



Brick Lane and Fournier Street

Conservation Area

1. Character Appraisal

2. Management Guidelines

London Borough of Tower Hamlets

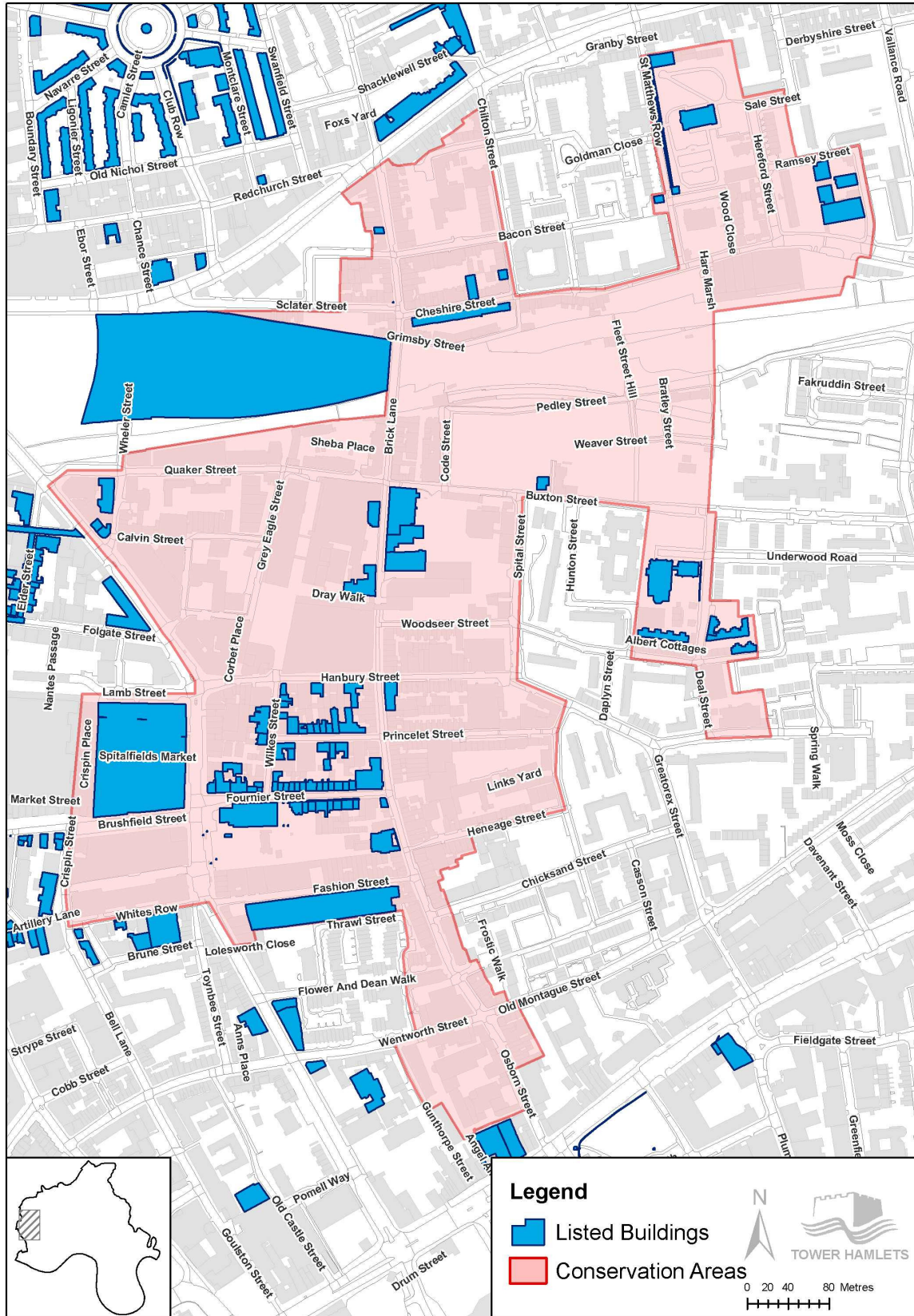
Adopted by Cabinet: 4th November 2009

Introduction

Conservation Areas are parts of our local environment with special architectural or historic qualities. They are created by the Council, in consultation with the local community, to preserve and enhance the specific character of these areas for everybody.

This guide has been prepared for the following purposes:

- To comply with the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69(1) states that a conservation area is “an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance”
- To provide a detailed appraisal of the area’s architectural and historic character.
- To provide an overview of planning policy and propose management guidelines on how this character should be preserved and enhanced in the context of appropriate ongoing change.



FOURNIER STREET AND BRICK LANE CONSERVATION AREA

This map is indicative only and is not a planning document. For further information please contact the Council.

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1. Character Appraisal

Overview

The Brick Lane and Fournier Street Conservation Area is one of the most important historic areas in London.

It was designated in July 1969 as 'Fournier Street'. It was extended in 1978 and again in 1998, when its name was changed to reflect Brick Lane's contribution to the character of the area. It was further extended to the west and south west in October 2008 with the inclusion of St Matthews Church, St Anne's Church and Victoria and Albert Cottages. It is one of the largest in Tower Hamlets, running along Brick Lane from Bethnal Green Road in the north down to Whitechapel in the south.

It contains some of the most architecturally and historically significant buildings in the Borough, including the exceptional group of 18th century houses around Fournier Street. They comprise the most important early Georgian quarter in England and include Christ Church Spitalfields, designed by Nicholas Hawksmoor.

Brick Lane itself is home to a diverse mix of fashion, art, entertainment, retail and start-up businesses. The richness and complexity of the area's character today is due to many factors, not least the overlapping cultural legacy of three successive groups of immigrants, each of which has made a unique contribution to the area. The quality of the townscape today is also due to a committed local community which has acted to protect and restore historic buildings at risk.

History

According to the Survey of London, Brick Lane has existed since the 1550s. It was originally a field path in open countryside well outside the walls of the City of London, and to the east of the boundary of the Priory of St Mary Spital which gave Spitalfields its name. Brick Lane took its name from brick manufacturing from clay pits above Bethnal Green Road, although other activities, such as farming and archery practice, also took place in the area.

Significant urban development in the area did not begin until the second half of the 17th century, when many of the streets connecting Brick Lane to the city to the west were laid out. Most of the area to the west of Brick Lane was owned by the Wheler family, and was sold or leased in several pieces during the late 17th and early 18th centuries. Wheler Street was named after this family.

At this time, a significant community of Huguenot refugees arrived from France, many of whom brought silk-weaving skills from Nantes, Lyons and other French cities. Many settled in Spitalfields, and established it as a centre of the London silk weaving industry.

The 1711 Churches Act authorized a tax on coal to fund the building of 50 new churches in London. Three of these churches in Tower Hamlets were designed by Nicholas Hawksmoor, and Christ Church Spitalfields was the first. The foundations were laid in 1714, and construction of the walls took place over the following years, although the upper stages of the tower and spire were not built until the late 1720s, and the church was finally consecrated on 5 July 1729.

The land around present-day Fournier Street, Wilkes Street and Princelet Street was developed by Charles Wood and Simon Michell between 1718 and 1728. The houses were designed to a higher standard than previous residential developments in the area and, although intended as domestic houses, many were occupied or partially occupied by industry. Silk-weaving occupied the uppermost floors for the best light for the looms – hence the development of the highly glazed lofts in these houses.

In Brick Lane itself, street widening began in 1778 to its present width of between 35 and 38 ft. The Brick Lane Market developed during the 18th century for farmers selling their livestock and produce outside the city boundary. Today the market offers a wide range of fruit and vegetables, clothes and household goods. There are also the survivors of the 19th and 20th century ‘totters’, offering old and historic domestic and business artefacts.

The brewing industry was active in the area from around 1666, and a brewery was purchased by Joseph Truman in 1679. This was expanded in the 18th century, when the Director's House on Brick Lane was enlarged to its present form. Expansion continued throughout the 19th century, when the brewery of Truman, Hanbury, Buxton & Co. became one of the largest in London.

Although there had been a small Jewish community in the East End for some time, a large number of Jews from Eastern Europe and Russia moved to Spitalfields in the 19th century and founded a thriving community. Many new schools, cultural activities and businesses were created, including the Jews Free School and the Jewish Chronicle newspaper (the oldest Jewish English language weekly in the world). In 1898 the Methodist Church was converted into a Synagogue. This building was constructed as a Huguenot Chapel in 1743-4, and would later be converted into a Mosque in the 1970s.

The 19th century also saw major transport infrastructure works in the area. Commercial Street was built between 1843 and 1857, partly to relieve traffic congestion around Aldgate and Leadenhall Street and to provide a better link to the Docks from North London. At the northern end of the Conservation Area, the railway and Bishopsgate passenger rail terminus for the Eastern Counties Railway Company, and the Northern and Eastern Railway Company, was built in 1839-42. In connection with this development, Braithewaite's famous and beautiful railway viaduct, the third oldest in the world, was built in 1838. Liverpool Street Station was opened in 1875, allowing the Bishopsgate site to be redeveloped as a Goods Yard.

By the middle of the 20th century, the Jewish community was dispersing to the suburbs of London, Golders Green, Hampstead Garden Suburb and further afield. A new immigrant community from Bangladesh was beginning to establish itself, and grew from the 1970s onwards.

Today, Brick Lane or Banglatown is the heart of London's Bangladeshi Community, and is home to a wide range of local small businesses, shops, cultural enterprises and of course the famous variety of restaurants. Annual festivals attract large numbers of

visitors from across London and the region, and this community has played a vital role in the regeneration of the area over recent decades.

Industrial development at the Truman's Brewery site continued as late as the early 1970s, before it finally closed in 1988. From 1991 onwards, it has been redeveloped within its existing form as a major centre for the arts and creative industries, start-up spaces for entrepreneurs, nightclubs and most recently, a street of coffee lounges (Dray Walk).

In 2006, Brick Lane was one of three streets in the UK short-listed by the Academy of Urbanism for the 'Great Street' award.

Character

The architectural and urban character varies considerably across the Conservation Area and has evolved over a long period of time.

The narrow and intimate proportions of the old 17th century network of streets, lanes and courtyards can still be perceived in the Corbet Place, Calvin Street, Seven Stars Yard, Pecky Yard and Puma Court. A number of homes also have alleys paving to the garden behind, and many have 19th century workshops in the rear of the garden.

Christ Church Spitalfields and the Fournier Street area

The early 18th century streets of Fournier Street, Wilkes Street, Princelet Street and Hanbury Street were laid out on a grid west of Brick Lane.

These streets are characterized by the exceptionally consistent quality of the original 18th century houses – the subtle variations of brick colouring, the original details of doors, windows, hoods and ironwork, and the standard of maintenance and repair. Individually, the houses contain features of high quality and historic interest, including panelling, mouldings and staircase balustrading, and as a group they form a valuable 18th century domestic townscape remarkably unchanged by modernisation or conversion.

