

**Algha Works, Smeed
Road, Hackney Wick
Heritage Statement**

Client: KRUSZELNICKI LEETCH
ARCHITECTS

AB Heritage Project No:10847

Date:07/06/2016

Alpha Works, Smeed Road, Hackney Wick

Heritage Statement

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Project Number 10847

Prepared By Kerry Kerr-Peterson & Joe
Critchley

Illustrated By Zoe Edwards

Approved By Andy Buckley

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Enquiries To:

AB Heritage Limited (Head Office)
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Email: info@abheritage.co.uk
Tel: 03333 440 206



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EXECUTIVE SUMMARY

AB Heritage has been commissioned by Kruszelnicki Leetch Architects to produce a Heritage Statement, in support of a forthcoming full planning application, covering a proposed development at Algha Works, Smeed Road, Hackney Wick, London.

The site visit identified that Algha Works has remained relatively unchanged both internally and externally since the 1930's and is considered to be a heritage asset of Regional – Local Importance (in line with Table 1).

In line with Table 2, the magnitude of impact is thought to be Negligible as any adverse changes to the character of the area are thought to be barely distinguishable. The overall effect is thought not to be significant (in line with Table 3).

No further heritage works are thought to be necessary in relation to the proposed development. This recommendation will need to be approved by the local planning authority and the Greater London Archaeological Advisory Service (GLAAS).

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 Statement, in support of a forthcoming full planning application, covering proposed development at Algha Works, Smeed Road, Hackney Wick, London, E3 2NR.
- 1.1.2 A Heritage Statement has been produced in line with Paragraph 128 of the National Planning Policy Framework (NPPF), on the basis that the proposed development site is situated within the Fish Island and White Post Lane Conservation Area and the Tower Hamlets Archaeological Priority Area.
- 1.1.3 This report has been requested by Tower Hamlets council and covers above ground heritage features only. The proposed development will have no below ground impacts. .

1.2 Site Location & Description

- 1.2.1 The proposed development site is centred on National Grid Reference (NGR) TQ 37164 84055 in an area known as Fish Island, within the London Borough of Tower Hamlets. The proposed development site comprises a brick clad, steel and concrete factory building known as Algha Works. The north-west of the site is bounded by Stour Road and to the south-west by Smeed Road. Units of mixed industrial use bound the site to the north-east and south-east.
- 1.2.2 The proposed development site lies in the Fish Island and White Post Lane Conservation Area, which has been designated by Tower Hamlets Council for its distinctive infrastructure that includes industrial buildings, waterways and characteristic patterns of streets and yards.
- 1.2.3 The River Lee navigation is located c.150m to the east of the site, the Hertford Union Canal c.180m north-west of the site, and Victoria Park c.200m north-east of the proposed development site.

1.3 Proposed Development

- 1.3.1 The proposed development consists of a rooftop extension to the existing five storeys Algha Works building, providing an external rooftop terrace space (See Figure 3). The extension will be set back 2m from the existing parapet. The north-east and south-east facades of the new building are to be set flush with the external wall line, with the exception of the east corner. The window and door openings are positioned to reflect the lower floors, while the corner cantilevers to form a wider opening.
- 1.3.2 The rooftop extension has been designed so as not to conflict with the existing building and will be clad with untreated timber slats, which are intended to weather over time, aiding visual integration with the existing structure. The remainder of the interior of the building will remain unchanged by the proposed development (Kruszelnicki Leetch Architects, 2016).

2. HISTORIC BASELINE

2.1 Historic Development Overview

- 2.1.1 The proposed development site lies within a landscape containing evidence of prehistoric settlement and substantial activity during the Roman period. In Hackney Wick area this is largely focused around a fording spot on the River Lea at Old Ford [MLO8877], now located in the region of Old Ford Lock, located c.200m south-east of the proposed development site (London Legacy Development Corporation, 2014).
- 2.1.2 Old Ford is first mentioned during the medieval period in the 13th century as *Oldeford*, and marked a strategic route between London and Essex. A gatehouse was located at the ford c.200m south of the proposed development site during the medieval and post-medieval periods, and was potentially used as an inn for those crossing the River Lea [MLO351].
- 2.1.3 An agricultural character dominated the area until the late 18th century until the creation of the Hackney Cut (now known as the River Lea Navigation) in the 1770's, which made the River Lea navigable. This facilitated the development of the area as an industrial district.
- 2.1.4 Some of the earliest evidence for industrial activity in the area comes from an excavation undertaken c.300m to the south-west of the proposed development site. This identified remains of the Crown Wharf Ironworks [MLO077893], dating to the late 18th century and 19th century. The cutting of the Hertford Canal through the region in the 1830's and the North London Railway from the mid-19th century, hastened 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 respectively. A loose network of terraced houses and factories were built and the area became locally known as Fish Island. The waterways were upgraded during the late 19th century which subsequently encouraged the growth of noxious industries in the area such as coal and tar distilleries (London Legacy Development Corporation, 2014).
- 2.1.6 Later in the 19th 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 19th – early 20th century factories survived, including Algha Works (London Legacy Development Corporation, 2014).
- 2.1.7 The area underwent substantial house clearance and redevelopment during the post war years of the 20th century, with the replacement of many of the historic factory buildings with storage yards and portal sheds (London Legacy Development Corporation, 2014).

