

Blossom Street

15 Built Heritage

Replacement Environmental Statement

Volume I

15 Built Heritage

Preface – Update 2015

- This replacement November 2015 Environmental Statement (hereafter referred as the 'November 2015 Replacement ES' or 'this Replacement ES') takes into account the design changes to the Blossom Street project (refer *Chapter 4: Proposed Development*) that have occurred since the submission of the application in December 2014 ES and concludes if any changes to the likely significant effects occur as a result of those changes. This Replacement ES consolidates the environmental assessment of the design changes into a single ES, presenting commentary (under the heading 'Update 2015') for the design changes in the March 2015 ES Addendum (the 'March 2015 ES Addendum') by blue text, and the design changes arising from the current design changes by red text. Where relevant, text removed will be denoted by strike-through, e.g. effect), and updated tables and figures will be denoted by the suffix 'A' (e.g. Table 2.10A).
- This Replacement ES adopts the following terminology to describe the development descriptions and design changes:
 - Proposed Development: description of the development presented in the December 2014 ES;
 - Revised Scheme: description of the scheme incorporating the design changes to the Proposed Development in March 2015 (the design changes referred as the 'March 2015 amendments'), assessed within the March 2015 ES Addendum;
 - Amended Proposed Development: description of the development incorporating the current design changes to the Revised Scheme (the design changes referred as the 'November 2015 amendments'), to be assessed within the November 2015 Replacement ES.
- Further details in regard to the approach taken in this November 2015 Replacement ES are outlined in *Chapter 2: EIA Methodology*.

Introduction

- 15.1 This chapter of the Environmental Statement (ES) assesses the potential effects of the Proposed Development on the historic environment (built heritage assets).
- 15.2 The built heritage assets that are the subject of this chapter include conservation areas, listed buildings, and locally listed buildings within or immediately around the Site that are considered to be significant because of their evidential, historic, aesthetic or communal interest. The chapter contains a description of the heritage planning policy context and the methods used in the assessment. It describes the baseline historic environment currently existing at the Site and in its immediate vicinity; provides a statement of significance of identified built heritage assets; assesses the magnitude of change (effect) of the Proposed Development upon the significance of built heritage assets and the resulting environmental effect; identifies the mitigation measures required to prevent, reduce or off-set any significant adverse environmental effects; and reports on residual effects.
- 15.3 This chapter uses the term 'heritage significance', which is a core concept in policy and guidance related to the historic built environment and in considering the effect of change on built heritage assets. The term, as used in this way, is explained.
- 15.4 This assessment has been researched and prepared by KMHeritage. The chapter is supported by **ES Volume III: Appendix J** which comprises two documents: 'Blossom Street Site: Heritage Assessment' and 'Existing Building Heritage Analysis'. The 'Blossom Street Site: Heritage Assessment' sets out the history of the Site and its surroundings, and describes in detail the existing buildings on the Site as well as the nature of built heritage assets in its context. The report analyses the heritage significance of the buildings on the Site and the built heritage assets around it.
- 15.5 The 'Blossom Street Site: Heritage Assessment' is linked to, has informed and complements the 'Existing Building Heritage Analysis' report. The 'Existing Building Heritage Analysis' was prepared jointly by Allford Hall Monaghan Morris, KMHeritage, MOLA and AKTII. It was developed in order to provide the design team with an understanding of the nature, location and extent of heritage significance across the Site and to inform the development of design proposals.

- 15.6 The assessment deals solely with the implications of the Proposed Development on the built heritage (above ground) assets on Site and within the surrounding area and does not cover the archaeological issues, which are covered within **Chapter 14: Archaeology**.
- 15.7 Similarly this assessment does not deal with the implications of the Proposed Development on townscape and visual amenity on Site and within the surrounding area - this is dealt with in **ES Volume II: Townscape, Conservation and Visual Assessment**. There is a link between effects on built heritage assets and on townscape and visual amenity - built heritage assets are obviously one component of the overall townscape, and this chapter should be read with **ES Volume II**.

Legislation and Planning Framework

National Legislation

- 15.8 The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Section 66(1) of the Act requires decision makers to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay 'special attention to the desirability of preserving or enhancing the character or appearance of that area'

National Policy and Guidance

National Planning Policy Framework (2012)

- 15.9 One of the 12 core principles National Planning Policy Framework (NPPF) (Ref. 15-1) that underpin both plan-making and decision-taking within the framework is to:

"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations" (paragraph 17).

- 15.10 It recognises that heritage assets are an irreplaceable resource (paragraph 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (paragraph 128).
- 15.11 Local planning authorities are required to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the effect of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (paragraph 129).
- 15.12 Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted (paragraph 141).

Planning Practice Guidance (2014)

- 15.13 In 2014 the government published new streamlined planning practice guidance for the National Planning Policy Framework and the planning system. It includes guidance on matters relating to protecting the historic environment in the section entitled 'Conserving and Enhancing the Historic Environment'. It is subdivided into sections giving specific advice in the following areas:
- Historic Environment Policy and Legislation
 - Heritage in Local Plans

15 Built Heritage

- Decision-taking: Historic Environment
- Designated Heritage Assets
- Non-Designated Assets
- Heritage Consent Processes and
- Consultation Requirements

Regional Policy and Guidance

The London Plan (2011)

15.14 Relevant development policies within the within the London Plan (Ref. 15-2) include:

15.15 Policy 7.8 relates to Heritage Assets:

- London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account;
- Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate;
- Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail;
- New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset;
- Boroughs should, in Local Development Framework (LDF) policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration; and
- Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

Revised Early Minor Alterations to the London Plan (2013)

15.16 The Revised Early Minor Alterations (REMA) (Ref. 15-4) seeks to demonstrate that the London Plan policies are consistent with the principles outlined in the NPPF and makes amendments to the policies to refer to the relevant sections of the NPPF where necessary in order to achieve this.

15.17 Policy 7.8 described above in paragraph 13.8, remains unchanged; however, additions have been made to paragraph 7.31 in the Revised Early Minor Alterations to the London Plan, which supports the policy via two new sub-paragraphs that have been added: paragraphs 7.31a and 7.31b.

15.18 The additions bring the London Plan in line with the NPPF in terms of the protection of heritage assets, specifically dealing with the treatment of designated assets which have been deliberately neglected and the appraisal of planning applications which will not cause substantial harm to a designated asset.

Draft Further Alterations to the London Plan (2014)

15.19 The Draft Further Alterations to the London Plan (FALP) (2014) (Ref. 15-4) has been prepared primarily to address key housing and employment issues emerging from the analysis of the 2011 Census data.

15.20 The FALP incorporate the changes made to paragraph 7.31, but add no further revisions to the elements of the London Plan relating to heritage assets.

