



32 New Road

Whitechapel

London

E1 2AX

Heritage Statement

March 2021

Nicola de Quincey architecture and conservation

Summary

This listed building consent application is on behalf of the applicant S. Jain. It follows the conditional approval PA/20/01450 granted in September 2020. This application is in tandem with a **Non Material Amendment** planning application PA/20/01449. The approved scheme is for a conversion from commercial to two residential units. The proposed mix of uses and areas of accommodation are the same as the approved scheme.

This application seeks to amend the ground floor and basement levels to take into account existing floor levels that rise up to the existing workshop area to the rear of the property. This is due to site investigations carried out subsequently to the approval that have revealed shallow drainage runs that are also shared with adjoining properties. The extent of excavation is reduced at basement level.

This entails revising the steps within the building at ground and basement levels and raising the terrace above ground floor level to allow for the approved ceiling height in the basement extension. Part of the existing workshop is retained to form the studio space and passage. (In the approved scheme this was re-built.)

Overall, this revised proposal has less impact on the existing listed structure and the Myrdle Street Conservation Area than the previously approved scheme.

Consultation prior to submission

Draft mark-up drawings were issued to the Planning Department and confirmation was received setting out the requirement for the Section 73 application for the revision to this part of the approved scheme, and the need for a fresh Listed Building Consent application. (AG 9/03/21)

Update to the Heritage Statement

The amendments to the approved Heritage Statement are as repeated here as follows:

Page 19

The proposed parapet wall and flat roof terrace is within the pattern of roofs and terraces to the rear of New Road. The parapet edge to the proposed terrace is proposed on the line of the old workshop (as shown on the approved drawings) and this could form a base to a metal railing guarding. This would maintain light levels in the kitchen as anticipated in the previously approved scheme. The proposed terrace roof over the basement extension is slightly lower than the existing retained flat roof to the workshop, but higher than the existing ground floor. It would be possible to see into the basement light well; however, this relationship is not uncommon from ground to lower ground floor levels, and by installing a railing (rather than raising the parapet wall to form a parapet) there would be a greater sense of sky and openness when viewed from the basement light well or from the studio.

Demolition of **part** of the workshop to create a light well is positive intervention for the conversions this brings light into the proposed bedroom and some private open outdoor space; **retaining part of the rear section** of the workshop to create a study retains the pattern of workshops that are so typical of this area. (See photo on page 12)



Heritage Statement

Contents

1	Introduction Purpose of the report Site location Brief Methodology Summary	2
2	Background Designation	3
3	History History Ordnance Survey and London Hospital plans Historic photographs	5
4	The building and setting Photographs	10
5	Significance	17
6	Impact of the proposals on the significance of the building and conservation area	19
7	Conclusion Summary of impacts	20

Sources of information

Google earth

top aerial photograph 2019

left aerial photograph c. 2015

right aerial photograph detail of top photo

Number 32 boundary highlighted

32 New Road, Whitechapel, E1 2AX

1 Introduction

Purpose of the report

This report is prepared for Sunil Jain by Nicola de Quincey RIBA SCA. This statement supports the submission for the anticipated planning and listed building consent applications.

Commercial viability has been considered and reported on by Omar Beg of McBryer Beg, 28 New Road. The Design and Access Statement addresses design development issues and the PreApp advice.

The site location

The site is on the east side of New Road which connects Whitechapel to the north and Commercial Road to the south. It is a terraced building flanked by a cafe to the north (34) and a house subdivided into flats to the south.

The Grade II listed building has been in mixed commercial use until recently. The building was sub-let and most recently subject to anti-social behaviour. Currently the building is vacant and the freeholder has taken back the lease.

The Brief

The brief is to apply for change of use from mixed commercial (A1 B1 B8) to residential use (C3).

Methodology

I was briefed by the applicant and discussed the early stages of the scheme with McBryer Beg. I visited 32 New Road several times and considered the wider conservation area.

Archival research included visits to Bancroft Road Library and the London Metropolitan Library, a desktop search on the Historic Environment Record, and consultation with the Survey of London Whitechapel team.

I considered the impact upon the Myrdle Street Conservation Area and the setting of the listed buildings in New Road and Varden Street.

Summary

Number 32 was built as a house in early nineteenth century. It subsequently became used for mixed commercial uses. This application scheme proposes reinstatement of residential use. The proposals reinstate some missing features and aim to provide a viable future for the building.

The proposed change of use and residential conversion would preserve and enhance the Myrdle Street conservation area and the listed building.



Location plan

The author, Nicola de Quincey architecture and conservation, retains the copyright of the document. The report is to be used solely to accompany the Listed Building and Planning Applications. The right to copy and use the documents does not extend to any future purchaser or tenant of the property without our prior written agreement.

2 Background

Designation

32 New Road is a Grade II listed building in the Myrdle Street Conservation Area. The list description places the building in a group of five houses. The plots were originally developed in two sub groups of three houses - 28, 30 and 32, and 24-26. The relevant parts of the listing are highlighted below.

Historic England List details

NEW ROAD (East Side),
Nos 24-32 and attached railings
Grade II

Listed 29 February 1992

5 terraced houses. Early C19; numbers 24 and 26 with later shops. Yellow stock brick, all with stuccoed ground floors except number 28.

3 storeys and basements. 2 windows each.

Numbers 22 and 24 -[24-26?] recessed square-headed entrances with overlights and panelled doors.

Number 22 [24?] ground floor sash converted to shop window. Upper floors with gauged brick flat arches to recessed sashes; number 22 [24?] with late C20 glazing. Parapets.

Interiors believed to retain some original features.
Attached cast iron railings with urn finials to areas.

Numbers 28-32 - recessed square headed entrances with overlights and part glazed panelled-doors; number 30 has an architraved surround with panelled jambs;

Number 32 with original patterned overlight. [missing in 2019]

Number 28 ground floor sash converted to a shop window;

Numbers 20 [30] and 32 have segmental arched sashes in shallow segmental arched recesses. Plain stucco first floor bands.