There are a few exceptions to the general residential character. For example, 19 Princelet Street is an example of how a rich mix of different uses developed in the area. It was built around 1718 as a terraced house, and accommodated small scale industrial uses during the silk weaving period. A rear extension was built in 1869-70, which later became a Synagogue, and it has been opened as a museum of immigration. Others have significant mid-19th century workshops and associated buildings in their gardens.

The church itself dominates its surroundings by the scale and monumentality of its architecture and the quality of its neo-classical white stone facades. The powerful, sculptural, unusual and iconic west façade forms the centrepiece of the view east along Brushfield Street, and is a major landmark to through traffic on Commercial Street, and is glimpsed from many parts of the Conservation Area and beyond.

The church has historic significance as a grand architectural gesture to re-establish the Church of England in an area which has traditionally been the home of many other faiths. Today it is acknowledged as one of the most significant Baroque churches in Europe.

Old Spitalfields Market and the Fruit and Wool Exchange

The City of London's Fruit and Wool exchange and Old Spitalfields Market are buildings of interest in themselves, and make a positive contribution to the character of the Conservation Area. They were placed into the Fournier Street and Brick Lane Conservation Areas instead of other adjoining Conservation Areas because they form the prime focus for the setting of the front elevation of Christchurch Spitalfields. The multi-storey car park next to the Fruit and Wool exchange is a gap site suitable for development; nevertheless the current building is at an appropriate scale and in itself forms an important transition between this Conservation Area and the Wentworth Street Conservation Area.

Old Spitalfields Market was first licensed in 1682 by Charles II, and then entirely rebuilt in 1883-93 for Robert Horner in its current form in an attractive Queen Anne style. It was purchased by the Corporation of London and expanded in 1926-9. The

wholesale market closed in 1986, and moved to Leyton, Waltham Forest, but the Old Market has been refurbished and re-opened in 2008 with various themed markets throughout the week.

The Fruit and Wool Exchange was constructed in 1929 by Sidney Perks, the City Surveyor, in a neo-Georgian style. It is associated with the historic fruit and vegetable market at Old Spitalfields Market. Its merit lies in its sympathetic relationship to Christchurch Spitalfields through its scale, materials and detailing, thus providing a suitable setting for the church and other surrounding Listed buildings.

Brick Lane

Brick Lane itself is a long, gently winding street running from north to south. There are a few defining landmarks (see below) – the corner building of 125 Brick Lane in the northern section, the giant chimney, the crossover bridge, and the setted and railed courtyard to the Brewery in the central section, and the Mosque and Gothic revival school behind railings in the southern section.

Its character is created by a general consistency of height and architecture, especially amongst the terraces, and a rich, fine-grain mix of land uses. In the southern part of Brick Lane, the buildings are predominantly 3 storeys, creating a consistent roof line and street enclosure. In the central section, around the Brewery and Goodsyards, and in the northern section, the buildings are generally 3-4 storeys.

Although the street's origin is medieval, many sites along the street were redeveloped in the 18th and 19th century. These are mainly shops, cafes, pubs or restaurants at ground level, and offices or residential use above. The buildings are often arranged in terraces. The shopfronts vary in style and material – a mixture of timber-framed shopfronts and more recent materials. 157 Brick Lane is a typical building on this street – a former pub, the green tiles give the frontage individuality while still contributing to a consistent character along the street. The richness comes from the variety of individual terraces, of different shades of brick, the details of brick arches, lintels, window surrounds and plasterwork.

There are a few landmarks along Brick Lane – at the junction with Fournier Street is the Jamme Masjid (Great Mosque), previously a Synagogue and Protestant church. This is visible from both directions along Brick Lane, and its pedimented east façade with Venetian window forms a landmark at the heart of the street. This building has additional significance for the street as its changing uses reflect the different communities who have lived in the area over the previous few hundred years.

Brick Lane passes through the Truman's Brewery complex, introduced from the south by the Crossover bridge. The Director's House and the other 18th century buildings on the east side of the road have a simple, restrained classical character, and are larger in scale than the shopfronts elsewhere on the street. Other landmarks in the southern part of the road include the red brick Christ Church primary school, built 1873-4, set behind railings, and the Spitalfields Health Centre, built in 1984.

At the northern end of the Conservation Area, Brick Lane meets Bethnal Green Road. The corner building of 125 Brick Lane carries a plaque marking one corner of the Slaughter family's estate. The buildings along this road have a similar architectural character to those on Brick Lane – mixed use 3-4 storey buildings with shops at ground level, though with more modelling of features (cornices, window surrounds, shopfront cornices etc). This stretch of the road has a quieter and more intimate character than Brick Lane south of the former Goodsynd.

A group of buildings at, and north of, the Sclater Street/Cheshire Street junction have been found to be mid 18th-century commercial tenement buildings behind their rebuilt 19th century frontages. An application to list these buildings has been made.

The Conservation Area encloses many streets to the west and east of Brick Lane. While Brick Lane is characterized by a great deal of variety along the terraces and buildings, the side streets are often characterized by more unified groups of buildings. A terrace on Cheshire Street is a good example of this, with high quality shopfronts, a height of 3 storeys plus mansard roof, and a uniform roof line. Other coherent groups of buildings on side streets include the residential terraces on Woodseer St, the ground of gabled houses on the south side of Hanbury Street east of Brick Lane, and

the small terrace of houses of yellow stock brick on the north side of Princelet Street east of Brick Lane. The red brick, stone and terracotta facades of Bedford House contribute to the area's character at the corner of Quaker Street and Wheeler Street.

St Matthew's Church

St Matthew's Church, Grade II* Listed, is located along Cheshire Street and is connected to Bethnal Green Road. It forms a focus for an intimate group of buildings, many of which are Grade II Listed. The Church was built 1743-6 by George Dance as part of the Fifty New Churches program. The Church was built to serve a new parish, but the program also aimed to assert the new political administration, and to challenge non-conformist churches that flourished in the East End. It was remodelled 1859-61 by T.E. Knightly, after a fire. It sustained war damage and was gutted in 1940, repaired and reconstructed between 1955 and 1961. The exterior is a faithful conservation of the original design. The interior is unique in the East End, with its well maintained and complete modernist un-aisled design by J.Anthony Lewis.

The Churchyard is tucked away and provides an intimate, quiet public space steeped in history with magnificent mature trees, in delightful contrast with the nearby bustle of Brick Lane and Bethnal Green Road. It has c.18 iron railings, includes a small parish watch house of 1754 on the south west corner, for a warden who apprehended grave diggers. To the north west is a neo-gothic school of 1820. The site also has a rectory and a warehouse/hall building that is now open to the public as an independent art gallery.

Further south is a little enclave around Wood Close. It is dominated by the Towering Board School 1900-1 by T. J Bailey for the local Jewish population. It is tall and narrow even by East End standards. It is a classic three decker with Baroque dressings of buff terracotta and an unusual, red brick and terracotta external covered stair on the n side. Other buildings of note include the public house at the corner with Cheshire Street, and the robust, warehouses on the south side of Cheshire Street on land bought by the Eastern Counties Railway in 1839. A large 1860's goods depot, single storey with gabled range of five bays in red, yellow and blue bricks survives and

sits next to a taller two-storey w-range designed as a multi-storey stable building that is currently used for retail at ground floor.

A tight group of Grade II Listed c.19 buildings are found further east along Cheshire Street, just beyond Hereford Street. These include the former public baths and washhouse of 1898-00 by R. Stephen. It is separated from Hereford Street by a mid-20th Century housing block which, if redeveloped should be designed to re-integrate the complex into the Conservation Area.

St Anne's Roman Catholic Church

This church is approached from Brick Lane along Buxton Street, past the Spitalfields City Farm. It forms a focus for a group of historic buildings along Deal Street that includes a significant group of Grade II Listed and unlisted period terraces. St Anne's R.C. Church sits with its Presbytery form a stone group in grey Kentish rag stone. It replaced an earlier church in 1848. Its tall gables contain an impressive, seriously Gothic interior.

The historic terraces along Deal Street are a fragment of the c.19 streetscene. The most notable are the Victoria Cottages (E), 1857 and the Albert Cottages (W) 1865. They are late additions to a pioneering housing scheme by the Metropolitan Association for Improving the Dwellings of the Industrious Classes. Further south is a large converted warehouse, followed by a towering Board School of 1895-6 with handsome red-and-yellow brick front at the junction of Deal and Hanbury Street.

Commercial Street

The area to the west of the Brewery is a diverse mix of industrial, residential and commercial uses. The original character of the street layout was damaged by the railway cutting off the north of the area, and Commercial Street cutting off the area from the south-west. However, the quality of the 19th century commercial warehouse buildings, the former police station, and more recent mixed-use developments has maintained a coherent urban character and street line to the streets in this area.

Land Use

Although generally residential in character, there is a huge diversity of land uses across the Conservation Area and this is one of its essential qualities.

Brick Lane is predominantly retail shops, pubs, restaurants and cafes at ground floor level, with offices, storage and residential use above. There is a cluster of restaurants between Fournier Street and Woodseer Street, and the Brewery now contains cultural venues, art galleries, restaurants, nightclubs, start-up spaces and retail shops. There are many clothing shops scattered along the route, and a small cluster of leather clothes shops and internet cafes at the northern end of Brick Lane at Bethnal Green Road.

The rest of the area is mainly residential in character, but also includes light industry, warehouse retail, art galleries, museums, health centres and educational buildings.

Scale

Brick Lane is made up of narrow frontage, 19th century shopfronts in buildings of 2, 3 and 4 storeys. The rest of the area is predominantly low-rise, of 3 to 4 storeys.

This low-rise character emphasizes the landmark value of Christ Church Spitalfields, whose spire towers over the area at a height of 225ft, and of the chimney of Truman's Brewery. Both of these features act as focal points for views and important points of reference, making it easier for visitors to find their way around.

Open Space

Most of the public realm in the area is made up of lanes and streets, but there are a few larger open spaces. The most prominent is the small public space in front of Christ Church Spitalfields, and the adjacent gardens. This is a busy square, which acts as an important western gateway to the Conservation Area. The gardens provide a valuable area of peace and quiet, and its mature trees can be seen from many directions, softening the urban feel of the area.

The paved areas around the old Truman's Brewery are a valuable resource for various activities, and the small yard at the Brewery Entrance at 91 Brick Lane is a lively, well-scaled public space. The trees in this yard play an important role in softening the view along Brick Lane, as do the railings in defining it.

The fields east of Code Street and north of Buxton Street were created by demolishing houses, and today have a quiet, almost rural, character, created by the line of trees and the isolated cluster of buildings on Shuttle Street, and emphasized by the city farm at the easternmost point.

Views

The view along Brushfield Street towards the west front of Christ Church Spitalfields is one of the most significant pieces of townscape in the Borough. The façade of Christ Church Spitalfields commands the view, and attracts people towards it along Brushfield Street. This vista requires particular protection.

Views along Fournier Street and the other 18th century streets are also particularly important. Views along Brick Lane change along its length, as different buildings and activities come into view.

The many streets extending to the west and east from Brick Lane often create very long, straight views, in which the consistency of the rooflines are important. These include Buxton Street, Hanbury Street, Princelet Street, Bacon Street and Heneage Street.

Summary

This is an area of particular special architectural and historic interest, illustrated by its rich history and significant architecture, dating from the 18th century and earlier. The character and appearance of the area, as described in this appraisal, define its special qualities. There are a few gap sites and some minor inappropriate presentation of frontages in the Conservation Area, but overall these have little impact on the qualities that led to its designation. Here in this Conservation Area it is the quality of the architecture and the visual relationship between buildings that is paramount.

2. Management Guidelines

Overview

This Management Plan has been prepared in consultation with the community, to set out the Borough's commitment to high quality management of Conservation Areas and their settings. The Development Design and Conservation Team operates within the context of the Development and Renewal Directorate of the Council, alongside Major Projects, Development Control, Strategy and Building Control.

Areas are as much about history, people, activities and places as they are about buildings and spaces. Preserving and enhancing the Borough's architectural and historic built heritage over the next decades is of vital importance in understanding the past and allowing it to inform our present and future.

Conservation Areas also promote sustainability in its widest sense. The Council is committed to this in the Core Strategy of its Local Development Framework (LDF). The re-use of historic buildings and places is environmentally responsible as it protects the energy and resources embodied in them and combats global warming.

Consideration of appropriate amendments to the boundary of the Conservation Area, and recommendations for additions to the register of listed buildings, either the statutory or local list, will be considered by the Council.

Who is this document for?

This is an inclusive document which will engage with many different people and organisations. It will depend on the support of the community to achieve its objectives. It is aimed primarily at the residents, businesses, developers and others living and working in the area. The Conservation Area belongs to its residents, as well as the whole community, and their priorities will be reflected in these documents after the consultation process.

The document has also been prepared to align conservation objectives within different parts of the council, and provide a single point of reference for the management of the area. It represents our shared commitment to conserve the special architectural and historic character, and to help manage sensitive new development and refurbishment where appropriate to successfully preserve and enhance the quality and character of the area.

Outline Guidance on Applications

Before carrying out any work in this area, you will need to apply for consent even for minor work such as replacing railings. These consents include planning, listed building and Conservation Area consent, as well as others for work such as felling trees.

When planning applications in a Conservation Area are decided, the planning authority will pay special attention to whether the character of the area is preserved or enhanced. The character of Brick Lane and Fournier Street is described in detail in the Appraisal in the first part of this document.

In Brick Lane and Fournier Street, as in other Conservation Areas, planning controls are more extensive than normal. Consent is required to demolish any building, and a higher standard of detail and information is required for any application. When applying for listed building consent, please note that all parts of the building, including its interior walls, ceilings and all other internal features, are protected. Some buildings are nationally (statutorily) listed, and some are locally listed by the Borough to indicate buildings that the Borough wishes to protect.

The exact information required will vary with each application, but in general applications must include:

- A clear design statement explaining the reasons behind the various architectural, masterplanning or other design decisions.
- Contextual plans, sections and elevations of existing buildings

- Drawings, including construction details, produced at larger scale (eg. 1:50 or 1:20) clearly indicating the nature of the work proposed.
- Additional detail regarding materials and construction.
- Photos of the condition of existing building (including details where appropriate).

More details are available on the Tower Hamlets website. If in any doubt, the Council welcomes and encourages early requests for advice or information.

When alterations are proposed to listed buildings, complying with the building regulations can be particularly complex, and early consideration of building control issues can help identify potential problems early in the process.

Policies Relevant to the Conservation Area and how they are Implemented:

Any new development should have regard to national, regional and local planning policy.

- At the national level, the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Tower Hamlets to designate Conservation Areas in “areas of special architectural or historic interest”, and to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. National policy for planning and the historic environment is set out in Planning Policy Guidance 15 (PPG15).
- At the regional level, policy 4B.1 of the London Spatial Development Strategy (or London Plan) states that ‘The Mayor will seek to ensure that developments ... respect London’s built heritage.’
- At the local level, the new Local Development Framework (LDF) of Tower Hamlets states that ‘the Council will protect and enhance the historic environment of the borough’. The Core Strategy states as an objective that we will ‘Protect and celebrate our history and heritage by placing these at the heart of reinventing the Hamlets to enhance local distinctiveness, character and townscape.

- The Conservation Area lies within the 'Banglatown and Brick Lane' Sub-Area of the City Fringe Area Action Plan (AAP) in the LDF. The Area Action Plan states that 'Regeneration and new development must strive for design excellence which respects and enriches the sensitive townscape and the built heritage of the area. New buildings and public spaces must enhance the historical features of the City Fringe, including the numerous Conservation Areas, Listed Buildings, street patterns, and the Tower of London.' Policy CFR1 of the City Fringe spatial strategy states that 'development in the City Fringe should ensure ... the preservation and enhancement of the historic environment of the Borough.'
- The following frontages are identified as primary frontages of a neighbourhood centre: 15-79 (odd) and 14-122 (even) Brick Lane.
- The City Fringe AAP policies include support for a small business focus including clusters of creative and cultural industries at the Old Truman's Brewery site, and throughout the Sub-Area. Policy CFR30 addresses design and built-form in this area in detail.
- The LDF identifies 10 development sites in or around the Conservation Area. These include sites at the Bishopsgate Goodsydard, 32-42 Bethnal Green Road, the Cygnet Street Car Park, the former Shoreditch Station, Vallance Road, Cheshire Street, Allen Gardens North (as public open space), the Old Truman's Brewery, a site at 86 Brick Lane and 40-48 Fashion Street.
- Large parts of the area are identified as an area of archaeological importance.
- Christ Church Gardens, Allen Gardens and Chicksand Ghat are identified as public open space.
- Spitalfields Farm and Allen Gardens, and the Spitalfields Viaduct are identified as sites of nature conservation.
- The London Cycle Network plus crosses the Conservation Area from north-west to east.
- Christ Church Spitalfields and the Truman's Brewery Chimney are identified as local landmarks. Views towards them from publicly accessible places should be protected.