Local Policy and Guidance

LBTH Core Strategy (2010)

15.21 The LBTH Core Strategy (Ref. 15-5) includes the following guidelines in relation to the historic built environment:

- Strategic Objective SO22 seeks to 'Protect, celebrate and improve access to our historical and heritage assets by placing these at the heart of reinventing the hamlets to enhance local distinctiveness, character and townscape views'.
- Spatial Policy SP10 says that the Council will ensure that 'heritage assets and their settings' are protected and enhanced, and that the Council will 'preserve or enhance the wider built heritage and historic environment of the borough, enabling the creation of locally distinctive neighbourhoods'.

LBTH Managing Development Document (2013)

15.22 The LBTH Managing Development Document (MDD) (Ref. 15-8) includes the following policy relating to built heritage, policy *DM27: Heritage and the Historic Environment*:

- DM 27.1 Development will be required to protect and enhance the borough's heritage assets, their setting and their significance as key elements of developing the sense of place of the borough's distinctive 'Places'; and
- DM 27.2 Applications for the alteration, extension, change of use, or development within a heritage asset will only be approved where:
 - a) It does not result in an adverse impact on the character, fabric or identity of the heritage asset or its setting;
 - b) It is appropriate in terms of design, scale, form, detailing and materials in its local context;
 - c) It enhances or better reveals the significance of the asset or its setting;
 - d) Opportunities to mitigate or adapt to climate change through the re-use or adaptation are maximised; and
 - e) In the case of a change of use, a thorough assessment should be carried out of the practicability of retaining its existing use and the wider benefits of the proposed use.

LBTH Elder Street Conservation Area Character Appraisal (2007)

15.23 The conservation area appraisal for the Elder Street Conservation Area was adopted by the LBTH as supplementary planning guidance in 2007 and describes the character and appearance of the Elder Street Conservation Area.

Other Relevant Policy and Guidance

Planning for the Historic Environment Practice Guide (2010)

15.24 Planning Policy Statement 5 (PPS5) was accompanied by a 'Planning for the Historic Environment Practice Guide' (Ref. 15-7), published by English Heritage to help practitioners implement the policy, including the legislative requirements that underpin it. PPS5 was superseded by the NPPF, but the PPS5 Practice Guide is still valid for the time being.

15.25 It is intended by English Heritage that it will be replaced in the autumn of 2014 by good practice advice developed by English Heritage in conjunction with the Historic Environment Forum. No update has yet been issued.

15.26 The 'Guide' gives, at Paragraph 79, a number of 'potential heritage benefits that could weigh in favour of a proposed scheme' in addition to guidance on 'weighing-up' proposals in Paragraphs 76 to 78. These are that:

- It sustains or enhances the significance of a heritage asset and the contribution of its setting;
- It reduces or removes risks to a heritage asset;
- It secures the optimum viable use of a heritage asset in support of its long term conservation;
- It makes a positive contribution to economic vitality and sustainable communities;

15 Built Heritage

- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment;
- It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.

Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)

15.27 The document 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment' (Ref. 15-6) describes a number of 'heritage values' that may be present in a 'significant place'. These are evidential, historical, aesthetic and communal value.

The Setting of Heritage Assets: English Heritage Guidance (2011)

15.28 English Heritage's document 'The Setting of Heritage Assets: English Heritage guidance', October 2011) provides guidance on the setting of heritage assets. The 'setting' is defined as 'the surroundings in which the asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

Legislation and Planning Framework - Update 2015

March 2015 ES Addendum

15.29 Since the submission of the December 2014 ES, no relevant changes to legislation and planning policy have been made.

November 2015 Amendments

The London Plan (2015)

15.30 The adoption of the FALP in March 2015 resulted in the consolidation of changes to the London Plan (2011) to become the 'London Plan (2015)' (Ref. 15-9). The London Plan (2015) also incorporates the REMA, which were published in October 2013.

15.31 No significant changes were made to the policy relating to the assessment as part of the adoption of the London Plan 2015 and does not alter the overarching content of the policy review undertaken as part of the December 2014 ES.

Minor Alterations to the London Plan (2015)

15.32 On 11 May 2015 the Mayor of London published for six weeks public consultation (11th May to 22nd June) two sets of Minor Alterations to the London Plan – on Housing Standards and on Parking Standards (Ref. 15-10). Both sets of minor alterations were to be considered at a public examination, commencing on 21 October 2015.

15.33 These minor alterations have been prepared to bring the London Plan in line with new national housing standards and car parking policy. These alterations do not propose any significant changes to the policy relevant for the assessment.

English Heritage/Historic England Guidance

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

15.35 In the light of the introduction of the NPPF, Good Practice Advice notes 1, 2 and 3 supersede the 'Planning for the Historic Environment Practice Guide (2010)', which was withdrawn on 27th March 2015. These notes include:

- Historic Environment Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (Ref. 15-11);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Ref. 15-12); and

- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Ref. 15-13).

15.36 The advice provided in the notes is the same as that of the former Practice Guide. At Paragraph 26, Practice Note 2 states:

'Successful sustainable development achieves economic, social and environmental gains jointly and simultaneously through planning decisions (NPPF, Paragraph 8). If there is any apparent conflict between the proposed development and the conservation of a heritage asset then the decision-maker might need to consider whether alternative means of delivering the development benefits could achieve a more sustainable result, before proceeding to weigh benefits against any harm'.

Assessment Methodology and Significance Criteria

Consultation

15.37 LBTH has been consulted throughout the evolution of the Proposed Development. The scope of the built heritage assessment for the EIA was set out in the EIA Scoping Report submitted to LBTH on July 2014, and within the Applicant's response to the Scoping Opinion (dated 26th September 2014 – refer **ES Volume III: Appendix A**).

15.38 The EIA Scoping Opinion identified a list of the information to be accounted for within the assessment. These have been addressed within this Chapter (refer below) or where topics have not been addressed, reasons are provided.

15.39 Matters addressed include:

Table 15-1 Matters raised within Scoping Opinion

Topic	Reference in Chapter/Application Documentation
London Borough of Tower Hamlets	
Recommended that information is obtained from English Heritage's National Monuments Record (NMR)	The HER has been consulted and used within the assessment of this ES chapter
Reference should be made to LBTH Character Appraisals and Management Guidelines for relevant Conservation Areas	The Elder Street Conservation Area Character Appraisals and Management Guidelines is referred to (refer 'Local Policy and Guidance' section)
The Applicant should refer to any current guidance on assessment of heritage assets (e.g. the PPS 5 Practice Guide which remains valid pending the final outcome of the review of guidance supporting the NPPF and English Heritage's guidance	This guidance is referred to in the chapter (refer 'Other Relevant Policy and Guidance' section)
English Heritage has previously advised that there should also be no distinction drawn between Grade I and II* buildings and Grade II buildings. The degree of protection afforded to listed buildings by the legislation does not distinguish between grades and as a national designation all grades should be regarded as 'high' importance.	No distinction is made in respect of grades in the assessment of the effect of the Proposed Development on listed buildings
English Heritage has also previously advised that there should be no distinction in sensitivity between Conservation Areas - as a national designation they should be historic assets of 'high' importance. If a distinction is then to be drawn in townscape terms between those of consistent architectural or townscape character that should be reflected in the magnitude of change and not in their importance.	No distinction is made in respect of sensitivity in the assessment of the effect of the Proposed Development on listed buildings
A clear analysis of the heritage significance of each affected heritage asset, including the contribution of its setting to heritage significance, should be provided. All judgments on the significance and direction of effects on heritage assets need to be fully explained and justified	This analysis of heritage significance and the effects of the Proposed Development on heritage significance is provided in this chapter (Refer 'Baseline Conditions' and 'Potential Effects

15 Built Heritage

Topic	Reference in Chapter/Application Documentation
	<i>and Mitigation Measures</i> sections

15.40 Consultation with LBTH and English Heritage was undertaken at the start of the design process and throughout its development.

15.41 The design of the Proposed Development has been altered a number of times throughout the design process in consultation with the LBTH and English Heritage to reduce the potential impact on heritage receptors. This consultation process has resulted in design changes being made to the scheme. These changes include the retention of more of the existing buildings and features on the Site, the reduction in scale of new buildings and the alteration in the design of new buildings.

Assessment Methodology

Receptor Identification

15.42 The receptors that are the subject of this chapter are 'heritage assets' as defined by the NPPF. Locally listed buildings are 'non-designated heritage assets'. These are also assessed to determine whether they possess 'heritage significance'.

15.43 The heritage assets/receptors assessed in this chapter are: listed buildings, conservation areas and locally listed buildings – and the setting of these assets. The first two are designated heritage assets; the third are non-designated heritage assets.

Defining 'Heritage Significance'

15.44 The term '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' provides an alternative definition as 'the sum of its architectural, historic, artistic or archaeological interest'.

15.45 The quality in a heritage asset that is affected by change is described as 'significance', referred to for clarity throughout this chapter as 'heritage significance'. This incorporates the concepts of 'special architectural and historic interest' (in relation to listed buildings and conservation areas) and 'character and appearance' in relation to conservation areas.

Assessing Effect Significance

15.46 An assessment has been made of the likely connection between the Proposed Development and heritage receptors in the surroundings of the Site. This identification of the baseline historic environment has been undertaken using a variety of methods outlined below:

- Desk-based assessment of published sources of information on the historic built environment in the area, in the form of statutory information and of studies, histories and research.
- Physical inspection and fieldwork on the site of the development and the surrounding area. A detailed survey has been undertaken of the site and its context. A systematic data search undertaken for heritage assets in the vicinity of the site that may be affected by the development, and
- Consultation with the local planning authority.

15.47 The heritage significance in a listed building that may be affected is its 'special architectural and historic interest'. More precisely, a development may affect this special architectural and historic interest by harming or reducing the degree to which such interest can be appreciated.

15.48 The significance in a conservation area that may be affected by the development is its 'character and appearance'. Conservation areas are defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as being 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. A development may affect this character and appearance by harming or reducing the degree to which these qualities can be appreciated.

15.49 The significance in a locally listed building or buildings considered to make a positive contribution to the character and appearance of conservation areas that that may be affected is its general (not special) architectural and historic interest.

15.50 The methodology for assessing the potential impacts of the Proposed Development upon the heritage significance of the heritage receptors is to measure those impacts – using professional judgement - against criteria contained in national and local policy and guidance relating to the historic built environment. It should be noted that the various policy and guidance relating to the historic built environment does not provide a definitive system of measurement of effects upon heritage receptors. There is no fixed or agreed system of measurement of the sensitivity of receptors to change and the magnitude of that change.

Baseline Characterisation

15.51 A summary description of the baseline characterisation is presented within the 'Baseline Conditions' section and has been derived from the two documents: 'Blossom Street site: Heritage Assessment' (prepared by KMHeritage) and 'Existing Building Heritage Analysis' (prepared jointly by AHMM, KMHeritage and MOLA).

15.52 These documents are presented within **ES Volume III: Appendix J**.

Significance Criteria

Effect Significance Terminology Overview

15.53 The assessment of effect significance outlined within the below sections is consistent with the terminology and criteria outlined within **Chapter 2: EIA Methodology** of this ES and accords with the relevant standards and guidance. The terminology used to describe the sensitivity of resources / receptors and magnitude of the impact will be as follows:

- High;
- Medium;
- Low; and
- Very Low.

15.54 The key terminology to be used to describe the classification of effects is as follows and is further described in the below sections of this chapter:

- Major;
- Moderate;
- Minor; and
- Negligible.

15.55 The nature of the effects may be either adverse (negative) or beneficial (positive).

15.56 Following the classification of an effect using this methodology, a clear statement is then made as to whether the effect is significant or not significant. As a general rule, the following criteria is applied:

- 'Moderate' or 'major' effects are deemed to be 'significant';
- 'Minor' effects are considered to be 'not significant', although they may be a matter of local concern; and
- 'Negligible' effects are considered to be 'not significant' and not a matter of local concern.

Evaluating the Effects and Significance – Built Heritage Assets

15.57 Table 15-2 set out the sensitivity of heritage receptors that could be affected by the proposed development

Table 15-2 Significance of Heritage Assets

Heritage Asset Description	Sensitivity
• Listed building	High
• Conservation area	Medium
• Locally listed building	Medium

15 Built Heritage

15.58 By virtue of the greater level of heritage significance contained in the fabric and appearance of a listed building than, say, a building that makes a positive contribution to a conservation area, its sensitivity is considered to be greater. Similarly, the sensitivity of a conservation area to effects is less than that of listed buildings as conservation areas are larger broader in scale and more capable of accepting change

Magnitude of Change

15.59 Table 15-3 sets out the four levels of magnitude of change that may occur to affect built heritage assets

Table 15-3 Magnitude of Change

Magnitude of Change	Description of Change
High	Substantial change to the significance of a built heritage asset, such as major intervention in the fabric or appearance of a listed building
Medium	A degree of discernible change to the significance of a built heritage asset short of substantial change, such as new development in a conservation area development or development affecting the setting of a listed building.
Low	Minor change in the significance of a built heritage asset, such as development affecting the setting of a locally listed building or a conservation area
Very Low	Negligible change in the significance of built heritage asset such as change in the setting of a listed building at some distance from its site

Significance of Environmental Effect

15.60 The environmental effect is determined by comparing the 'significance of baseline assets' with the 'magnitude of change', as outlined in Table 15-4. Where information is insufficient to be able to quantify either the resource significance or magnitude of change with any degree of certainty, the effect is given as 'uncertain'.