2.2 History of Algha Works

- 2.2.1 The Algha Works building was constructed in 1907/1908 for Waterlow & Sons printers by Henry C Smart. It is first shown on the 25" OS map surveyed in 1895 and revised in 1937. The map shows Algha Works incorporated into the western corner of a larger building, the Old Ford Paper Factory (Plate 1).



Plate 1: 1937 25" OS Map. Approximate location of Alpha Works outlined in red (Hackney Archive)

- 2.2.2 Max Wiseman founded Wiseman & Co. in 1898. From 1932 the factory at Alpha Works was used by Wiseman & Co for the manufacturing of spectacles. The workforce and machinery was brought over from Germany by the entrepreneur. During the 1940's and 1950's the factory produced the standard issue gold coated spectacles issued by the NHS. At its height the factory produced 2.5 million frames a year and employed 200 people (At the Alpha Spectacle Works, 2011).
- 2.2.3 Throughout the 20th and into the 21st century, the Alpha Works factory would make spectacles for numerous celebrities and continues to do so under Savile Row Eyewear. The original 1930's machinery is still in use today.
- 2.2.4 Alpha Works has a degree of social history. It was often the case that numerous members of a single family would be employed at the factory at any one time. Many of the workers appear to have spent their entire working lives at the factory.

2.3 Setting of Alpha Works

- 2.3.1 The Alpha Works building is located within an area dominated by a mixture of historic and modern industrial, medium and high rise buildings. Historic industrial buildings surround the Alpha Works to the south-east and south-west and modern industrial building are present to the north-west and west.
- 2.3.2 The Fish Island and White Post Lane Conservation Area Appraisal (2014) has identified that Alpha Works is part of a group of coherent and complementary historic buildings and when considered as a part of the group, these buildings together are considered by the London Legacy Development Corporation to be of Medium – High historic significance (low (local) significance, medium (regional) significance & high (national) significance), which cluster in the Dace Road area. Therefore the setting of the Alpha Works building is considered to make a positive contribution towards the significance of the building as a heritage asset.

3. CURRENT CONDITION OF ALGHA WORKS

- 3.1.1 The Algha Works buildings is a stock brick clad transitional steel and concrete structure. The large, metal casement windows, set above ceiling level form an arcade at fourth floor level. The building consists of five storeys and a semi basement. The basement level is lit with prismatic stall-board light bricks. These were an innovative form of glazing, designed to refract light downwards into the basement below (Photo 1). These and the arcade of large windows reflect the original design of the building as a printworks.



Photo 1: Algha Works from Smeed Road

- 3.1.2 The interior stairways have glazed brick walls throughout and ocular windows at fifth floor level (Photo 1 & 2). The interior contains many, if not all of the original doors and windows as well as a large amount of machinery dating to the 1930's (Photo 2). This includes an external wall crane above the loading bay door on the south-west elevation (Photo 1).

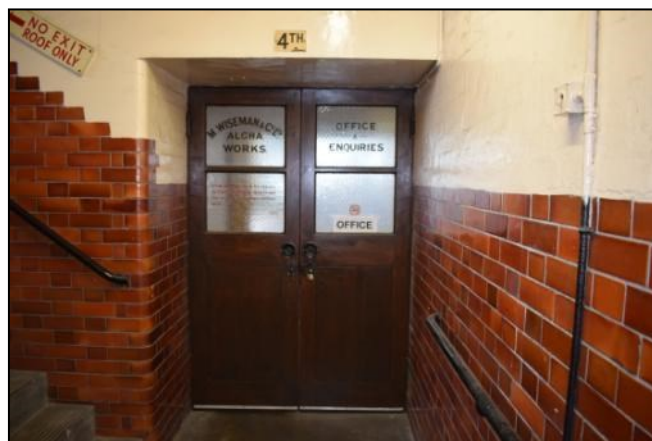


Photo 2: Fourth floor interior with glazed bricks and doors

- 3.1.3 The roof space is accessed via the internal stairways. A number of small brick built service structures are present at roof level (Photo 3). These appear to be related to the original ventilation system for the building. A number of decorative grills are present at regular intervals around the parapet.



Photo 3: Alpha Works roof space

- 3.1.4 Overall, the building has survived relatively unchanged since the 1930's and retains many original architectural detail and machinery relating to the history and function of the building.

4. STATEMENT OF SIGNIFICANCE

4.1 Importance & Significance of Alpha Works

- 4.1.1 The Fish Island and White Post Lane Conservation Area Appraisal (2014) has identified that Alpha Works is part of a group of coherent and complementary historic buildings forming a cluster in the Dace Road area. As a group these buildings are of Medium – High historic significance (London Legacy Development Corporation, 2014).
- 4.1.2 The historic significance of the building is partly based on the fact that it is one of few historic factories in the area to have survived not only the Blitz but also 20th century clearance and redevelopment. The building is considered to make a positive contribution towards the historic character of the surrounding area and The Fish Island and White Post Lane Conservation Area.
- 4.1.3 The setting of Alpha Works, located within a position amongst a group of coherent and complementary historic buildings, is considered to make an important positive contribution towards the significance of the building as a heritage asset. The heritage values outlined below are thought to make a positive contribute to a minor degree.

