

**Vittoria Wharf, Stour  
Road, London, E3 2NT  
Heritage Appraisal**

Client: KRUSZELNICKI LEETCH  
ARCHITECTS

AB Heritage Project No:10849a

Date:20/06/2016

## Vittoria Wharf, Stour Road, London, E3 2NT

### Heritage Appraisal

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<b>Project Number</b>	<b>10849a</b>
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Rev Number	Description	Undertaken	Approved	Date
1.0	DRAFT	JC	AB	06-06-2016
2.0	DRAFT WITH CLIENT AMENDMENTS	KKP	AB	09-06-2016
3.0	DRAFT WITH CLIENT AMENDMENTS	KKP	AB	20-06-2016
4.0	FINAL	KKP	AB	August 2016

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## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Kruszelnicki Leetch Architects to produce a Heritage Appraisal covering the site of Vittoria Wharf, Stour Road, London, E3 2NT.
- 1.1.2 This report includes a brief history of the site and the surrounding landscape to determine the archaeological and historic potential of the proposed development site. It proposes a suitable mitigation strategy for the cultural heritage resource, where such works are deemed appropriate.

### **1.2 Site Location & Description**

- 1.2.1 The proposed development site is centred at TQ 37327 84162, Tower Hamlets, London (See Figure 1). The site is occupied by a late 19<sup>th</sup> century – 20<sup>th</sup> century industrial warehouse (Vittoria Wharf) comprising Unit 16-18 in the south of the site, and a modern Unit 20-21, located in the north of the site. In a report to the Planning Decision Committee, dated 23<sup>rd</sup> February 2016, the London Legacy Development Corporation has highlighted 'the cluster of late 19th and early 20th century factory buildings in and around the application site (including the ware house Unit 16-18)' characterises the prominent industrial heritage of the area. Therefore, it is considered a building of historic interest (London Legacy Development Corporation, 2014).
- 1.2.2 The River Lee Navigation bounds the site to the east, with Stour Road running along the western boundary. Further industrial warehouses are located to the north of the site, continuing along the western banks of the River Lee Navigation. The buildings that make up the remainder of Vittoria Wharf, which is under separate ownership, are situated to the south of the site.
- 1.2.3 In a report to the Planning Decision Committee, dated 23<sup>rd</sup> February 2016, the London Legacy Development Corporation has highlighted that 'the cluster of late 19<sup>th</sup> and early 20<sup>th</sup> century factory buildings in and around the application site (including warehouse Unit 16-18)' characterises the prominent industrial heritage of the area. Therefore, it is considered a building of historic interest (London Legacy Development Corporation, 2014).
- 1.2.4 A separate two storey structure known as the gatehouse (Unit 19) lies within the north-west of the site. This building (Unit 19) has been highlighted by the London Legacy Development Corporation in the Fish Island and White Post Conservation Area Appraisal (2014), as a non designated heritage asset.
- 1.2.5 Historic England have identified that 'the standing buildings (within a site) represent part of the diminishing industrial heritage of the area which is being increasingly demolished'.

### **1.3 Geology & Topography**

- 1.3.1 The solid underlying geology comprises sedimentary clay, silt & sand of the Lambeth Group. A superficial geological deposit of interglacial clay and silt is also recorded (British Geological

Survey, 2016). The topography of the proposed development site is generally flat at around 7m above Ordnance Datum (AOD).

## **1.4 Proposed Development**

- 1.4.1 The proposed development comprises the demolition of the two existing warehouses (Units 16-18 & 20-21) on site and the construction of a four to six storey structure, for residential and commercial use. The foundations of the new structures will be piled, although the specific details of the engineering of the piles are not currently available (*Pers. comm.*, Gold. I, 2016).
- 1.4.2 A former gatehouse (Unit 19), located in the north-west corner of the site, is also proposed for demolition. However, a new gatehouse will be built in the same location replicating the look of the existing structure, although it will have new openings created in the building's south-east facing façade in the place of existing windows to facilitate utilisation for modern light industry (*Pers. comm.*, Gold. I, 2016). A small brick and glass extension on the north-east side of the gatehouse will connect the replicated building to the adjacent new building.