Table 15-4 Significance of Environmental Effect Matrix

Heritage Asset Sensitivity	Magnitude of Change			
	High	Medium	Low	Very Low
High	Major	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible
Very Low	Minor	Negligible	Negligible	Negligible

Mitigation Measures and Residual Effects

15.61 An appropriate mitigation strategy would aim to reduce or offset any adverse effect. Measures to mitigate effects would normally consist of design adjustments, to allow significant resources to be protected and retained (preservation in situ) or, where this is not feasible, investigation and recording before and during development, with dissemination at an appropriate level (preservation by record). The residual effect reflects the success rating for the recommended mitigation strategy. Table 15-5 defines the significance of residual effects.

Table 15-5 Significance of Residual Effect

Significance of Effect	Description
Major Adverse	Substantial harm to, or loss of, an asset's significance as a result of changes to its physical form or setting.
Moderate Adverse	Less than substantial harm to an asset's significance as a result of changes to its physical form or setting.

Significance of Effect	Description
Minor Adverse	Limited harm to an asset's significance as a result of changes to its physical form or setting.
Negligible	No appreciable change to an asset's significance.
Uncertain	Significance of effect uncertain due to lack of information on heritage asset significance.
Minor Beneficial	Limited improvement of an asset's significance as a result of changes to its physical form or setting.
Moderate Beneficial	Notable enhancement of an asset's significance as a result of changes to its physical form or setting.
Major Beneficial	Substantial enhancement of an asset's significance as a result of changes to its physical form or setting.

Assessment Methodology and Significance Criteria - Update 2015

March 2015 ES Addendum

15.62 The methodology for assessing impacts presented in **Chapter 15: Built Heritage** of the December 2014 ES has not changed and remains valid.

November 2015 Amendments

15.63 There have been no changes to be made to the assessment methodology from that considered in the December 2014 ES or for the March 2015 ES Addendum. The methodology is considered to remain valid for the purposes of assessing the Amended Proposed Development.

Baseline Conditions

Baseline Characterisation

15.64 The Site is 0.9 hectares in area and comprised of three distinct plots (S1, S2 and S3). As the concept for the masterplan has developed, these plots were further subdivided into individual buildings, resulting in the following plots: S1, S1a, S1b, S1c, S2 and S3.

15.65 S1a includes 13 Norton Folgate, 14 Norton Folgate, 15 Norton Folgate and 16-19 Norton Folgate. S1b includes 5-11A Folgate Street and 16-17 Blossom Street. S1/S1c spans Fleur De Lis Passage, and S1c is the triangular area to the north of the passage bounded by Site, the railway cutting and Shoreditch High Street.

15.66 The entire Site is located within the Elder Street Conservation Area. There are no listed buildings within the Site but there are a number located in close proximity. Two groupings of locally listed building lie within the Site.

15.67 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, the northern part of its precinct included the southern half of the Site (i.e. S1a, S1b, S1), 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.

15.68 After the Dissolution of the Monasteries under Henry VIII, the area of land occupied by the Priory and Hospital of St Mary Spital, amounting to just over 8.5 acres reverted to the Crown and was eventually sold on. 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.

15.69 The plot divisions within the 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 S1). The construction of larger commercial buildings and

15 Built Heritage

warehouses replaced smaller shops, most notably in the case of the former Nicholls and Clarke site. Nicholls and Clarke 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 an animal emporium located behind Blossom Street occurred in 1886 that killed many wild and exotic animals such as lions and bears. This partly the firm to gradually acquire adjoining properties in the 1880s and 1890s and enabled the construction of impressive showrooms and warehouses to take place. The complex continued to expand in the early 20th century and in the 1930s the main showrooms on Norton Folgate was extended and given a fashionable new front.

- 15.70** The buildings and land that Nicholls and Clarke occupied was 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).
- 15.71** There was some bomb damage during WWII which resulted in the rebuilding of some sites on the Shoreditch Estate, including no. 20 Norton Folgate, with its distinctive set back which recalls a 17th century historic boundary (figures 6-7). In the later 19th century no. 20 was a chemists, but was rebuilt as the Savoy café. In the second half of the 20th century the surrounding area changed with some of the larger sites being altered dramatically. The nearby Bishopsgate Goods Yard closed in 1964, the wholesale Spitalfields Market moved to Leyton in 1991, and Nicholls and Clarke moved to Chadwell Heath in 2003.
- 15.72** The conservation area appraisal for the Elder Street Conservation Area says of the area that: 'The area retains its quiet, residential character, although there are many offices interspersed between the houses and flats. Small-scale services such as shops, restaurants and pubs also occupy the ground floors of some buildings. During the working week, there is a measure of commercial bustle, while at weekends the area is mostly quiet except for movement around Spitalfields Market, which is outside the Conservation Area....The area is predominantly 3-4 storeys high with 3-storey Georgian houses in the core of the area. The buildings along Commercial Street are more substantial 5-6 storey buildings, to address the larger scale of the road. The historic character of the area has been affected by large scale office development to the south, of 12 storeys or more, and by the 35-storey Broadgate Tower under construction to the west. The narrow width of Fleur-de-Lis Street at its western end is a fragment of the medieval network of lanes which existed prior to the 18th and 19th century redevelopments'.
- 15.73** The appraisal continues: 'Most of the public realm in this area takes the form of streets, defined by buildings with no setback...The most significant views are those along the historic streets of Elder Street, Folgate Street, Blossom Street, Fleur-de-Lis street, and towards the surviving historic buildings on Spital Square... The view north from the south end of Blossom Street gives a dramatic and accurate glimpse of mid 19th century commercial London, including the warehouses, loading gateways, gas street lights, bollards and road setts. This includes the 1928 warehouse on the east side of the north end of Blossom Street'.

Designated Heritage Assets

Conservation Areas

- 15.74** The Site is located within the Elder Street Conservation Area of the LBTH. 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.

15.75 In the London Borough of Hackney (LBH), a small section of the South Shoreditch Conservation Area extends along Shoreditch High Street to include 221-233 Shoreditch High Street.

15.76 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. These assets were not assessed as being likely to experience a significant effects from the Proposed Development, given their nature and/or their relationship to the Site.

Listed Buildings

15.77 There are no listed buildings within the Site but there are a number of listed buildings in close proximity.

15.78 Following assessment of the likely effects of the Proposed Development, those considered relevant are listed below. All these listed buildings or structures are Grade II. All are within approximately 100 metres of a point at the junction of Blossom Street and Fleur De Lis Street, and are to the east and south of the Site.