Evidential Value

- 4.1.4 As Alpha Works has remained almost unchanged since the 1930's the building provides information about past human activity in relation to the industrial heritage of the area and also relating to the specific industries associated with the building. This is thought to make a minor positive contribution towards the significance of the building.

Historic Value

- 4.1.5 The historic values of Alpha Works are also thought to make a minor positive contribution to its significance. This can be associated with the illustrative nature of the connections that the building has to past events, in the form of the innovative use of the prismatic stall-board light bricks. Alpha Works also has an associative historic value that can be associated with the entrepreneur Max Wiseman and his spectacle manufacturing industry that continues to the present day.

Aesthetic Value

- 4.1.6 Alpha Works has a degree of aesthetic value as a good surviving example of an historic factory building with a number of aesthetically identifiable features such as the large window arcade on the fourth floor and the prismatic stall-board light bricks at basement level. The interior also retains a number of aesthetic architectural features such as the glazed bricks within the interior stairways. The aesthetic values of the building are thought to contribute positively towards the buildings significance, on a more minor level.

Communal Value

- 4.1.7 It has been identified that like a number of small, cottage type industries it was often the case that numerous members of local families were often employed at the factory at any one time. Many workers often spent their entire working lives employed at the factory. As a result the factory can be considered to have a degree of social value within the local community. This

communal value is considered to make a contribution towards the buildings significance, to the minor degree.

4.2 Predicted Impact of the Proposed Development

- 4.2.1 As previously discussed the Alpha Works building has remained relatively unchanged both internally and externally since the 1930's. In line with Table 1 (See Appendix 1), the Alpha Works building is considered to be a heritage asset of Regional – Local Importance, given the contribution that it makes towards the historic character of the area.
- 4.2.2 The proposed development will not alter any of the original interior features. There may be an adverse effect of the removal of a small number of the brick structures located at roof level, which are likely associated with the original ventilation system; however, these features are not readily accessible to the public and are not visible from the street level. They are considered to be a small part of the building overall and so these elements are not thought to contribute towards the significance or appreciation of the building as a heritage asset.
- 4.2.3 The proposed development will increase the height of the five storey building to a limited degree. However, the proposed roof top extension is positioned 2m back from the parapet of the building facing onto Smeed Road and Stour Road, so the visual impact of the extension is concluded to be limited to the north-east and south-east facades.
- 4.2.4 The limited increase in height is considered to remain in keeping with the height of a number of the adjacent historic buildings in the surrounding area. The extension has been designed so as not to conflict with the existing building and the surface treatment of the extension, in the form of timber cladding, will weather and blend in further with the existing building over time.
- 4.2.5 Therefore, in line with Table 2 (See Appendix 1), the magnitude of impact is thought to be Negligible as any adverse changes to the character of the area are thought to be barely distinguishable. The overall effect is thought not to be significant in line with Table 3 (See Appendix 1).

4.3 Outline Recommendations

- 4.3.1 Overall, no further heritage works are thought to be necessary in relation to the proposed development. This recommendation will need to be approved by the local planning authority and the Greater London Archaeological Advisory Service (GLAAS).

5. REFERENCES

5.1 Documentary & Cartographic Sources

Kruszelnicki Leetch Architects, Algha Works Planning Application Design and Access Statement

25" OS London Mao Sheet 7:30 surveyed 1895 and published 1937 (Hackney Archive)

5.2 Online Sources

- Google Maps/Street View & Google Earth
- Historic England, 2008, Conservation Principles Policies & Guidance for the Sustainable Management of the Historic Environment <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>
- Historic England, 2015, The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: 3 <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf>
- London Legacy Development Corporation, 2014, Fish Island and White Post Conservation Area Appraisal, 2014, <http://queenelizabetholympicpark.co.uk/~media/lldc/conservation%20areas/fish%20island%20and%20white%20post%20lane%20conservation%20area%20appraisal%20v2.pdf>
- National Planning Policy Framework https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Old-Maps <https://www.old-maps.co.uk/index.html#/>
- Tower Hamlets Core Strategy Development Plan Document 2025 <http://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Strategic-Planning/Local-Plan/Core-Strategy-and-MDD/Core-Strategy-low-resolution.pdf>

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 1st June 2016;
- A visit to the Hackney Archive on the 1st 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	
NATIONAL	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).
REGIONAL	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.
LOCAL	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.
NEGLIGIBLE	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.
UNKNOWN	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
HIGH	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.
MEDIUM	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.
LOW	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.
NEGLIGIBLE	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.
UNCERTAIN	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
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	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 enhancing 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.

Appendix 3 Historic Environment Record Data for 100m from the centre of the Site



AB Heritage Limited (Head Office)
Caerus Suite, 150 Priorswood Road
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk