmental Statement II
(Townscape and Visual Impact Assessment)

Replacement Environmental Statement III

Replacement Environmental Statement Non-Technical Summary

Addendum Heritage Appraisal

Addendum Regeneration Statement

Energy Statement Update

Addendum Sustainability Statement

Addendum Transport Assessment

Blossom Street Warehouses Structural Method Statement

Blossom Street, E1: Addendum Heritage Appraisal, November 2015

1469.6.1 Blossom Street heritage appraisal addendum November 2015.docx

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Introduction

- 1 This is a further addendum to the Heritage Appraisal submitted as part of proposals at Blossom Street, a site 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 site is divided into a number of separate buildings, which are referred to as S1/S1c, S1a, S1b, S2 and S3. The full planning application (ref. PA/14/03548) was registered by the London Borough of Tower Hamlets on 19 December 2014. A parallel and linked application for listed building consent (ref PA/14/03618) was made at the same time, for works to the listed carriageway of Fleur de Lis Street.
- 2 In March 2015, an addendum to our initial Heritage Appraisal was prepared. This dealt with the amendments to the proposed scheme, their impact on heritage assets, and English Heritage’s response to the original planning submission. These amendments were:
 - a) Removal of link bridges above Fleur de Lis Passage so that S1 and S1c become standalone buildings, resulting in updated designs for the S1 and S1c facades facing Fleur De Lis passage.

- b) The adjustment of the internal floor to floor dimension within S1c so as to create 14 storeys instead of 13, but resulting in a parapet height that remains at 65.70 AOD, thus maintaining the massing of S1c within that of the scheme submitted for planning.
- c) A revised Level 13 terrace at the top of S1c.
- d) The revised massing of S1c core including additional goods lift/passenger lift.
- e) Minor alterations to the proposed design of entrances and dormer windows on Elder Street elevation to S3.

3 On April 1 2015 English Heritage changed its name to 'Historic England'.

4 This addendum deals with further amendments to the proposed scheme, specifically in relation to 12-13 Blossom Street. For clarity and completeness, it reiterates certain background information regarding our previous work.

The amendments to the submitted scheme

5 The proposed development is described in the covering letter accompanying the documents amending the submitted scheme, as are the specific amendments proposed. It is proposed to retain 12-13 Blossom Street and undertake repairs and alterations to allow the building to be reused as office space. 12 and 13 Blossom Street will become a self-contained building within the overall development. A new stair core will be provided to the rear of the building (where built form presently exists) within light wells that are to be retained. Internally clearly modern items will be removed and older fabric retained and refurbished. The modern corrugated roof to the lower part of 12-13 Blossom Street (the southern part of 12-13 Blossom Street) will be replaced with a roof terrace. Where the loading bay doors survive they will be repaired and where they are missing they will be replaced to match the original doors.

The effect of the amendments

6 These changes will involve less external change in the appearance of 12-13 Blossom Street than previously proposed, and thus the proposed scheme, as amended, will have a lesser effect on the character and appearance of the conservation area and on the setting of listed and locally listed buildings. The appearance of the elevations of 12-13 Blossom Street will remain, in terms of height, width, detail and proportion, largely as they are now found.

7 12-13 Blossom Street are not listed buildings. The internal works proposed in the amended scheme will have no effect on the character and appearance of the

conservation area or the special architectural and historic interest of any listed buildings, or on the setting of locally listed buildings.

- 8 However, works will be carried out to repair the elevations and to reinstate missing features, such as the loading bay doors. These works will enhance the character and appearance of the conservation area and the setting of listed and locally listed buildings.
- 9 The lower part of the roof of 12-13 Blossom Street will not be seen in views westwards along Fleur De Lis Street, as the proposed development of S3 will obscure that view. Due to the proportions of Blossom Street, no view can be obtained of the lower roof within that street. The new roof terrace is, in our view, a suitable measure for 12-13 Blossom Street that will be largely invisible and creatively provides an external terrace space to augment the quality of office accommodation provided within 12-13 Blossom Street. It will replace an inappropriate roof that has a very low pitch; it is effectively a flat roof at present. The glazed balustrade to the proposed terrace is set well back from the roof edge to Blossom Street, and the new intervening flat roof is proposed as a green roof. The effect of the revised proposal for this lower part of 12-13 Blossom Street on the character and appearance of the conservation area and on the setting of listed and locally buildings will be negligible.

The conclusions of the existing Heritage Appraisal

- 10 KMHeritage prepared a Heritage Appraisal that accompanied the planning and listed building consent applications referred to above. It described the history and heritage significance of the Blossom street sites and their surroundings, assessed the effect of the proposed scheme on that significance, and measured the compliance of the scheme against the law, and national and local policy and guidance, for listed buildings and conservation areas. The appraisal concluded that the proposed scheme preserves and enhances the character and appearance of the Elder Street Conservation Area, as well as preserving and enhancing the setting of nearby listed buildings. It considered that the scheme did not lead to 'substantial' harm or any meaningful level of 'less than substantial' harm to the listed building at the Blossom Street site, or any other heritage assets.
- 11 As well as describing the way in which the proposed development has been designed so as to preserve and enhance the significance of heritage assets, the Heritage Appraisal described the public and heritage benefits of the scheme. The proposed scheme incorporates those buildings on the Blossom Street sites that make a contribution to the character and appearance of the Elder Street Conservation Area and its surroundings, and the setting of listed and locally listed buildings, providing those structures and the presently vacant sites with a

sustainable future. It will see the repair of the damaged listed carriageway of Fleur De Lis Street, along with other public realm improvements. It will provide homes, employment space and other commercial activities. It will create street level active frontages and amenities for local residents and visitors alike.

Conclusion

- 12 Having considered the amendments to the scheme that arise from the revised proposals for 12-13 Blossom Street, we consider that these conclusions remain valid, and the revised scheme will also preserve and enhance the character and appearance of the Elder Street Conservation Area, as well as preserving and enhancing the setting of nearby listed buildings.
- 13 The amendments to the submitted scheme do not alter the key findings of our Heritage Appraisal, and no harm is caused to the heritage significance that was fully identified and analysed in that document. The proposed scheme, originally and as amended, satisfies section 66(1) and section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. The proposed development continues to provide very clear public and heritage benefits, as set out in our Heritage Appraisal, and as acknowledged in Historic England consultation responses and by the London Borough of Tower Hamlets in the officers report to the Council's planning committee.
- 14 We consider that Historic England's views remain valid. Though Historic England found 'minor (less than substantial) harm to Elder Street Conservation Area (the designated heritage asset)' Historic England agreed that the proposed scheme (prior to being amended) satisfied the statutory tests concerning preservation of special interest and character and appearance, and that any 'less than substantial harm to the significance of a designated heritage asset' (Paragraph 134 of the NPPF) that can be ascribed to the scheme is outweighed by the multiple benefits flowing from the scheme. This remains the case.

Kevin Murphy B.Arch MUBC RIBA IHBC
Monday, 16 November 2015

The author of this report is Kevin Murphy B.Arch MUBC RIBA IHBC. He was an Inspector of Historic Buildings in the London Region of the former 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. Kevin Murphy was included for a number of years on the Heritage Lottery Fund's Directory of Expert Advisers.

KMHeritage

72 Pymer's Mead

London SE21 8NJ

T: 020 8670 9057

F: 0871 750 3557

mail@kmheritage.com

www.kmheritage.com

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