## 2. ARCHAEOLOGICAL RESOURCE BASELINE

### 2.1 Archaeology & History Background

- 2.1.1 The proposed development site lies within a landscape containing evidence of prehistoric settlement and substantial activity for Roman period, largely focused around a fording spot on the River Lea, located c. 200m to the south-east of the proposed development site at the area of Old Ford [MLO8877] (London Legacy Development Corporation, 2014).
- 2.1.2 Old Ford is first documented during the medieval period in the 13<sup>th</sup> century as *Oldeford*, and marked a strategic route between London and the Essex area. A gatehouse was located at the ford during the medieval and post-medieval periods, c.200m south of the proposed development site, may have been used as an inn for those crossing the River Lea [MLO351].
- 2.1.3 The area had a predominantly agricultural character until the late 18<sup>th</sup> century. The creation of the Hackney Cut in the 1770's (now known as the River Lea Navigation) made the River Lea navigable, facilitating the development of the area as an industrial district.
- 2.1.4 Some of the earliest evidence for this industrialisation in the area comes from an archaeological excavation undertaken c.300m south-west of the proposed development site. This identified remains of the Crown Wharf Ironworks [MLO077893], dating to the late 18<sup>th</sup> century and 19<sup>th</sup> century. The cutting of the Hertford Canal through the area in the 1830's and the North London Railway from the mid-19<sup>th</sup> century, contributed to the industrial growth of the area (London Legacy Development Corporation, 2014).
- 2.1.5 A factory town was developed from c.1878 in the areas south-west of the Hertford canal and the River Lea Navigation. A loose network of terraced houses and factories were built subsequently attaining the name locally of Fish Island. At the same time the waterways were upgraded, which subsequently enabled the growth of noxious industries in the area such as coal and tar distilleries (London Legacy Development Corporation, 2014).
- 2.1.6 This post-medieval and modern development is characterised within the Fish Island and White Post Lane Conservation Area; the boundary of which meets the boundary of the proposed development site to the east and west. This area has been designated for its distinctive infrastructure including industrial buildings, waterways and characteristic patterns of streets and yards (London Legacy Development Corporation, 2014).
- 2.1.7 Historic map evidence suggests that no structures were present within the proposed development site prior to the construction of the extant gatehouse within the site, which first appears in the OS County Series map of Essex in 1916, suggesting a construction date somewhere between the late 19<sup>th</sup> century and early 20<sup>th</sup> century. An extension to the north-east of this structure, shown in the 1916 OS map, had been removed by 1995 (OS map 1995, 1:10,000).
- 2.1.8 Later in the 19<sup>th</sup> century industries emerged, including printing ink, plastic and rubber production, dry cleaning and confectionary. The industrial peak of the Fish Island area was reached in the years prior to World War Two. During the Blitz the area suffered catastrophic damage, although some late 19<sup>th</sup> – early 20<sup>th</sup> century factories survived, including Algha Works (London Legacy Development Corporation, 2014).

- 2.1.9 The area underwent substantial house clearance and redevelopment during the post war years of the 20<sup>th</sup> century, with the replacement of many of the historic factory buildings with storage yards and portal sheds (London Legacy Development Corporation, 2014).
- 2.1.10 The 25" OS maps show that the southern part of extant warehousing, located to the south of the site boundary was constructed between 1899 and 1916 as a Rubber Factory, or 'Vulcanite Works' These buildings appear to have been extended to the north-west during the 20<sup>th</sup> century and now extend into the site boundary. The extant warehouse (Unit 20-21) which occupies the northern part of the site was constructed sometime after 1995 (OS map 1995, 1:10,000).

### 3. SITE VISIT

- 3.1.1 A site visit was undertaken by Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) and Joseph Critchley (Archaeological Technician, AB Heritage) on 2<sup>nd</sup> June 2016.
- 3.1.2 The site contains a three bay red brick and reinforced concrete warehouse (Unit 16-18) in the south part of the site (Photo 1), with steel frame casement windows (Photo 1). A later steel constructed warehouse (Unit. 20-21) is situated in the north-east of the site.



**Photo 1: North-west elevation of Warehouse (Unit 16-18)**

- 3.1.3 A rectangular plan, two storey, gatehouse forms part of the north-west boundary, which faces inwards towards a concrete courtyard (Photo 2 & 3). This is constructed of tarnished yellow London stock brick, with a hipped slate covered roof. An external quarter winder timber staircase abuts against the south-eastern elevation of the structure (Photo 2).



**Photo 2: Gatehouse (Unit 19) from the interior courtyard**

- 3.1.4 A roofline of a former single storey extension is situated on the north-eastern elevation (Photo 3). A tarnished yellow stock brick boundary wall runs along the south-west side of the gatehouse (Unit 19) (Photo 3). The height of the north-west part of the boundary wall has been raised in red brick to the level of the gatehouse roofline. A corrugated steel single storey shed is located adjacent to the south-west elevation of the gatehouse.