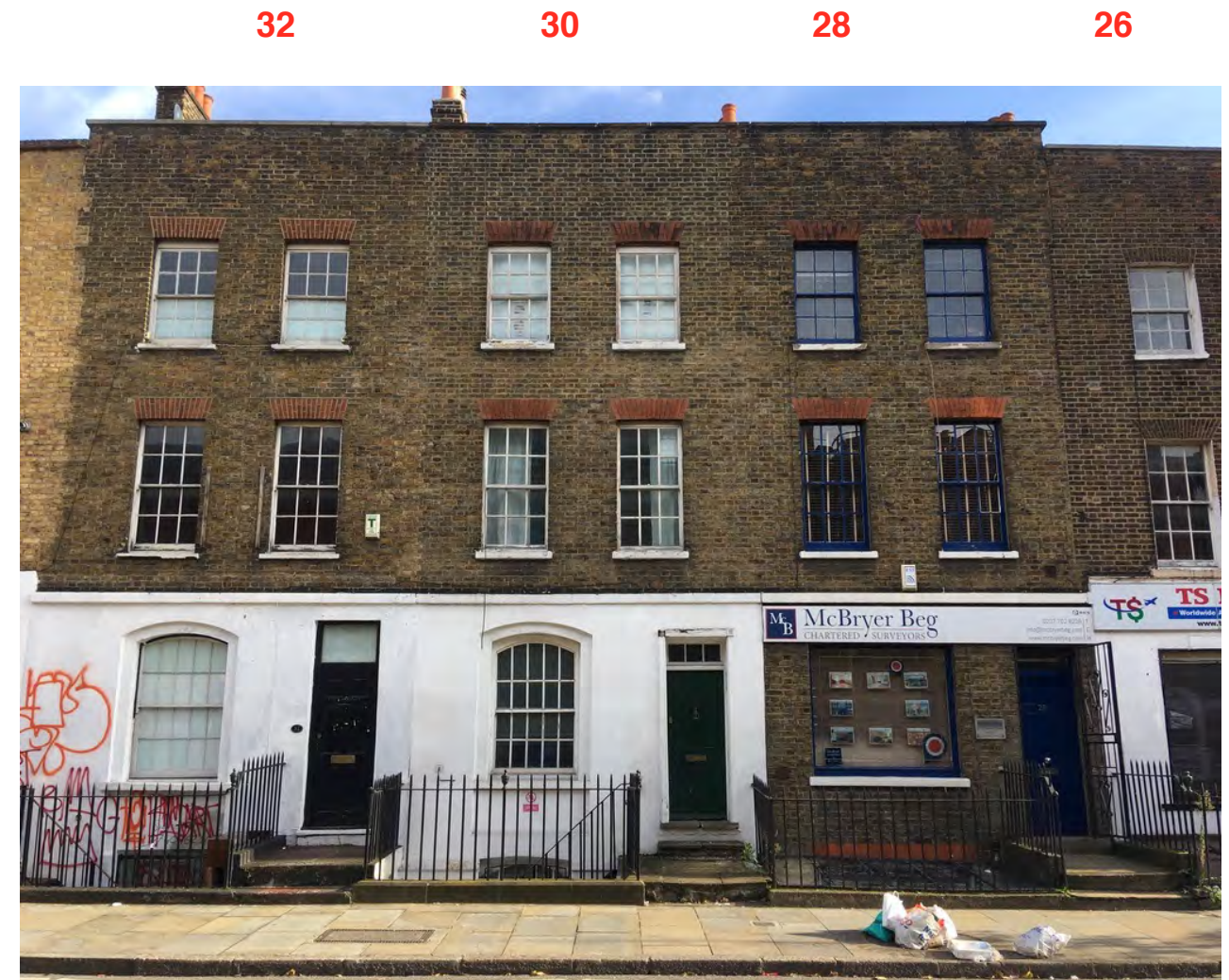
Upper floors with gauged red brick flat arches to recessed sashes.

Parapets.

Interiors believed to retain some original features. [Note 28 rebuilt after a fire]

Attached cast iron railings with urn finials to areas.

[Updated, notes edited in brackets.]



Myrdle Street Conservation Area

Conservation Area Appraisal by the London Borough of Tower Hamlets.

Extract

Nos. 24-32 New Road

58. Five early nineteenth century houses of three storeys and basement with two six over six sashes on each floor. Built in yellow stock brick, they have a stuccoed ground floor with the exception of No. 28. Some have later shops at ground floor. Cast iron railings with urn finials surround front areas.

59. Nos. 28-32 have recessed square headed entrances with overlights and part glazed panelled-doors; No. 30 has an architraved surround with panelled jambs; whilst No. 32 retains the original patterned fanlight*. No. 28's ground floor sash has been converted to a shop window; whilst Nos. 20 and 32 have segmental arched sashes in shallow segmental arched recesses. Windows on the upper floors have gauged red brick arches above recessed sashes.

* [No fanlight in 2019]

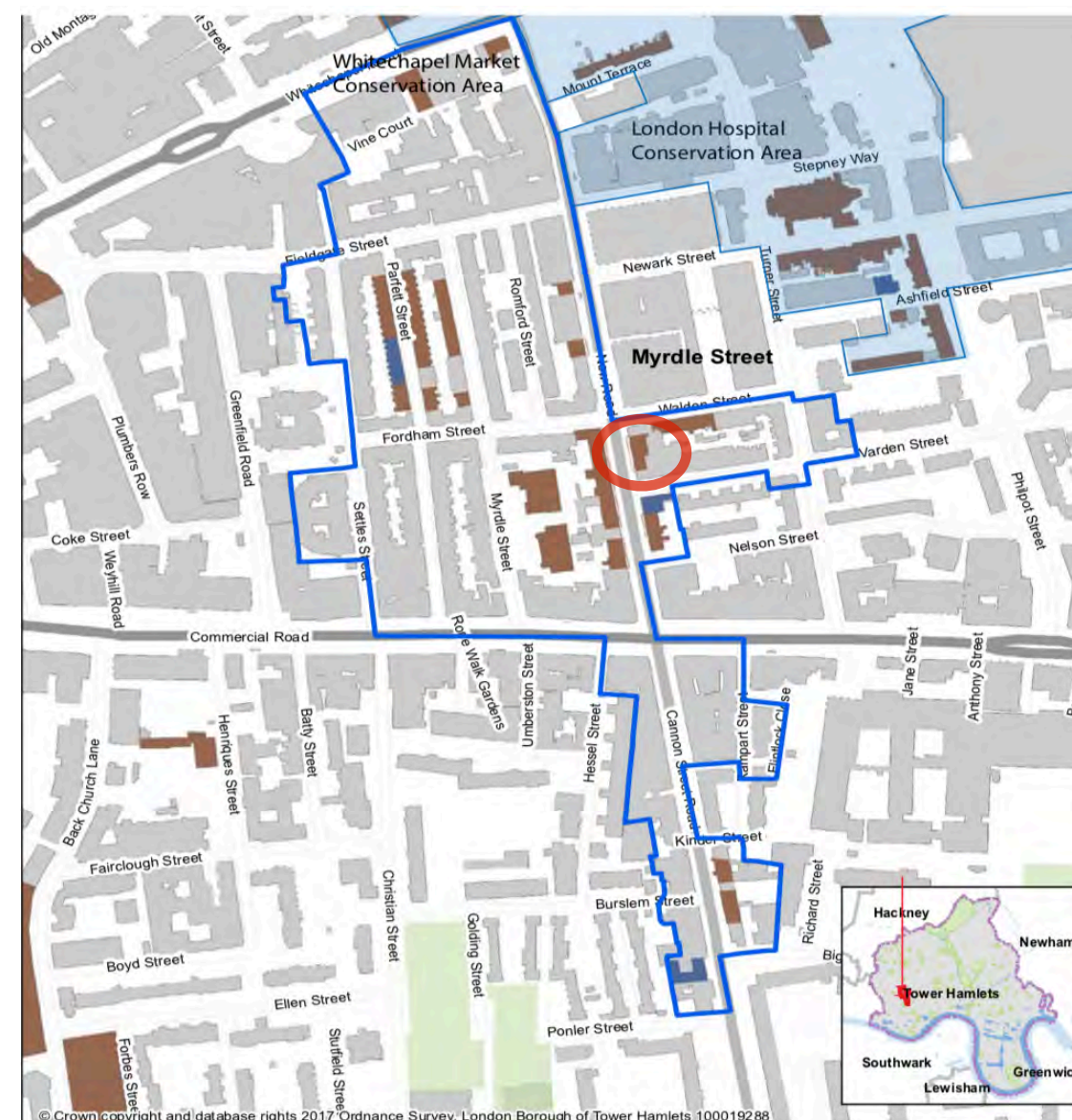
Area of Archaeological Priority

The site is also in an Area of Archeological Priority

Tier 2

Myrdle Street Conservation Area boundary (shown in blue and listed buildings in brown)

The Plan is the copyright of the London Borough of Tower Hamlets



3 History

The London Hospital development

The east side of New Road was developed on land leased by the governors of the London Hospital from 1807. This was part of an estate laid out by the hospital in order to raise funds for the hospital and to control the environment around it. This layout is shown on the estate plan. The different colours represent phases.

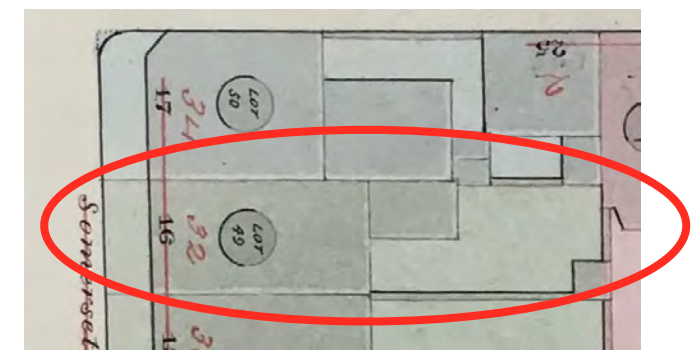
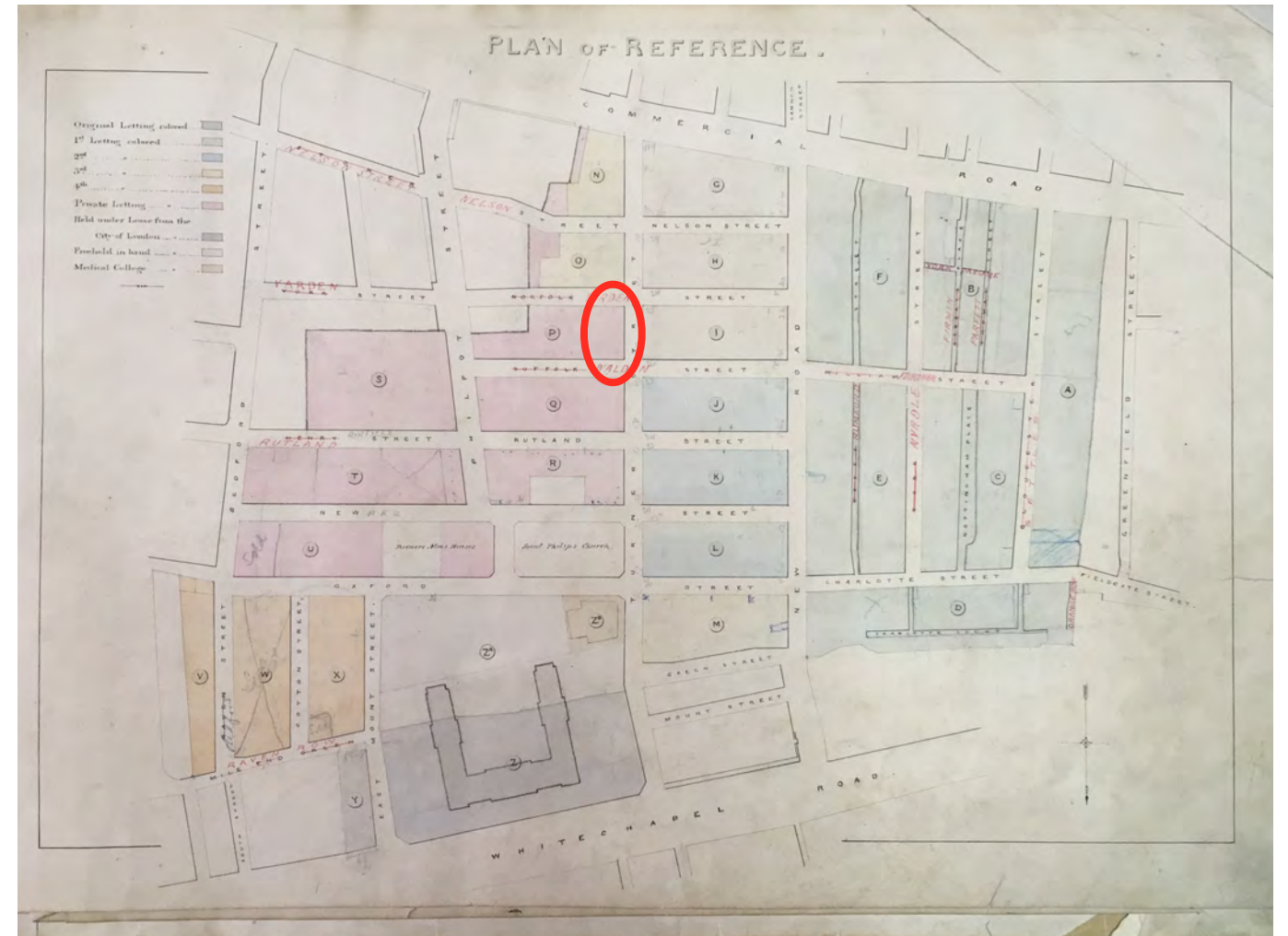
The development of the east side followed the west side of New Road that was developed in the 1790s. Leases were granted from the Commercial Road to the north with the first buildings completed in 1810 and granted 99 year leases. The row between Varden and Walden Street was completed soon after. A lease was handed to George Goldring for 28-32 New Road in 1812. (This was originally known as 14-16 Somerset Place.) Number 34 and 2 Walden Street were granted to Henry Cook in 1821.