- Nos. 6 and 8 Folgate Street;
- Nos. 10-18 Folgate Street;
- Nos. 17-21 Folgate Street;
- No. 27 Folgate Street;
- No. 36 Elder Street;
- Nos. 32 and 34 Elder Street;
- Nos. 28 and 30 Elder Street;
- No. 24 Elder Street;
- Nos. 1-3 Elder Street;
- Nos. 9 and 10 Fleur De Lis Street;
- Nos. 5 and 7 Elder Street;
- Nos. 9, 11 and 13 Elder Street
- Railings at Nos. 9 and 11 Elder Street;
- Railings at Nos. 32 and 34 Elder Street
- No. 15 Elder Street;
- No. 17 Elder Street;
- Nos. 19 and 21 Elder Street;
- No. 23 Elder Street;
- Burhan Uddin House, Commercial Street;
- Two posts at the entrance to Bowl Court; and
- Post at the corner of Worship Street.

15.79 In addition, the street surfaces of Folgate Street from Norton Folgate to Elder Street, of Elder Street from Folgate Street to Fleur De Lis Street, and of Fleur De Lis Street from Blossom Street to Commercial Street are listed Grade II.

15.80 A wider set of designated heritage assets was also 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 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). These assets were not assessed as being likely to experience a significant effect from the Proposed Development, given their nature and/or their relationship to the Site.

Non-designated heritage assets

15.81 There are a number of locally listed buildings within the area, including nos. 5-11a Folgate Street and nos. 4-8 Elder Street, which are both within the Site. The local listing designation implicitly attributes a higher level of significance to these buildings than other buildings within the Site. Nos 223, 225, and 227-230 Shoreditch High Street are locally listed (within the LBH).

15 Built Heritage

15.82 144-146 Commercial Street is locally listed, but is not considered to be in sufficient proximity to the Site to experience an effect from the development.

The Site (Existing)

15.83 The Site and its buildings are assessed in the 'Blossom Street site: Heritage Assessment' and 'Existing Building Heritage Analysis'.

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

15.84 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

15.85 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

15.86 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.

No. 15 Norton Folgate

15.87 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. 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.

Nos. 16-19 Norton Folgate

15.88 The four properties at nos. 16-19 Norton Folgate once formed a more complete row of buildings with no. 20 Norton Folgate. 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.

15.89 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

15.90 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

15.91 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

15.92 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 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.

Nos. 5-11a Folgate Street

15.93 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

15.94 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

15.95 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. 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; the 1887 warehouse)

15.96 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.

15.97 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.

15 Built Heritage

1927 Warehouse and Stables

15.98 This warehouse was constructed by Nicholls and Clarke in 1927. It is a more standardised form or 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

15.99 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 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.

15.100 The buildings were built on a slightly staggered plan with no. 4 having the deepest footprint. 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. The rear wall of No. 4 is blank, and the roofs may have been altered at some point.

No. 2 Elder Street and passageway to the north

15.101 No. 2 is 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, though there is no evidence at all now of any stabling. 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.

15.102 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

15.103 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

15.104 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

15.105 The existing building on the Site replaced 18th and early 19th century housing in the 1970s.

Summary of Sensitivity of Resources / Receptors

15.106 From the review of the baseline conditions, the below Table 15-6 presents the resources / receptors likely to be affected by the Proposed Development and their sensitivity. This takes account of the location of the heritage receptor in question and its relationship to the site. The general sensitivity levels in Table 15-1 have therefore been adjusted.

Table 15-6 Likely Resource / Receptor and Sensitivity

Resource / Receptor	Sensitivity of Resource / Receptor
Conservation Area	
The Elder Street Conservation Area	Medium
South Shoreditch Conservation Area	Medium
Listed Buildings (none located within the Site)	
Nos. 6 and 8 Folgate Street;	High
Nos. 10-18 Folgate Street	High
Nos. 17-21 Folgate Street	Medium
No. 27 Folgate Street	Medium
No. 36 Elder Street	High
Nos. 32 and 34 Elder Street	High
Nos. 28 and 30 Elder Street	High
No. 24 Elder Street	High
Nos. 1-3 Elder Street	High
Nos. 9 and 10 Fleur De Lis Street	High
Nos. 5 and 7 Elder Street	High
Railings at nos. 9 and 11 Elder Street;	Medium
Nos. 9, 11 and 13 Elder Street	High
Railings at Nos. 32 and 34 Elder Street	Medium
Two bollards at junction with Elder Street	Medium
Lamp standard affixed to No.26 Elder street	Medium
No. 15 Elder Street;	High
Nos. 19 and 21 Elder Street;	High
No. 23 Elder Street;	High
Burhan Uddin House, Commercial Street	Medium
Two posts at the entrance to Bowl Court	Medium
Post at the corner of Worship Street	Medium
Fleur de Lis Street Road Surface	High
Locally Listed Buildings	
5-11a Folgate Street (within the Site)	High
4-8 Elder Street (within the Site)	Medium
223, 225, and 227-230 Shoreditch High Street (not on Site)	Medium

15 Built Heritage

Baseline Conditions - Update 2015

March 2015 ES Addendum

15.107 The scheme changes do not result in any material changes to the baseline conditions presented in **Chapter 15: Built Heritage** of the December 2014 ES. Therefore, the baseline conditions presented in the December 2014 ES remain valid for the Revised Scheme.

November 2015 Amendments

15.108 It is considered that there have been no material changes to the baseline conditions since the submission of the December 2014 ES and March 2015 ES Addendum, and that the baseline prepared for the December 2014 ES remains valid for the consideration of the likely impacts arising from the Amended Proposed Development.

Environmental Design and Management

15.109 The way that potential environmental impacts have been or will be avoided, prevented, reduced or off-set through design and / or management of the Proposed Development are outlined below and have been taken into account as part of the assessment of the potential effects. Proposed environmental enhancements are also described where relevant.

Demolition and Construction

15.110 For works to historic public spaces that affects their surfaces, a prescriptive approach would be inappropriate. Rather, when considering the works the focus will be on:

15.111 The retention of historic material;

- Its reuse in a fashion that is historically consistent; and
- Quality in the design and implementation of work.

15.112 The street will continue to be used for vehicular traffic during the demolition and construction works, and as such, the following steps will be considered and the appropriate approach implemented:

- The lifting, removal and safe storage of granite setts and kerbs, along with bollards and other street furniture;
- Laying of a temporary road surface to protect underlying historical features
- The careful removal of mortar and street markings from recovered material, and the undertaking of any other necessary repairs (such as paint removal and redecoration of bollards, etc.);
- The installation of a road bed to appropriate highways standards; and
- The relaying of salvaged street surface materials along with new matching material and the reinstallation of street furniture to the new layout and design.