**Photo 3: Boundary wall from Beachy Road**

- 3.1.5 The south-west corner of the gatehouse appears to have been rebuilt with a mixture of red and stock bricks and the length of the upper floor windows on the south-west elevation has been reduced and filled in with a mixture of red and stock bricks following the insertion of UPVC windows (Photo 4).



**Photo 4: South-east elevation of the Gatehouse (Unit 19)**

- 3.1.6 Inspection of the interior of the gatehouse revealed that later wall coverings (likely to be plasterboard) obscure the entirety of the interior of the building. Therefore the survival of the internal historic fabric was undeterminable at the time of the site visit.
- 3.1.7 The lower part of the chimney stack located on the south-east elevation has also been replaced (Photo 5).



**Photo 5: North-east elevation of the Gatehouse (Unit 19)**

## **4. CULTURAL HERITAGE POTENTIAL & MITIGATION**

### **4.1 Known Heritage Resource**

#### Heritage

- 4.1.1 The former gatehouse (Unit 19) has been highlighted by the London Legacy Development Corporation in the Fish Island and White Post Conservation Area Appraisal (2014), as a non designated heritage asset and is considered to hold a local level of importance (Table 1; Appendix 1).
- 4.1.2 In a report to the Planning Decision Committee, dated 23<sup>rd</sup> February 2016, the London Legacy Development Corporation has highlighted 'the cluster of late 19th and early 20th century factory buildings in and around the application site (referring partly to the warehouse (Unit 16-18)' characterises the prominent industrial heritage of the area and is also considered to have a level of local importance (Table 1; Appendix 1).
- 4.1.3 The modern, northern warehouse (Unit 20-21) is not considered to hold any level of historic importance.

#### Archaeology

- 4.1.4 The proposed development site lies within The Tower Hamlets Archaeological Priority Area, designated for the Roman settlement at Old Ford, located c. 200m south-east of the proposed development site.

### **4.2 Past Impacts within the Site Boundary**

- 4.2.1 The construction of the warehouses within the proposed development site, as well as the demolition of the extension to the gatehouse (Unit 19) and associated services for these structures is likely to have impacted upon any surviving below ground archaeological deposits.
- 4.2.2 The former gatehouse (Unit 19) has undergone the removal of an extension on the north-east side of the building, sometime during the 20<sup>th</sup> century.

### **4.3 Archaeological Potential**

- 4.3.1 While the site lies within an Area of Archaeological Priority, designated in relation to the wider presence of Roman activity, it is concluded that there is overall a low potential for the recovery of Roman archaeology associated with this designation.
- 4.3.2 Overall, should features survive they are more likely to relate to the Victorian / modern development of the site, and past impacts within the area of proposed development are likely to have partially or totally truncated such features in certain locations.
- 4.3.3 Therefore, based on the known archaeological resource in the area and the past impact within the site there is concluded to be medium potential, at most, for the recovery of archaeological features dating to the post-medieval and modern periods. This relates mainly to the potential for the former extension of the existing gatehouse on the north-east side of the

building to survive. Such features, though, should they survive, are considered to be of negligible to local importance (Table 1; Appendix 1)

#### **4.4 Possible Development Impacts**

##### Heritage

- 4.4.1 It is proposed that the existing gatehouse (Unit 19) be demolished and rebuilt in the same location to facilitate more modern use. Overall, based on the conclusion that this structure maintains some local value / level of importance, that its demolition (high magnitude of impact; Table 2; Appendix 1), would result in a moderate significance of effect (Table 3; Appendix 1).
- 4.4.2 While Unit 20-21 is concluded to have no heritage impact, due to being a modern feature with no heritage value, it is proposed that the late 19<sup>th</sup> century warehouse (Unit 16-18) be demolished to enable future construction. This would result in a high magnitude of impact (Table 2; Appendix 1) on a building of local historic value / importance (Table 1; Appendix 2), at most, equating to a moderate significance of effect overall (Table 3; Appendix 1).

##### Archaeology

- 4.4.4 It is concluded that intrusive groundworks (mainly in the form of foundation work) may impact on below ground archaeology, should such features survive. This would most likely relate to features of Victorian / Modern date in the area of the former gatehouse extension on the north-east side of the building. This would result in a medium magnitude of impact (Table 2; Appendix 1), with an overall significance of effect that is minor – not significant.