On the lease plan, an outrigger or wing is shown to the rear of 32 on the party wall to number 34 the north. A brick nib in the basement rear elevation probably corresponds with this part. It was likely to have been at basement level only as there is no evidence at ground floor level.

From residential to commercial use

Early on the houses claimed to have 'genteel' residents but by the 1860s the row had attracted commercial uses. By the end of the nineteenth century the residents are categorised as 'Fairly comfortable good ordinary earnings' in 32 New Road. (See Charles Booth's London poverty maps (1898-9).)

Number 28 was partially re-fronted in the early 20th century by the Hospital's surveyor, J.G. Oatley. The resulting wide windows with straight gauged brick lintels now contrasts with 30 and 32; however, the three houses retain their original similarity from first floor to parapet levels.



Above: The Royal London Hospital Estate Plan set out the Building plots on open land. (Note: This plan has north point to the bottom of the sheet.) The inset plan shows the plot plan as allocated for the original long leases to the developers. George Goldring took the lease for 28-32 as recorded in 1812 when the properties were completed. Note that there was clearly a wing on number 32 along the party wall to number 34 the the north)

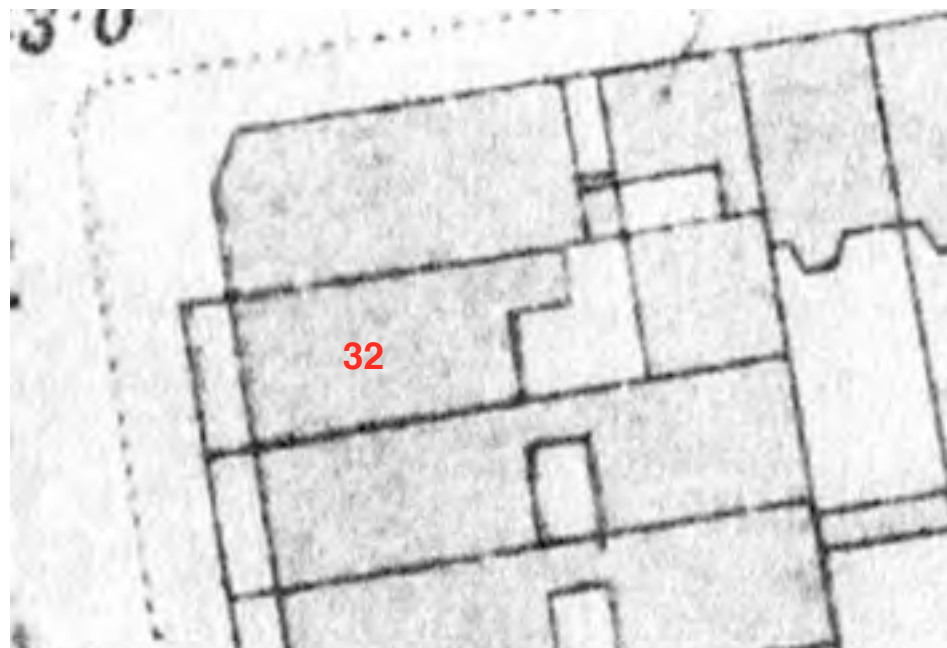
Ordnance Survey Plans from the nineteenth century show how the rear gardens were successively built over.



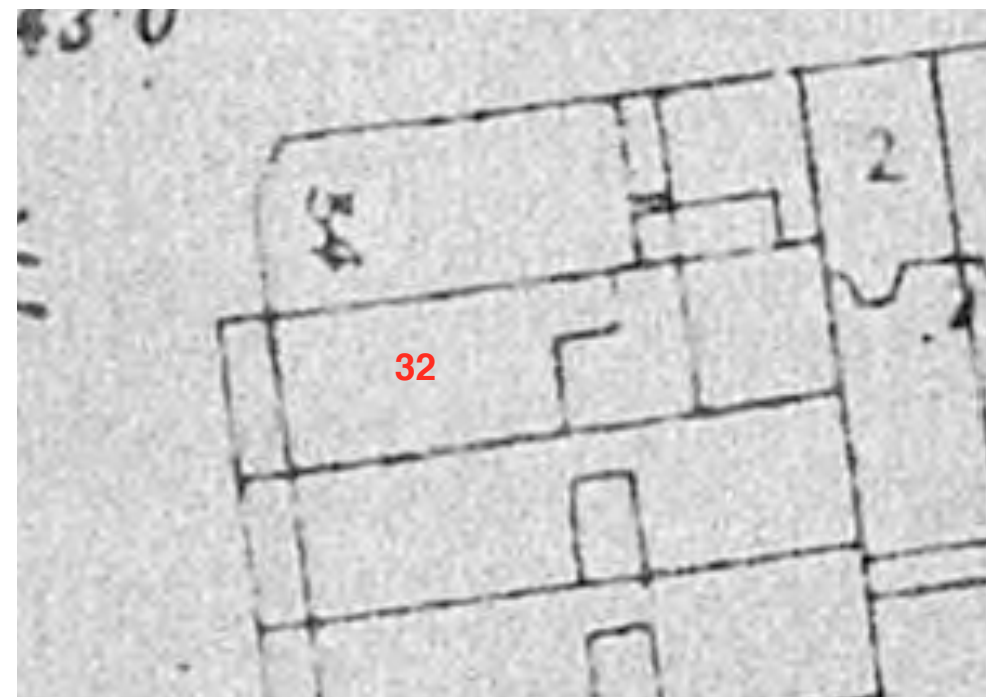
1873 Ordnance Survey Plan 1:1056 5ft to the mile
A building - possibly a workshop is shown in the garden of number 32