15.113 A suitably qualified heritage consultant will design the work required, subject to further discussion and agreement with English Heritage and LBTH, given the listed nature of the street surface, and work will be undertaken to detailed drawing layouts which make clear where material is to be used, and where falls and joints are created. The following mitigation measures will be adopted as part of the works to the heritage assets:

- Salvaged setts and kerbs will be re-used and re-laid to a carefully considered layout design that uses salvaged and new material in a sensible and well-detailed way;
- Setts will be laid in a coherent and historically consistent pattern in keeping with similar historic surfaces. New matching setts will be required, and will be sourced to ensure visual consistency, and sized to create a harmonious appearance;
- New material will be carefully incorporated into the reinstated streetscape, and placed in sections rather than used randomly within areas of reinstated salvaged material, in a manner that blends with salvaged material;

- High quality workmanship will be employed, for example, joints will be a consistent and reasonable width, awkward cutting will be avoided, access covers will be properly integrated into the designed layout; and
- Close supervision of contractors by the designer will be undertaken during the reinstatement of the road surface.

Operational

15.114 The design of the Proposed Development has been altered a number of times throughout the design process in consultation with the LBTH and English Heritage to reduce the potential impact on heritage receptors. This consultation process has resulted in design changes being made to the scheme. These changes include the retention of more of the existing buildings and features on the Site, the reduction in scale of new buildings and the alteration in the design of new buildings. This has resulted in a definitive scheme whose likely effect will be fixed and continuous from the time of its construction.

Environmental Design and Management - Update 2015

March 2015 ES Addendum

15.115 No further environmental design and / or management measures were considered.

November 2015 Amendments

15.116 No further environmental design and / or management measures were considered.

Potential Effects and Mitigation Measures

15.117 This section discusses the potential impacts and likely effects pertaining to built heritage during the demolition and construction phase, and during the operation of the Proposed Development.

Site Preparation, Demolition and Construction Effects

15.118 During the Site Preparation, Demolition and Construction phase, the Proposed Development will affect built heritage assets in two main ways. Buildings within the conservation area will be directly altered and demolished as part of the works. The setting of other buildings and the character and appearance of the conservation area will be affected by construction operations - site preparation, demolition and construction will have the effect of reducing temporarily the degree to which the heritage significance of built heritage assets in the vicinity of the Site will be appreciated, but that significance will remain unharmed. The works will not directly impact on the heritage receptors (conservation area, listed buildings), other than the part of the conservation area that includes the Site where unlisted buildings are being altered or demolished.

15.119 Assuming the adoption of appropriate mitigation measures to protect and secure buildings (refer 'Mitigation and Monitoring Measures' section) that are to be retained and incorporated into the scheme, the measures have the potential to reduce the magnitude of the potential impacts on the heritage receptors, resulting in likely **minor adverse** effects (short term) as a worst case scenario.

15.120 The exception to this is the listed street surface of Fleur De Lis Street. This will be removed, its fabric carefully set aside, and the carriageway rebuilt to restore its original appearance while incorporating necessary new features of the public realm design. The overall outcome for the listed street surface will be highly positive, and its improvement will, in turn, enhance the Elder Street Conservation Area and the setting of listed buildings. There will be a **major adverse** effect (temporary) in the short term, prior to the reinstatement of the historic street surface.

15 Built Heritage

Site Preparation, Demolition and Construction Effects - Update 2015

March 2015 ES Addendum

15.121 There will be no change in the site preparation, demolition and construction effects assessed in the December 2014 ES. The effect of such work on built heritage assets will remain minor adverse (following mitigation and monitoring) and temporary in the Revised Scheme.

November 2015 Amendments

15.122 The November 2015 amendments are likely to result in less demolition proposed for the retained 12 & 13 Blossom Street Warehouses than is likely to have been accounted for, but overall this is not considered to alter the overall potential impacts considered.

15.123 Taking into account the nature and scale of the proposed November 2015 Amendments, it is not considered that the Amended Proposed Development would result in any new or change to the likely effects and significance concluded within the December 2014 ES and March 2015 ES Addendum.

15.124 It is considered that the likely residual effects concluded in the December 2014 ES and March 2015 ES Addendum remain valid.

Effects Once the Site is Operational

15.125 The Proposed Development retains, refurbishes and reuses the buildings on the Site that are of value and which can be reused. The new buildings on the Site have been carefully designed to respect the retained buildings (including the locally listed buildings), the setting of nearby listed buildings and the character and appearance of the Elder Street Conservation Area and other heritage assets. The design of the Proposed Development therefore preserves and enhances the setting of listed buildings and locally listed buildings and the character and appearance of the Elder Street Conservation Area and other heritage assets. The locally listed buildings that form part of the Site will be refurbished and repaired and provided with a sustainable and long term future.

15.126 The built heritage assets in the vicinity of the Proposed Development will benefit from the improvement in the appearance and condition of the Site, as well as from the positive economic and social effects generated by the mixed-use development. The new development will give new life to the Site and the surrounding area. It will provide the older buildings of the Site with a long term and sustainable future in direct terms, and will indirectly help to do the same for the conservation area.

15.127 The likely effects of the Proposed Development on the setting of the built heritage assets on-site and the surrounding area once completed and operational is **moderate to major beneficial** effect.

Effects Once the Site is Operational – Update 2015

March 2015 ES Addendum

15.128 The removal of the bridges across Fleur De Lis Street will have a very small effect on this part of the development and thus the effect of the Revised Scheme on the character and appearance of the conservation area and the setting of listed and locally listed buildings. The other amendments are considered to have a negligible or no effect on the impact of the proposed development on built heritage assets.

15.129 The December 2014 ES assessed the residual effect of the December 2014 Scheme when completed and occupied as major beneficial in respect of the Elder Street Conservation Area and the South Shoreditch Conservation Area, moderate beneficial in respect of all listed buildings (except the listed Fleur De Lis Street surface where the effect would be major beneficial), and major beneficial in respect of locally listed buildings.

15.130 Having considered the scheme changes in the Revised Scheme, it is considered that these assessments remain valid. The removal of the bridges across Fleur De Lis Street from the Proposed Development is not considered to change the overall impact on the built heritage assets reported in the December 2014 ES. By virtue of the position of the bridges previously proposed, the height of the buildings either side of Fleur De

Lis Passage and the location of built heritage assets, no other built heritage assets will be meaningfully affected by this change. The effect of the Revised Scheme on the Elder Street Conservation Area, the locally listed buildings at 4-8 Elder Street and the listed Fleur De Lis Street will remain major beneficial as reported in the December 2014 ES.

November 2015 Amendments

15.131 The November 2015 amendments propose to retain the 12 & 13 Blossom Street Warehouse and undertake repairs and alterations to allow the building to be reused as office space and become a self-contained building within the overall development. These changes will involve less external change in the appearance of 12 & 13 Blossom Street than initially proposed, and therefore it is considered that the Amended Proposed Development will have a lesser impact on the character and appearance of the conservation area and on the setting of listed and locally buildings. The existing 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.

15.132 The proposed internal works within 12 & 13 Blossom Street is not likely to impact 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. However, works are proposed to be carried out to repair the elevations and to reinstate missing features, such as the loading bay doors. These works are likely to enhance and have a beneficial effect on the character and appearance of the conservation area and the setting of listed and locally listed buildings. The modern corrugated roof to the lower part of 12 & 13 Blossom Street (the southern part of 12 & 13 Blossom Street) is proposed to be replaced with a roof terrace. This will not be seen in view westwards along Fleur De Lis Street, as the construction of S3 will obscure that view. Due to the proportions of Blossom Street, it is considered that no view can be obtained of the lower roof within the street. The likely effect of the November 2015 amendments relating to the lower portion of 12 & 13 Blossom Street on the character and appearance of the conservation area and on the setting of listed and locally buildings is considered to be negligible.

15.133 The November 2015 amendments are not considered to result in any new or change to the likely effects and significance concluded within the December 2014 ES and March 2015 ES Addendum in terms of the setting of the built heritage assets on-site and the surrounding area once completed and operational.

Mitigation and Monitoring Measures

15.134 From the assessment, this section outlines the mitigation measures proposed, that are over-and-above the environmental design and management measures covered previously. Where appropriate, future monitoring and / or environmental management required to verify the predictions and/or fine tune mitigation measures, or ensure the potential effects are adequately controlled, are also outlined.

15.135 The measures accounted for both the demolition and construction, and operational phases, are outlined below.

Demolition and Construction

15.136 Measures (including hoarding, propping, structural support where required and similar measures) will be in place to protect and secure buildings that are to be retained and incorporated in the scheme. This protection will form part of the planning permission that is granted for the Proposed Development.

Operational

15.137 No further ongoing monitoring or mitigation is required once the Proposed Development is completed.

Mitigation and Monitoring Measures - Update 2015

March 2015 ES Addendum

15.138 No additional mitigation measures or changes to those measures identified previously are assessed as being required to alleviate the impacts associated with the proposed changes.

15 Built Heritage

November 2015 Amendments

15.139 No additional mitigation measures or changes to those measures identified previously are assessed as being required to alleviate the impacts associated with the November 2015 Amendments.

Residual Effects and Conclusions

Residual Effects – Update 2015

15.140 Table 15-7 summarises the potential residual effects of the Proposed Development on Built Heritage assets below presents the residual effects following the assessment of revised scheme as a result of the design changes to the Proposed Development considered as part of the December 2014 ES.

15.141 It is noted that although some minor adverse effects on individual built heritage assets have been assessed during the demolition and construction phase, the overall outcome is that the requirements of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are met in that the special architectural and historic interest of listed buildings and the character and appearance of conservation areas (i.e. their heritage significance) are preserved and enhanced by the completed Proposed Development.

Table 15-7 Summary of Residual Effects on Heritage Assets

Resource / Receptor	Effect (incorp. environmental design & management)	Mitigation and Monitoring	Residual Effect (incorp. mitigation & monitoring)	Significance Conclusion
Demolition and Construction				
Conservation Area				
The Elder Street Conservation Area	Minor Adverse	Yes	Minor Adverse	Not Significant
South Shoreditch Conservation Area	Minor Adverse	Yes	Minor Adverse	Not Significant
Listed Buildings				
Nos. 6 and 8 Folgate Street;	Minor Adverse	Yes	Minor Adverse	Not Significant
Nos. 10-18 Folgate Street	Minor Adverse	Yes	Minor Adverse	Not Significant
Nos. 17-21 Folgate Street	Minor Adverse	Yes	Minor Adverse	Not Significant
No. 27 Folgate Street	Minor Adverse	Yes	Minor Adverse	Not Significant
No. 36 Elder Street	Minor Adverse	Yes	Minor Adverse	Not Significant
Nos. 32 and 34 Elder Street	Minor Adverse	Yes	Minor Adverse	Not Significant
Nos. 28 and 30 Elder Street	Minor Adverse	Yes	Minor Adverse	Not Significant
No. 24 Elder Street	Minor Adverse	Yes	Minor Adverse	Not Significant
Nos. 1-3 Elder Street	Minor Adverse	Yes	Minor Adverse	Not Significant
Nos. 9 and 10 Fleur De Lis Street	Minor Adverse	Yes	Minor Adverse	Not Significant
Nos. 5 and 7 Elder Street	Minor Adverse	Yes	Minor Adverse	Not Significant

Resource / Receptor	Effect (incorp. environmental design & management)	Mitigation and Monitoring	Residual Effect (incorp. mitigation & monitoring)	Significance Conclusion
Railings at nos. 9 and 11 Elder Street;	Minor Adverse	Yes	Minor Adverse	Not Significant
Nos. 9, 11 and 13 Elder Street	Minor Adverse	Yes	Minor Adverse	Not Significant
Railings at Nos. 32 and 34 Elder Street	Minor Adverse	Yes	Minor Adverse	Not Significant
Two bollards at junction with Elder Street	Minor Adverse	Yes	Minor Adverse	Not Significant
Lamp standard affixed to No.26 Elder street	Minor Adverse	Yes	Minor Adverse	Not Significant
No. 15 Elder Street;	Minor Adverse	Yes	Minor Adverse	Not Significant
Nos. 19 and 21 Elder Street;	Minor Adverse	Yes	Minor Adverse	Not Significant
No. 23 Elder Street;	Minor Adverse	Yes	Minor Adverse	Not Significant
Two posts at the entrance to Bowl Court	Minor Adverse	Yes	Minor Adverse	Not Significant
Post at the corner of Worship Street	Minor Adverse	Yes	Minor Adverse	Not Significant
Fleur de Lis Street Road Surface	Minor Adverse	Yes	Minor Adverse	Not Significant
Locally Listed Buildings				
5-11a Folgate Street	Minor Adverse	Yes	Minor Adverse	Not Significant
4-8 Elder Street	Minor Adverse	Yes	Minor Adverse	Not Significant
223, 225, and 227-230 Shoreditch High Street	Minor Adverse	Yes	Minor Adverse	Not Significant
Completed and Occupied				
Conservation Area				
The Elder Street Conservation Area	Major Beneficial	Not Required	Major Beneficial	Significant
The South Shoreditch Conservation Area	Moderate Beneficial	Not Required	Major Beneficial	Significant
Listed Buildings				
Nos. 6 and 8 Folgate Street;	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Nos. 10-18 Folgate Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Nos. 17-21 Folgate Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
No. 27 Folgate Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
No. 36 Elder Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant

15 Built Heritage

Resource / Receptor	Effect (incorp. environmental design & management)	Mitigation and Monitoring	Residual Effect (incorp. mitigation & monitoring)	Significance Conclusion
Nos. 32 and 34 Elder Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Nos. 28 and 30 Elder Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
No. 24 Elder Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Nos. 1-3 Elder Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Nos. 9 and 10 Fleur De Lis Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Nos. 5 and 7 Elder Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Railings at nos. 9 and 13 Elder Street;	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Nos. 9, 11 and 13 Elder Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Railings at Nos. 32 and 34 Elder Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Two bollards at junction with Elder Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Lamp standard affixed to No.26 Elder street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
No. 15 Elder Street;	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Nos. 19 and 21 Elder Street;	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
No. 23 Elder Street;	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Two posts at the entrance to Bowl Court	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Post at the corner of Worship Street	Moderate Beneficial	Not Required	Moderate Beneficial	Significant
Fleur de Lis Street Road Surface	Major Beneficial	Not Required	Major Beneficial	Significant
Locally Listed Buildings				
5-11a Folgate Street	Major Beneficial	Not Required	Major Beneficial	Significant
4-8 Elder Street	Major Beneficial	Not Required	Major Beneficial	Significant

Conclusion – Update 2015

15.142 The November 2015 Amendments propose less external change in the appearance of 12 & 13 Blossom Street Warehouse than previously proposed, and it is considered the Amended Proposed Development is likely to have less impact on the character and appearance of the conservation area and on the setting of listed and locally buildings.

15.143 The November 2015 amendments are likely to result in less demolition proposed for the retained 12 & 13 Blossom Street Warehouses than is likely to have been accounted for, but overall this is not considered to alter the overall potential impacts considered.

15.144 Overall, the Amended Proposed Development does not result in any changes to the likely effects and significance presented in the December 2014 ES and March 2015 ES Addendum in terms of the setting of the built heritage assets on-site and the surrounding area. As such, the conclusions set out within the March 2015 ES Addendum and the December 2014 ES remain valid.

Effect Interactions and Cumulative Effect Assessment –

Assessment of Combined Effect of Individual Effects on a Single Receptor

15.145 The combined effect of individual effects occurs when a single receptor is affected by more than one effect at any point in time. An exercise which tabulates the residual effects identified within the ES against relevant receptors, and so identifies the potential for combined cumulative effects, has been undertaken.

15.146 Reference should be made to **Chapter 16: Effect Interactions** of this ES for further details.

Assessment of Cumulative Effect of the Proposed Development with Other Development Schemes

15.147 This section of the chapter assesses the potential effects of the Proposed Development in combination with the potential effects of other development schemes within the surrounding area, as listed within **Chapter 2: EIA Methodology** of this ES.

Demolition and Construction

15.148 There are likely to be other construction projects under way during the period in which the Proposed Development is being constructed. These are not likely to have any long-term cumulative effect on the significance of built heritage assets.

15.149 When the potential impact of site preparation, demolition and construction in respect of the Site is added to other construction sites in the vicinity on the built heritage assets discussed in this chapter, the outcome is a greater degree of partial and temporary reduction in the degree to which the heritage significance of built heritage assets in the vicinity of the Site will be appreciated, resulting in a temporary **minor adverse** effect

Completed and Operational

15.150 The Proposed Development has been designed with other developments in mind, and in particular the design responds directly to the Principal Place development on Shoreditch High Street. The Principal Place development is the single other development with which the proposed development is considered to have a significant cumulative effect in respect of built heritage assets. At the time of assessment, the proposed scheme for Bishopsgate Goods Yard has yet to receive planning permission and it is not clear whether the proposal for that Site will remain as it is presently designed.

15.151 One of the objectives of the Proposed Development is to mitigate the impact of the greater height of the Principal Place development on the setting of the built heritage assets. The Proposed Development will be perceived as stepping down from the greater scale of the Principal Place development to the lower scale of the Elder Street Conservation Area. The taller elements of the Proposed Development will be seen in conjunction with other existing taller buildings on Bishopsgate, Norton Folgate and Shoreditch High Street, looking both north and south. The likely cumulative effect on the heritage significance of built heritage assets will, however be minimal - the Proposed Development will either be similar in height or considerably lower in height than these buildings.

15 Built Heritage

Assessment of Cumulative Effect of the Site with Other Development Schemes - Update 2015

March 2015 ES Addendum

- 15.152** The cumulative effect of the Proposed Development with other developments during demolition and construction remains a temporary minor adverse effect following the scheme changes.
- 15.153** The proposed scheme for Bishopsgate Goods Yard, as submitted, will have a **minor adverse** cumulative effect with the proposed scheme for the Blossom Street site. The considerable scale of development proposed for that site may be seen in conjunction with the Blossom Street development when the Site is viewed from the south and thus, cumulatively, the two developments may cause a greater impact on the setting of heritage assets.

November 2015 Amendments

- 15.154** There are no new cumulative projects that have come forward since the preparation of the March 2015 ES Addendum that are in proximity of the Site that have not been considered for the cumulative assessment. Therefore, the conclusions set out within the March 2015 ES Addendum and the December 2014 ES remain valid.

References

- Ref. 15-1 National Planning Policy Framework, 2012
- Ref. 15-2 Greater London Authority, July 2011; The London Plan. Spatial Development Strategy for Greater London.
- Ref. 15-3 Greater London Authority, October 2013; Revised Early Minor Alterations to the London Plan.
- Ref. 15-4 Greater London Authority, January 2014; Draft Further Alterations to the London Plan.
- Ref. 15-5 London Borough of Tower Hamlets, 2010; Core Strategy.
- Ref. 15-6 English Heritage, 2008; Conservation principles, policies and guidance; Swindon: English Heritage
- Ref. 15-7 English Heritage, 2010; Planning for the Historic Environment Practice Guide'.
- Ref. 15-8 London Borough of Tower Hamlets, 2013; Managing Development Document (MDD).
- Ref. 15-9 Greater London Authority, (2015); The London Plan: Spatial Proposed Development Strategy for Greater London (Consolidated with Alterations since 2011).
- Ref. 15-10 Greater London Authority, (2015); Minor Alterations to The London Plan: Spatial Proposed Development Strategy for Greater London (Consolidated with Alterations since 2011).
- Ref. 15-11 Historic Environment, (2015); Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans.
- Ref. 15-12 Historic Environment, (2015); Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.
- Ref. 15-13 Historic Environment, (2015); Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.