Listed Buildings in the Conservation Area

Grade I

- Christ Church (including gatepiers and gates to verger's yard)

Grade II*

- Director's House, Truman's Brewery, 91 Brick Lane
- Great Synagogue, Fournier Street (*now the Great Mosque*)
- Christchurch Rectory, 2 Fournier Street and railings
- 4 Fournier Street and railings
- 19 Princelet Street
- St Matthew's Church, St Matthew's Row (Railings, wall & gate piers listed separately Grade II).
- St Anne's R.C. Church, Underwood Road.

Grade II

- 57 Brick Lane
- Trumans Brewery, 91 Brick Lane
- Brewmaster's House, Truman's Brewery, 95 Brick Lane
- 114 Brick Lane
- 116 Brick Lane
- 118 Brick Lane
- 120 Brick Lane

- 7-20 & 14-22, Victoria Cottages, Deal Street (**East side**)
- **19-26 (Consecutive), Albert Cottages, Deal Street (West Side)**
- 122 Brick Lane
- No 125 Brick Lane with attached street name plaque to Sclater Street.
- Vat House, Truman's Brewery, 148 Brick Lane
- 149 Brick Lane
- Engineer's House, Truman's Brewery, 150 Brick Lane
- 35 Buxton Street
- 2 – 38 Cheshire Street
- Cheshire Street Baths, Cheshire Street. (Forms a group with Robert Montefiore School (Annexe)),
- Spitalfields Market. All the listed buildings at Spitalfields Market form a group, Commercial Street
- Drinking Fountain (in the boundary wall of Christ Church Churchyard), Commercial Street
- Cattle and Horse Drinking Trough (on pavement in front of Drinking Fountain), Commercial Street

- 5 Bollards (on the pavement in front of Christ Church Churchyard), Commercial Street
- Christ Church Primary School and attached railings
- Nash Monument, Christ Church.
- Ten Bells Public House, 84 Commercial Street
- Commercial Tavern Public House, 142 Commercial Street
- 1 Fournier Street
- 3 Fournier Street
- 5 Fournier Street
- 6 Fournier Street and railings
- 7 Fournier Street
- 8 – 10 Fournier Street and railings
- 9 Fournier Street
- 11 Fournier Street
- 12 Fournier Street and railings
- 13 Fournier Street
- 14 Fournier Street and railings
- 15 Fournier Street
- 16 – 18 Fournier Street and railings
- 17 Fournier Street
- 19 Fournier Street
- 21 Fournier Street
- 23 Fournier Street
- 25 Fournier Street
- 27 Fournier Street
- 29 Fournier Street
- 31 Fournier Street
- 33 Fournier Street
- 35 Fournier Street
- 37 Fournier Street
- 39 Fournier Street
- 20 Fournier Street and railings
- 10 – 48 Fashion Street
- 18 Hanbury Street
- 24 Hanbury Street
- 26 Hanbury Street
- 34 Hanbury Street
- 36 Hanbury Street
- 38 Hanbury Street
- 2 Princelet Street
- 4 Princelet Street
- 12 Princelet Street
- 14 Princelet Street
- 16 Princelet Street
- 18 Princelet Street
- 20 Princelet Street
- 22 Princelet Street
- 3 Princelet Street
- 5 Princelet Street
- 7 Princelet Street
- 9 Princelet Street
- 11 Princelet Street
- 13 Princelet Street
- 15 Princelet Street
- 17 Princelet Street
- 21 Princelet Street
- 23 Princelet Street
- 25 Princelet Street
- 4 Puma Court
- 5 Puma Court

- 6 Puma Court
- 7 Puma Court
- 58 Quaker Street
- Former Bethnal Green British School, Ramsey Street
- Former Bethnal Green British School (Infants School), Ramsey Street.
- 20, St Mathew's Row (Including Area Railings).
- 21-21A, St Mathew's Row (Including Area Railings).
- 1 Wilkes Street
- 2 Wilkes Street
- 6 Wilkes Street
- 10 Wilkes Street
- 13 Wilkes Street
- 15 Wilkes Street
- 16 Wilkes Street
- 17 Wilkes Street
- 19 Wilkes Street
- 21 Wilkes Street
- 23 Wilkes Street
- 25 Wilkes Street
- Parish Watch House at South West Corner of St Matthew's Churchyard, Wood Close.

Locally Listed Buildings

- 17 Cheshire Street
- St Matthias Church House, 52 Chilton Street
- 144-146 Commercial Street
- 14 Wilkes Street

Highways and Transportation Issues

The quality of the streetscape, the surface materials, street furniture and other features can all be integral parts of the character of Conservation Areas. Any work carried out should respect this historic character. Anyone involved in development which impacts on public spaces should refer to the Council's Street Design Guide, TfL's own Streetscape Guidance and English Heritage's 'Streets for All' document. The ongoing cost of maintenance should also be considered carefully.

On Brick Lane, cars and pedestrians share the road in an informal way, which contributes to the character of the street. The stretch of road running through Truman's Brewery benefits from its paving and setts. At the northern end of Brick Lane, the pedestrian environment at the junction with Redchurch Street could be improved. Options for closing Redchurch St to residents-only traffic should be investigated.

Consideration should be given to restoring the cobblestones and improving the pavements in Fashion Street. Cobblestones in Princelet Street, Wilkes Street and Hanbury Street could also be revealed.

Grimsby Street, to the north of the viaduct, retains its 19th century feel due to the surrounding buildings and land uses, and the setts on the roadway.

The concentration of small businesses in the area creates on-street servicing issues which need to be managed with consideration for all members of the community. On-street servicing should be preferred, however, as creating large off-street servicing bays is likely to be damaging to the character of the area.

The ongoing clash between late licensing of clubs and restaurants, and the peaceful enjoyment of sleeping hours by residents also needs careful management. In particular, late night events cause disturbances to local residents.

Works by statutory services (gas, electricity, water etc) have the potential to damage historic ground surfaces or ancient underground structures. Early consultation with the conservation team is encouraged for any works.

Opportunities and Potential for Enhancement

The successful collective management of this Conservation Area must involve strong protection and sensitive enhancement of historic buildings and townscape. Each of those groups involved in the area must work together to ensure that the full potential of improvements is achieved.

The management plan should also seek to protect the vibrant, mixed-use character of Brick Lane, which is a more complex challenge. Spontaneity of development, competitive on-street advertising and creative improvisation of building uses are all enduring characteristics of Brick Lane. These qualities enrich the cultural and economic life of the area and attract large numbers of visitors each week. Preserving

these qualities, and supporting a rich mix of activities, needs to be carefully and creatively reconciled with protecting the character of the building and townscape.

The 18th century houses are best preserved when used as residential dwellings, and their careful use should be encouraged wherever possible. Elsewhere, the area supports a wide variety of land uses. Light industrial uses and other small businesses remain an important part of the character of the area, particularly the 'rag trade', and should be protected.

The Wood – Michell Estate

The 18th century houses, in particular the listed terraces of Fournier Street, Wilkes Street and Princelet Street should be conserved to the highest standards. The guidelines below were included in the 1979 Conservation Policy document for Fournier Street, and many buildings have been sensitively restored in the last 27 years.

All repairs and alterations should seek to preserve the 18th century character and design of each house. Original features should be carefully repaired and maintained. Damaged or inappropriate features should be removed or replaced with features in keeping with the 18th century period.

Appropriate materials must be used for repair work and advice should be sought at an early stage. Roofs are frequently of natural slate, but there are also several types of clay tile, together with zinc and lead work. Walls are commonly of plum-coloured brick, but a range of other stock bricks has been used from near-black to yellow. Correct pointing is important and advice should be sought on mortar-mix, jointing and bond. Many facades have red brick dressings. Doors and windows are softwood and should be painted.

Rainwater pipes should be cast iron to original detailing. Railings should be replaced or restored to original pattern. Where it has previously been painted, the brickwork should be cleaned and the façade repointed when repair work is carried out. The attic storeys are faced in a variety of materials, principally tile or weather-boarding; these

should be repaired or replaced in original form. Concrete roof tiles and metal windows will not be permitted. Many interiors contain 18th century staircases, panelling, fireplaces and plasterwork, and these should be retained where necessary and restored.

The view up Fournier Street from Commercial Street is significant, and will be protected. Particular care would be necessary should the warehouse site at the end of this view be redeveloped.

Bishopsgate Goodsyard site

This is identified as a major development site, and the East London Line will be extended west from its previous terminus at Shoreditch. Development adjoining Brick Lane should preserve or enhance the character of this street, as described in the Character Appraisal. The Braithewaite Viaduct itself will be retained, and is likely to be central to any new development in this area. The existing brick walls on to Brick Lane should be replaced with new appropriate development, respecting the scale, urban grain and materials of Brick Lane.

Truman's Brewery Site

This site will be the subject of a Development Brief, and should be appropriately re-developed in a way that respects the character of the existing historic buildings.

Trees, Parks and Open Spaces

Open spaces in the area include the Churchyard of Christ Church Spitalfields and Allen Gardens.

All trees in Conservation Areas are protected, and some trees are also covered by Tree Preservation Orders (TPO's). Notice must be given to the authority before works are carried out to any tree in the Conservation Area, and some works require specific permission. More information can be found in the Council's Guide to Trees, and on the Tower Hamlets website. Carrying out works to trees without the necessary approval can be a criminal offence, and the Council welcomes early requests for advice.

Equalities

Valuing diversity is one of the Council's core values, and we take pride in being one of the most culturally rich and diverse boroughs in the UK. This core value has driven the preparation of this document and will continue to inform changes to this document in the future. These values will also inform changes to buildings and places where this document provides guidance to ensure inclusivity for all sections of the community.

This Character Appraisal and Management Guidelines will support the Council's aims:

- a strong spirit of community and good race relations in Tower Hamlets.
- to get rid of prejudice, discrimination and victimisation within the communities we serve and our workforce
- to make sure that the borough's communities and our workforce are not discriminated against or bullied for any reason, including reasons associated with their gender, age, ethnicity, disability, sexuality or religious belief.

Please contact us if you feel that this document could do more to promote equality and further the interests of the whole community.

Publicity

The existence of the Conservation Area will be promoted locally to raise awareness of current conservation issues and to invite contributions from the community.

Consideration of Resources Needed to Conserve the Historic Environment:

The most effective way to secure the historic environment is to ensure that buildings can continue to contribute to the life of the local community, preferably funding their own maintenance and refurbishment. Commercial value can be generated directly from the building, through its use as a dwelling or office, or through its role in increasing the attractiveness of the area to tourists and visitors. However, it should be noted that economic reasons alone will not in themselves justify the demolition or

alteration of a building in a Conservation Area. The Council will consider grant aid to historic buildings and places.

In order to meet today's needs without damaging the historic or architectural value of a building, a degree of flexibility, innovation and creative estate management may be required.

Ongoing Management and Monitoring Change:

To keep a record of changes within the area, dated photographic surveys of street frontages and significant buildings and views will be made every 5 years. Also, public meetings will be held every 5 years to maintain communications between all stakeholders and identify new opportunities and threats to the Conservation Area as they arise.

The Council recognises the contribution of the local community in managing Conservation Areas, and will welcome proposals to work collaboratively to monitor and manage the area.

In addition, the Borough's Annual Monitoring Report, prepared with the new LDF, will assess progress on the implementation of the whole Local Development Scheme, including policies relevant to conservation.

Enforcement Strategy:

Appropriate enforcement, with the support of the community, is essential to protect the area's character. The Council will take prompt action against those who carry out unauthorised works to listed buildings, or substantial or complete demolition of buildings within a Conservation Area. Unauthorised work to a listed building is a criminal offence and could result in a fine and/or imprisonment. Likewise, unauthorised substantial or complete demolition of a building within a Conservation Area is also illegal. It is therefore essential to obtain Conservation Area or Listed Building Consent before works begin.

If listed buildings are not maintained in good repair, then the Council can step in to ensure that relevant repairs are carried out. In some circumstances, the Council itself may undertake essential repairs and recover the cost from the owner. The Council has powers of compulsory purchase, if necessary to protect Listed Buildings.

The Council will enforce conservation law wherever necessary, and will consider the introduction of Article 4 Directions to remove Permitted Development Rights where appropriate.

Further Reading and Contacts

- The Survey of London, volume 27: Spitalfields and Mile End New Town.
- The Buildings of England (London 5: East). Cherry, O'Brien and Pevsner.
- The Saving of Spitalfields. Girouard, Cruickshank and Samuel (the Spitalfields Historic Buildings Trust).

The Council encourages and welcomes discussions with the community about the historic environment and the contents of this document. Further guidance on all aspects of this document can be obtained on our website at www.towerhamlets.gov.uk or by contacting:

Tel: 020 7364 5009

Email: dr.majorprojects@towerhamlets.gov.uk

This document is also available in Libraries, Council Offices and Idea Stores in the Borough.

For a translation, or large print, audio or braille version of this document, please telephone 0800 376 5454. Also, if you require any further help with this document, please telephone 020 7364 5372.

Also, you may wish to contact the following organizations for further information:

English Heritage

www.english-heritage.org.uk

The Georgian Group

www.georgiangroup.org.uk

Victorian Society	www.victorian-society.org.uk
20 th Century Society	www.c20society.org.uk
Society for the Protection of Ancient Buildings	www.spab.org.uk

Listed Buildings at Risk:

19 Princelet Street E1

Priority – C

Designation – Listed Grade II*

Condition – Poor. Part Occupied.

Ownership – Trust.

Summary

Terraced house of 1719 by Samuel Worrall, builder, with added synagogue 1869 by a Mr Hudson. Combines a well preserved Spitalfields Huguenot merchant's house with weaving garrets, and rare surviving small synagogue. The Spitalfields Centre proposes to reopen the building to the public as a museum of cultural diversity. Repair proposals have been invited from the Trustees.

2 Wilkes Street E1

Priority – C

Designation – Listed Grade II

Condition – Poor. Vacant.

Ownership – Private.

Summary

Early 18th century terraced house. Three storeys with basement and attic in painted brick. External repairs carried out, but still awaiting internal refurbishment. No windows to top floor, deterioration likely.

Well and Bucket Public House
143 Bethnal Green Road

Priority – C

Designation – Listed Grade II

Condition – Fair, Occupied

Ownership – Company

Summary

Part of mid to late 19th century terrace of shops and houses. Stucco façade, enriched, bracketed eaves cornice and quoins. Currently in hostel use.

Braithwaite Viaduct, Bishopsgate Goodsyard

Wheler St / Brick Lane E1

Priority – C

Designation – Listed Grade II

Condition – Poor, Vacant

Ownership – Company

Summary

Early railway viaduct built 1840 by John Braithwaite for the Eastern Counties Railway, formerly set within extensive brick vaulted goods yard c1880 which was demolished 2003. Future of viaduct uncertain; repairs to each side of viaduct necessary (where goods yard adjoined the viaduct).

Action Proposed to Secure:

- Detailed discussion to be entered into with the owners of 2 Wilkes St and the Well and Bucket Public House to secure the repair and re-use of the building.

Any other threats to the Conservation Area

- Emerging large scale proposals in the general area for the re-use of Bishopsgate Goodsyrd and development near Christ Church will need to take careful account of the setting of the Brick Lane and Fournier St Conservation Area and its principal buildings.
- The external condition of the Ten Bells pub is of concern.
- Continued erosion of the character of the area by small works under permitted development, such as satellite dishes (eg. on Wilkes St) and inappropriate replacement windows and commercial signage.
- Solid roller shutters on Brick Lane create dead street frontages at night.

Priorities for Action (1-5)

1. Prepare detailed guidance on environmental matters inc. the night-time economy.
2. Re-introduce appropriate historic street surfaces.
3. Prepare detailed study of views along Brick Lane and significant historic vistas.
4. Create Supplementary Planning Documents to guide development on key sites.
5. Liaise with Better Tower Hamlets Team (BTHT).