1894 Ordnance Survey Plan 1:1056 5ft to the mile
This shows a changed footprint for 34 and extensions/workshop buildings in the former rear gardens of 28 and 30 New Road



1921 Ordnance Survey Plan 1:1056 5ft to the mile



1921 revised 1938 by London County Council 1:1056 5ft to the mile

Twentieth century alterations

Just as the houses became increasingly commercial on the lower floors, so the gardens were built over with workshops. The rear gardens on 28,30 and 32 are all glazed roofed with flat roofs, long roof lights and parapet walls. The rooflights are pitched on 28 and 30: the rooflight in 32 has been capped at the raised upstand level.

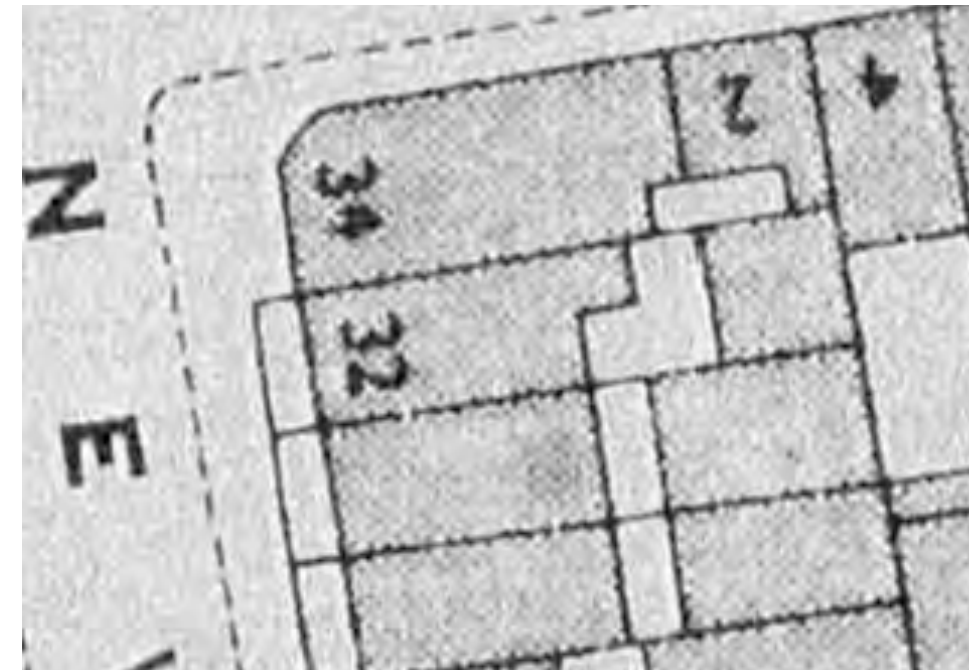
The front area is contained by cast iron railings. A modern metal staircase is accessed from the side return and this leads to the basement area. The stone steps have been screeded. All the window and door joinery has been replaced and much of it in the twentieth century.

The interior

Internally, originally on each floor there was a front and rear room and a staircase. Each of these houses had a central staircase; that was an unusual feature on the estate where stairs were typically at the rear of the property. The only original stair survives in number 30. Number 28 has a reconstructed staircase following a fire (possibly late 20th century), and 32's arrangement has been completely altered. Here a steep staircase has been inserted to one side with beams replacing the central walls and supporting the floor structure. On ground and upper floors there is one space with a single cupboard/wc on the first floor. At basement level, there is a front room, the rear room was subdivided to wash rooms; and the whole rear garden has been covered, in part by the remnants of a workshop and a mono pitch roof that covers the "gap" between the original rear wall of the house and the workshop.

There are two windows on the first and second floors at the front; a single window at the rear elevation is central to the rear elevation (further confirmation of the central staircase). Windows are blocked at the rear on ground and basement levels. The basement front sash window has been replaced with a casement window.

The interior has been gutted and there are no surviving cornices, fireplaces, cupboards or original details. The recent staircase abuts the rear room chimneybreast.



1949 Ordnance Survey Plan 1:1250



1965 Ordnance Survey Plan 1:1250

The square shape of the workshop its shown on this plan as in 1873.

It appears that the workshop was extended and the rear outrigger demolished post-1965.



(Left) At the end of the nineteenth century, the Charles Booth's London Poverty Maps (1898-9) show residents of 'Fairly comfortable good ordinary earnings' at 32 New Road. Brighter red indicated wealthier people with black the poorest.

(Above) By mid twentieth century, the London bomb maps from the Second World War show that New Road was relatively unscathed compared to the coloured up areas where the deeper the colour indicates the greater the destruction.



Historic photographs

New Road in 22-34 New Road on the corner of Walden Street 1976
 (copyright Collage, the London Picture Archive)



32 New Road c. 1980s (see text below)
 (copyright the Tower Hamlets Local History Library)



The black and white version is enhanced digital image that shows the door set back, surround and fanlight similar from Number 30.
 Also note the urn on the railings on both sides of the steps. The right hand one is missing in 2020.

32 New Road is four storey two bay terraced house. Ground and basement are rendered and the first and second floors are fair-faced brickwork. A string course divides the upper from the lower levels.

A photograph taken pre- 1990, possibly early 1980s, and in any case prior to listing (Feb 1992) shows the house in use as Alexander Separates. Like many houses on New Road at that time that had moved to commercial uses, the shop has a big sign at string-course level and an advertisement in the window. The window opening is original and the front door, fanlight and door surround appear to be intact and are noted as original in the list description. By manipulating the digital image it has been possible to enhance the photo to reveal a lozenge shaped fanlight design and that the surround and reveals were panelled and decorated with the Regency rosette and reeded pattern that still survives (albeit in very poor state of repair in number 30 New Road).

The render was marked in an ashlar block pattern on 30 and 32 and this is still legible although much patched. The front step appears to be a large piece of stone that bridges the front area. The plinth under the railings is continuous and forms the bottom step. A stone paving had been inserted on top of the worn top step.

32 30 28 26



Left: Photograph showing the three houses all built as a group - 32 is on the left side. The front elevation has been painted with a modern white paint which has been targeted by graffiti. (Subject to enforcement notice) Temporary roller shutters have been fitted to the building.

Works to the front elevation:

- retain chimney pots
- remove all appurtenances, wires , roller shutter and grilles defunct security equipment,
- replace fanlight as original pattern,
- re-set front door in recessed position and restore door surround
- remove cement from the stone step and check condition of the stone below
- replace the missing urn finial to the railings (as shown on the historic photograph)
- remove graffiti, clean the render of all modern paint layers and assess condition
- fill and locally remove defective render
- make good ensuring that the ashlar joints are retained and replaced in new render work
- renew windows and doors on both ground and basement levels. Replace to agreed detail with local authority,
- repaint with breathable paint: – Keim mineral paint - Colour samples including BS1015.



Access to the basement via metal stairs



Front door steps



Number 30 New Road



top: rosette below: door surround reveal

Rear elevation and precedents - views looking west towards and from the rear elevation of 32 New Road



Photos showing the context of gardens and extensions at the rear of 32 New Road.

Above: Photo rear elevation of 32 New Road.

- a) 28, 30, and 32 are all the same type of house with central windows; central valley/ butterfly roofs remain on 30 and 32. There is a flat roof on 28, probably following fire damage.
- b) flank wall to 34 New Road forms the party wall with number 32.
- c) there is a variety of garden and back-house /shed arrangements.
- d) Ground floor window is blocked in 32. In number 30 a bay has been inserted, and a concrete lintel in number 28

Left top: view towards 32 New Road

Left bottom: view from 32 New Road

Views of the basement roof of 32 New Road viewed from upper floor window

Rooflights in 32, 30 and 28 New Road

On the far left of the photograph, the upper terrace is attached to 2 Walden Street