#### **4.5 Outline Recommendations**

##### Heritage

- 4.5.1 A low level photographic survey of the gatehouse (Unit 19) and the warehouse (Unit 16-18) is recommended prior to their demolition.

##### Archaeology

- 4.5.3 A watching brief is recommended to cover the area of the former extension of the gatehouse (Unit 19), on the south-east side of the building. References
- 4.5.4 These recommendations will need to be approved by the local planning authority and the Greater London Archaeological Advisory Service (GLAAS).

## 5. CONCLUSION

- 5.1.1 AB Heritage Limited (hereafter AB Heritage) has been commissioned by Kruszelnicki Leetch Architects to produce a Heritage Appraisal covering the site of Vittoria Wharf, Stour Road, London, E3 2NT.
- 5.1.2 The report has identified that the former gatehouse (Unit 19) has been highlighted by the London Legacy Development Corporation in the Fish Island and White Post Conservation Area Appraisal (2014), as a non designated heritage asset and is considered to hold a local level of importance (Table 1; Appendix 1).
- 5.1.3 In a report to the Planning Decision Committee, dated 23<sup>rd</sup> February 2016, the London Legacy Development Corporation has highlighted 'the cluster of late 19<sup>th</sup> and early 20<sup>th</sup> century factory buildings in and around the application (referring partly to the warehouse (Units 16 – 18)' characterised the prominent industrial heritage of the area and is also considered to have a level of local importance (Table 1; Appendix 1).
- 5.1.4 Historic England have identified that 'the standing buildings (within the site) represent part of the diminishing industrial heritage of the area which is being increasingly demolished'.

### Heritage

- 5.1.5 The proposed demolition and rebuilding of the gatehouse (Unit 19) will have a high magnitude of impact (Table 2; Appendix 1) equating to a moderate significance of effect overall (Table 3; Appendix 1). The proposed demolition of the warehouse (Units 16 – 18) will also have a high magnitude of impact and moderate significance of effect overall.

### Archaeology

- 5.1.6 The report has identified that intrusive groundworks (mainly in the form of foundation work) may impact on below ground archaeology. Should archaeological deposits survive, these would most likely relate to features of Victorian/Modern date in the area of the former gatehouse extension. It is thought that this would result in a medium magnitude of impact, with an overall significance of effect that is minor-not significant.
- 5.1.7 A low level photographic survey of the gatehouse (Unit 19) and the warehouse (Unit 16 – 18) is recommended prior to their demolition.
- 5.1.8 A watching brief is recommended to cover the area of the former extension of the gatehouse (Unit 19), on the south-east side of the building.
- 5.1.9 These recommendations will need to be approved by the local planning authority and the Greater London Archaeological Advisory Service (GLAAS).

## 6. REFERENCE

- BGS (British Geological Society). 2016. Geology of Britain viewer [Online] Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed: 30/05/16]
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- Tower Hamlets Council. n.d. [Online] Available at: <http://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Development-control/Conservation-areas/4-Tower-Hamlets-Heritage-Resource.pdf> [Accessed: 01/05/2016]

## **Appendices**

## **Appendix 1      Methodology**

### **Methodology of Works**

The scope and degree of detail that is required in a Heritage Statement will vary according to the particular circumstances of each proposal. However, all Heritage Statement's include the following information:

- Assessment of heritage significance – an assessment of the significance of the heritage asset or assets that may be affected by proposed development (outlined in Section 1.1.4 above), including their setting;
- Assessment of impact - an assessment of the likely impact of the proposed development on the heritage asset(s) and their setting and
- Mitigation strategy - a statement outlining a mitigation strategy to address any impacts of the proposed development on the significance of the historic asset.

In relation to this scheme a range of works have been undertaken. These include:

- Order and review of the Greater London Historic Environment Record (HER) data;
- Examination of Pastscape and other research resources, including the Access to Archives (A2A);
- Examination of the English Heritage website professional pages, particularly the National Heritage List for England;
- A site-walk over on the 1<sup>st</sup> June 2016;
- A visit to the Hackney Archive on the 1<sup>st</sup> June 2016 and
- Additional relevant documentary and online historic sources

The overall report will be used to inform the decision making process of the local planning authority in relation to the planning application for proposed development.

### **Assessment of the Cultural Heritage Resource**

There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).



Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

### Impact Assessment Criteria

The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
<b>MEDIUM</b>	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
<b>LOW</b>	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
<b>NEGLIGIBLE</b>	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	Minor	Not Sig.	Not Sig.	Nt.

**Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive**

## Limitations

It should be noted that the report has been prepared under the express instruction and solely for the use of Kruszelnicki Leetch Architects, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (June 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.

This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

## **Appendix 2      Planning Policy**

### **Introduction**

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

#### **Statutory Protection for Heritage Assets**

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

### **National Planning Policy**

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims 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'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

## **The London Plan 2011: Historic Environment and Landscapes, with March 2015 alterations**

### ***Policy 7.8: Heritage Assets and Archaeology***

This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site's heritage assets, whether designated or non-designated.

Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.

Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

The resulted deterioration of deliberate neglect or damage to a heritage asset will be disregarded when making a decision on a development proposal.

Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting.

### **Tower Hamlets Local Plan consists of the Core Strategy (2010) and Managing Development Document (MDD) (2013)**

Together these documents currently provide spatial policies, development management policies and site allocations to guide and manage development in the borough. Policy SO22 relates to heritage and states that development within Tower Hamlets should:

*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.*

Policy SP10 focuses on the implementation of Policy SO22 through:

Protecting and enhanceing the following heritage assets and their settings:

- World Heritage Sites
- Statutory Listed Buildings
- Conservation Areas
- London Squares
- Historic Parks and Gardens
- Scheduled Ancient Monuments
- Archaeological Remains
- Archaeological Priority Areas

- Locally Listed Buildings
- Local Landmarks
- Other buildings and areas that are identified through the
- Conservation Area Character Appraisals and Management Guidelines

Preserving or enhancing the wider built heritage and historic environment of the borough, enabling the creation of locally distinctive neighbourhoods, through:

- Promoting and implementing placemaking across the borough to ensure that the locally distinctive character and context of each place is acknowledged and enhanced;
- Protecting, conserving, and promoting the beneficial reuse of, old buildings that provide suitable locations for employment uses, including small and medium enterprises;
- Encouraging and supporting development that preserves and enhances the heritage value of the immediate and surrounding environment and the wider setting and
- Working to reduce Heritage at Risk.

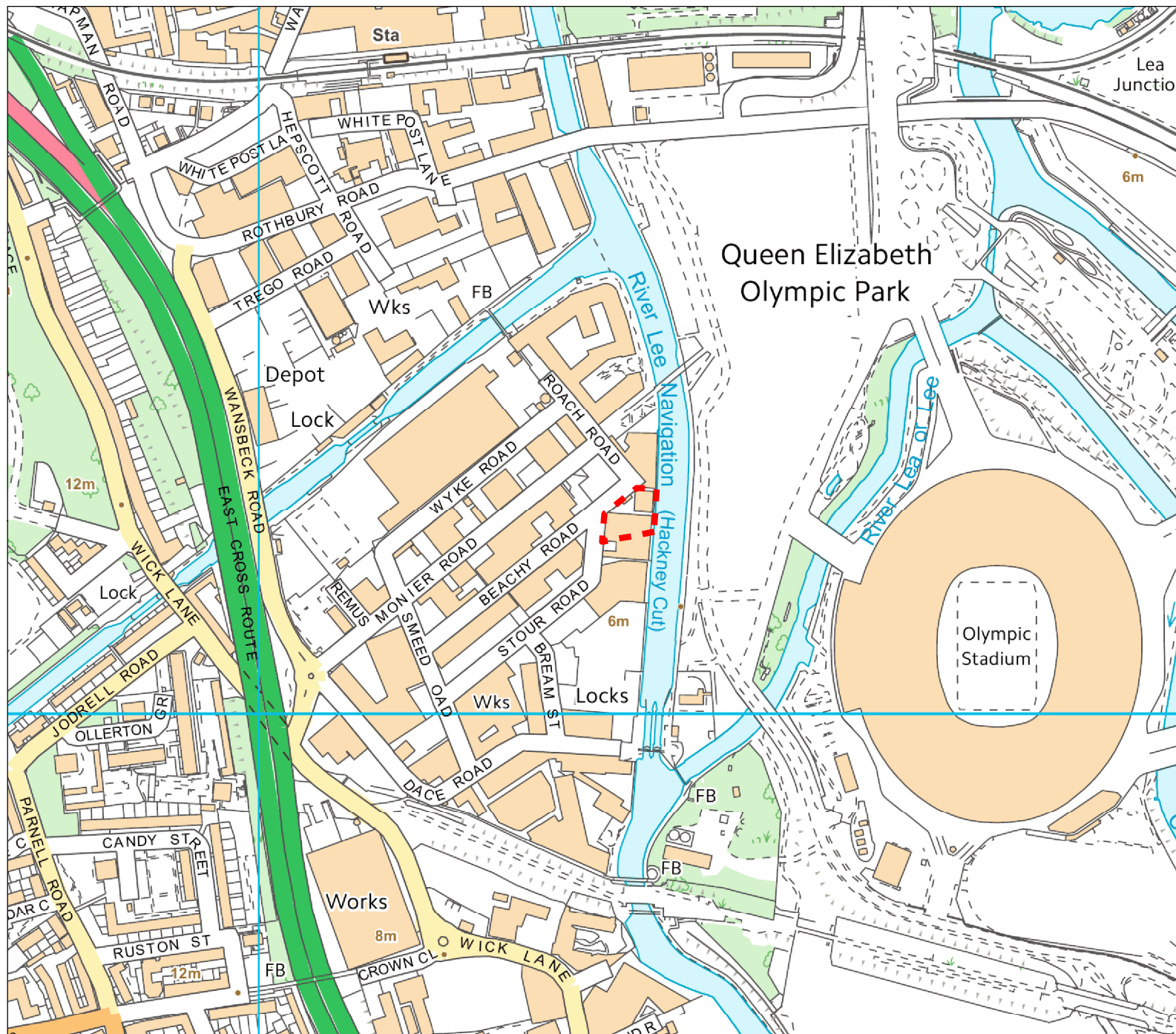
Ensuring that buildings and neighbourhoods promote good design principles to create buildings, spaces and places that are high-quality, sustainable, accessible, attractive, durable and well-integrated with their surrounds. This will be achieved through ensuring development:

- Protects amenity, and promotes well-being (including preventing loss of privacy and access to daylight and sunlight);
- Respects strategic and local views and their role in creating local identity and assisting in wayfinding;
- Respects its local context and townscape, including the character, bulk and scale of the surrounding area;
- Contributes to the enhancement or creation of local distinctiveness;
- Uses high quality architecture, urban and landscape design;
- Assists in creating a well-connected public realm that is easy and safe to navigate.



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#### Legend

 Site Boundary

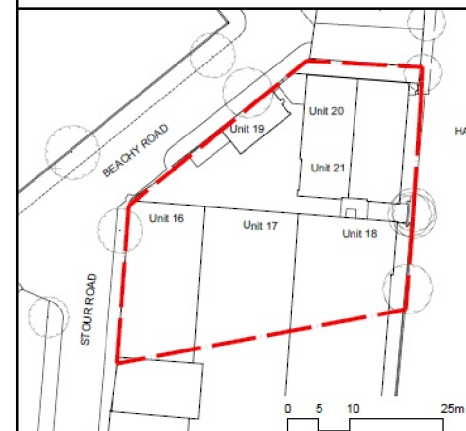


Figure 1: Site Location

Project: Vittoria Wharf

Date: 06/06/16

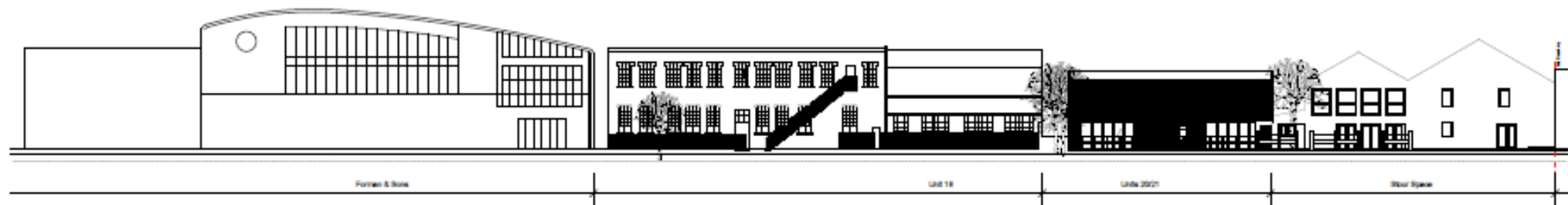
Job Number: 10849

Drawn by: ZE

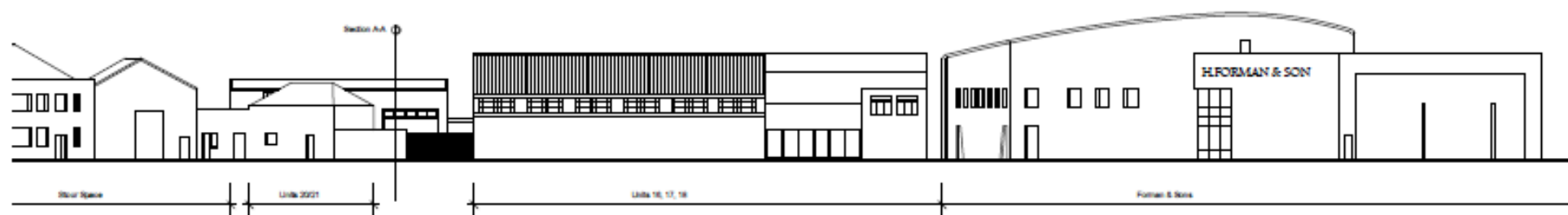
Approved by: AB



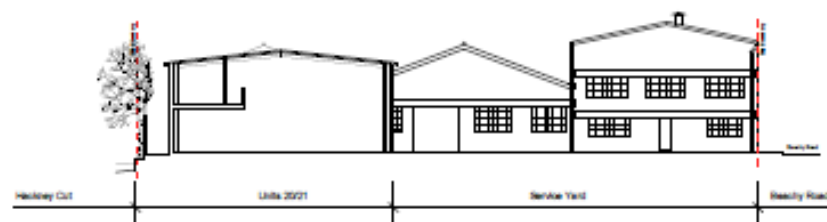




○ Hackney Cut Elevation (East)



○ Stour Road/ Beachy Road Elevation (West)



○ Section A-A Thru' Service Yard

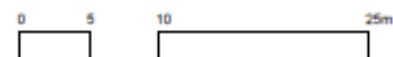


Figure 2: Existing Elevation Plans

Project: Vittoria Wharf

Reproduced from client's plans  
dated 16/12/15

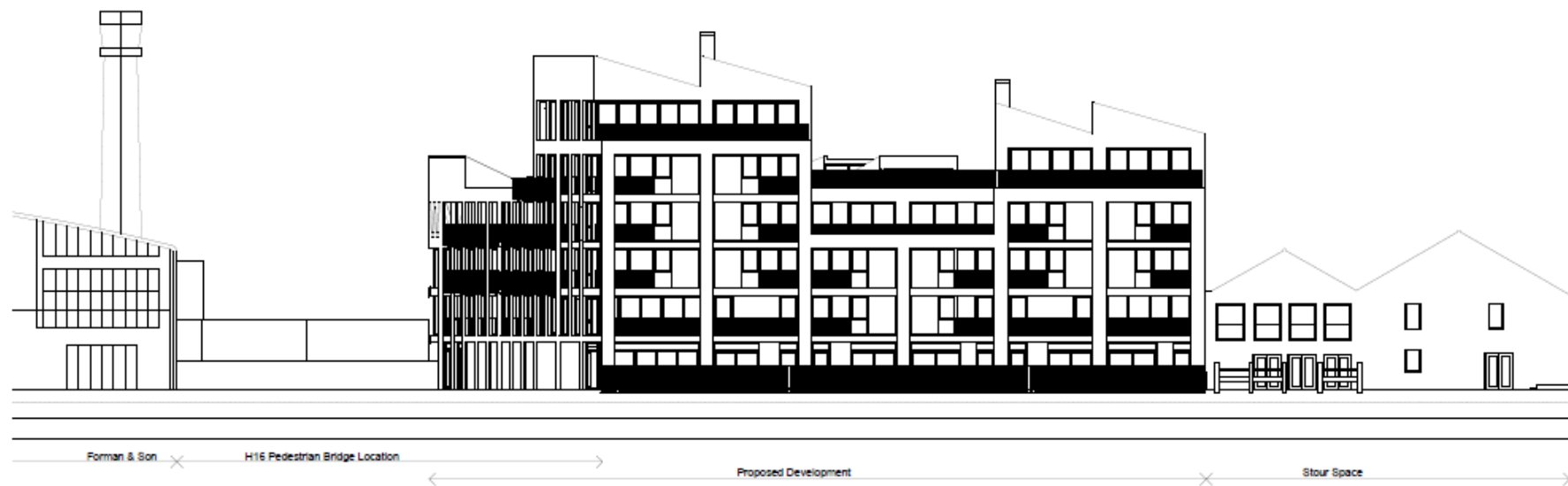


Figure 3: Proposed East & West Elevation Plans

Project: Vittoria Wharf

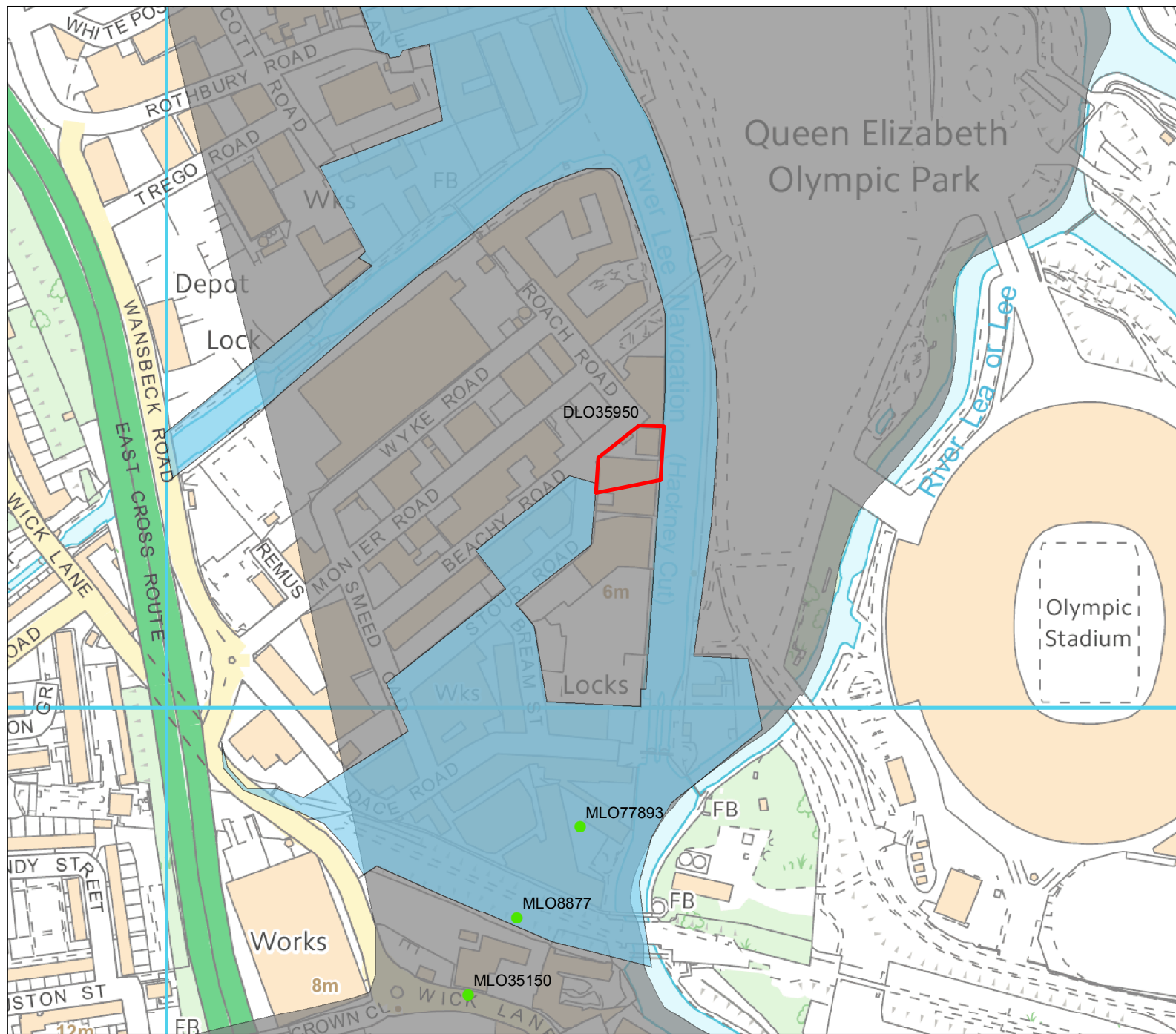
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Figure 4: Proposed North & South Elevation Plans

Project: Vittoria Wharf

Reproduced from client's plans  
dated 16/12/15



#### Legend

- Monuments Referenced in Report
- Tower Hamlets Archaeological Priority Area
- Fish Island & White Post Lane Conservation Area
- Site Boundary

Figure 5: Cultural Heritage Features in Report

Project: Vittoria Wharf

Date: 06/06/16

Job Number: 10849

Drawn by: ZE

Approved by: AB



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