32



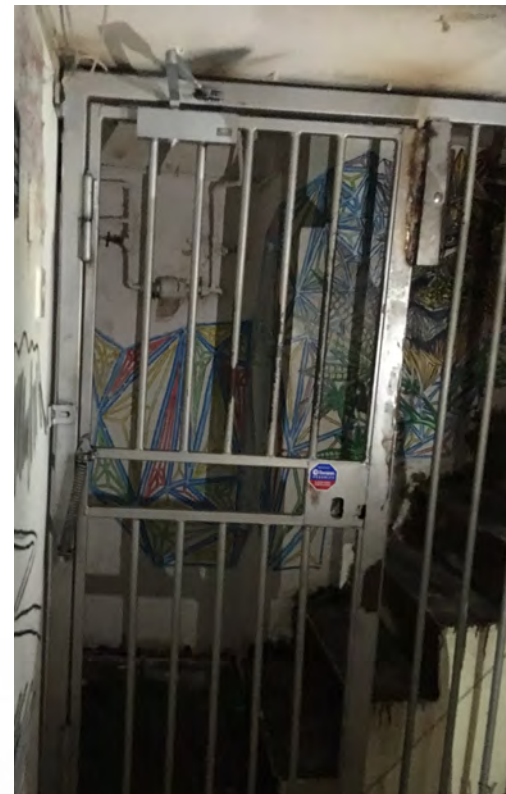
30

28

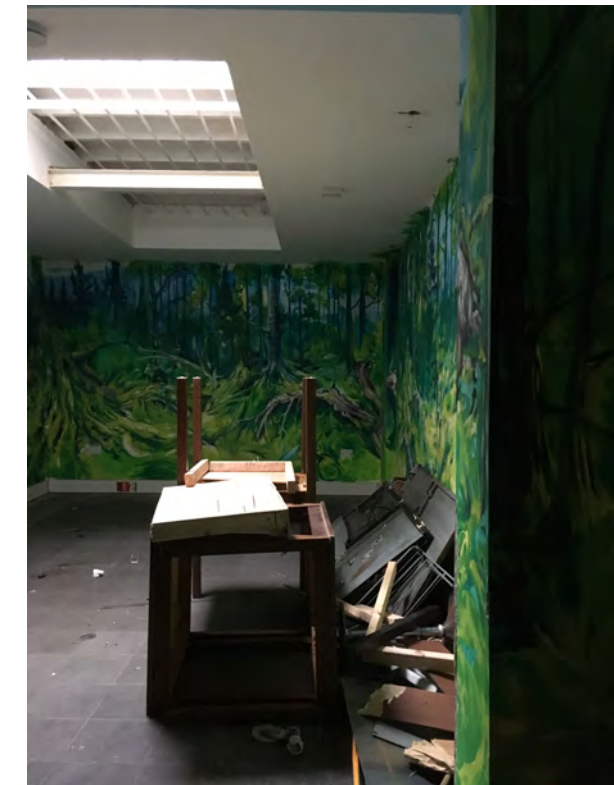
4 Existing - Basement



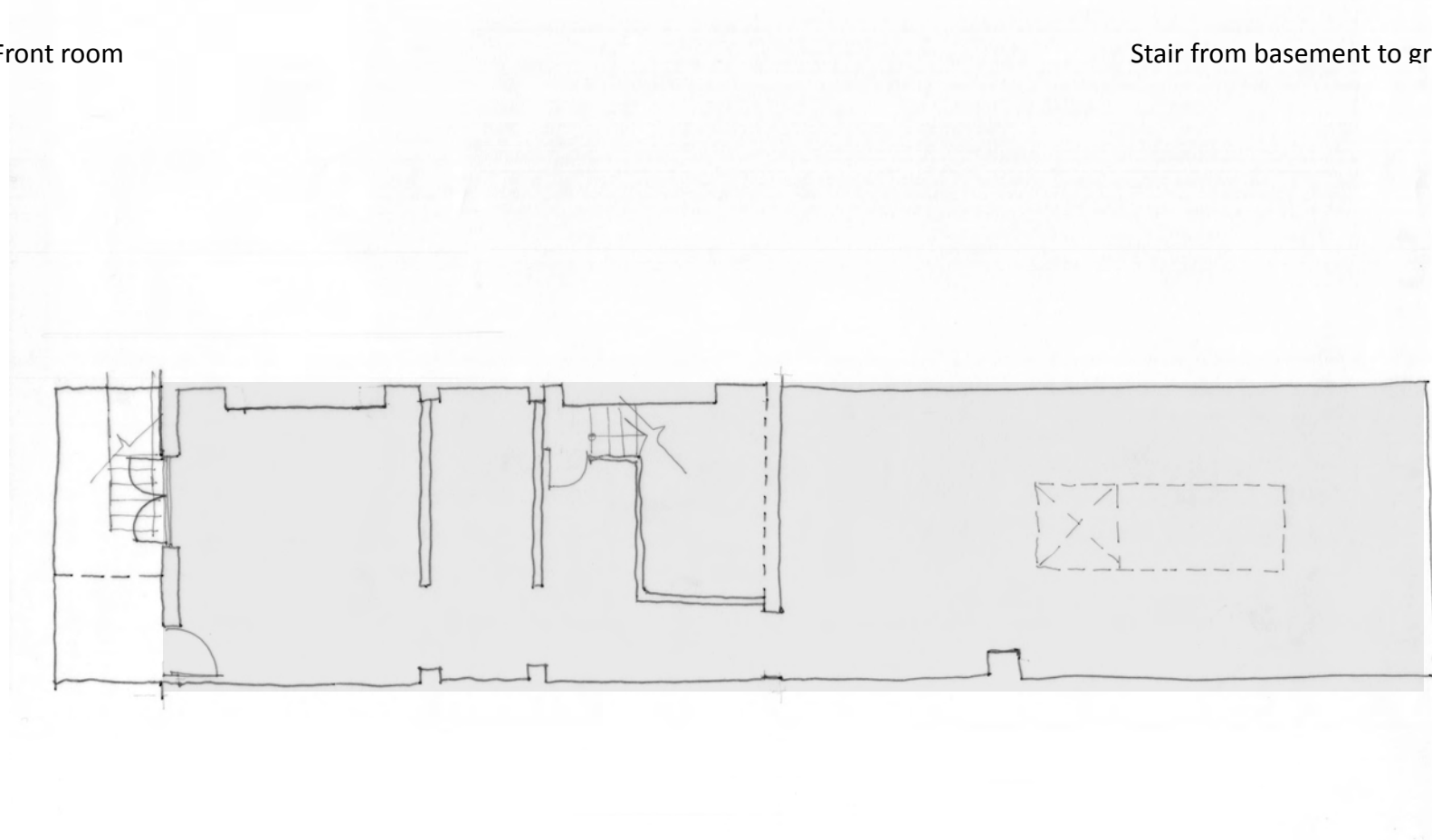
Front room



Stair from basement to ground level



Rear room built over the rear area



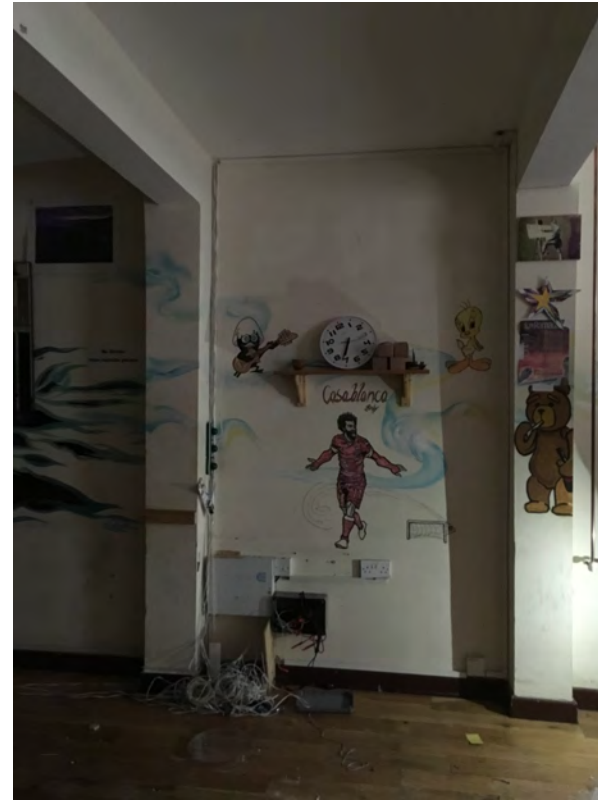
Basement

The area at the back is fully roofed over.
Open space would be provided by reducing the existing roofed-over former workshop area.

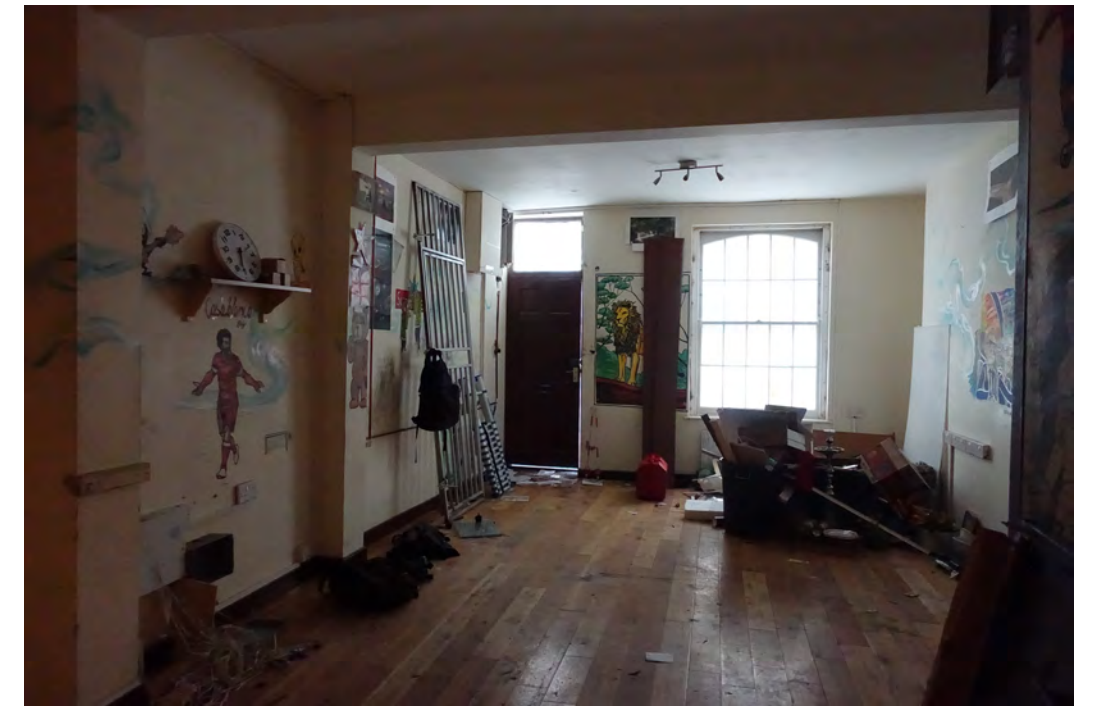
Existing- Ground floor



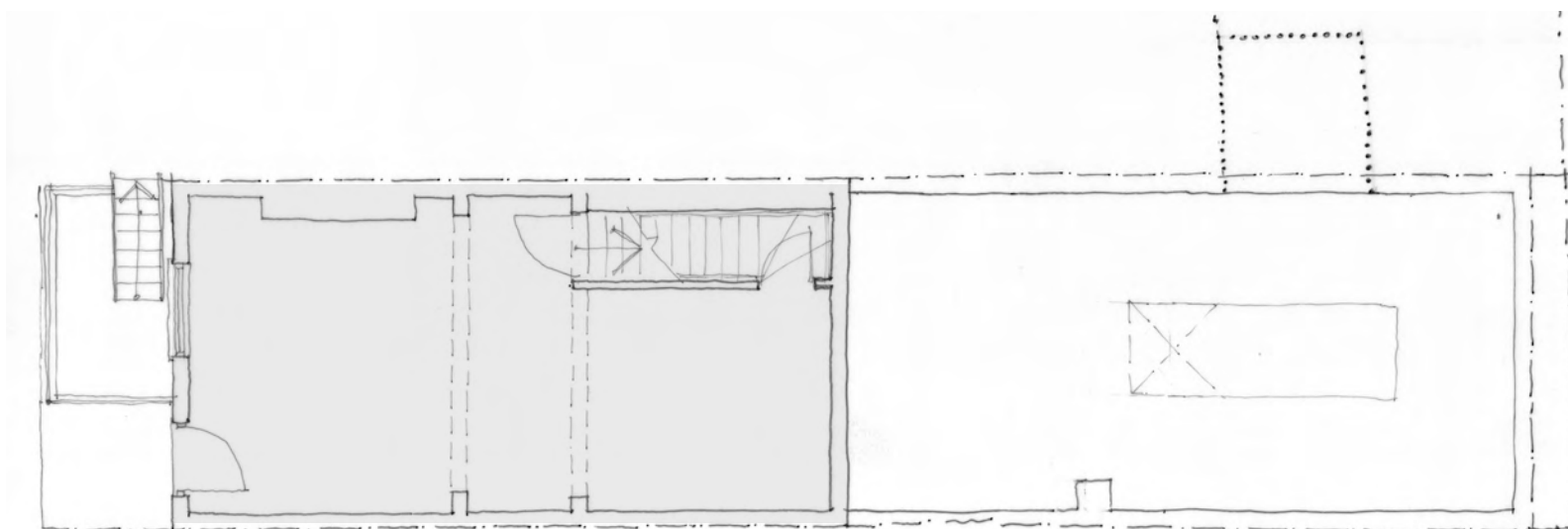
Stairs and rear section



Central bay



Front door and window - ground floor



Ground floor

The central window at the back wall is blocked, and may be seen in the rear elevation photograph.

The staircase is not original, it is placed up against a chimney stack. It is very steep and the headroom is awkward.

The single large window on the rear elevation suggests that there were original rear rooms the whole width of the building with windows centred on the rear wall.

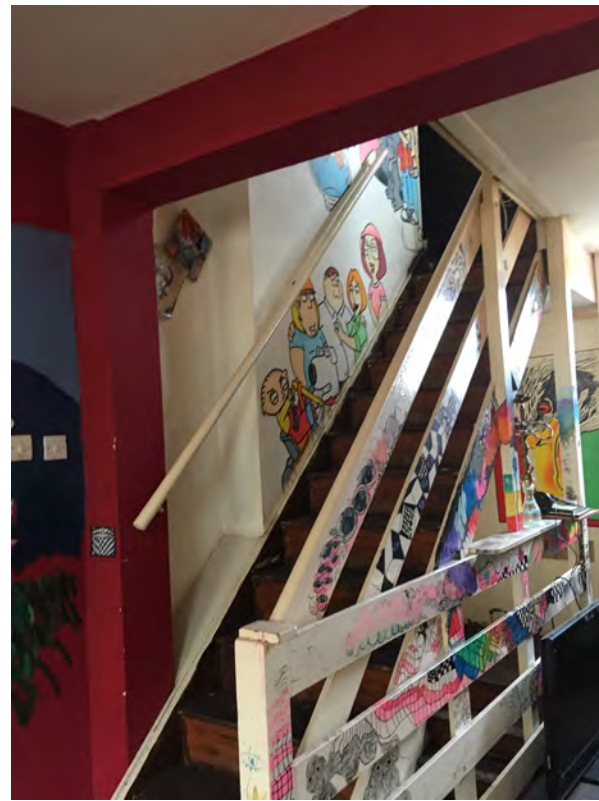
The parallel beams in the centre of the house clearly suggest an original central stair well. The rooflight in the centre of the plan at second floor level suggests a window above the staircase as there is a separate roof access hatch.

No historic features were recorded.

Existing- First floor



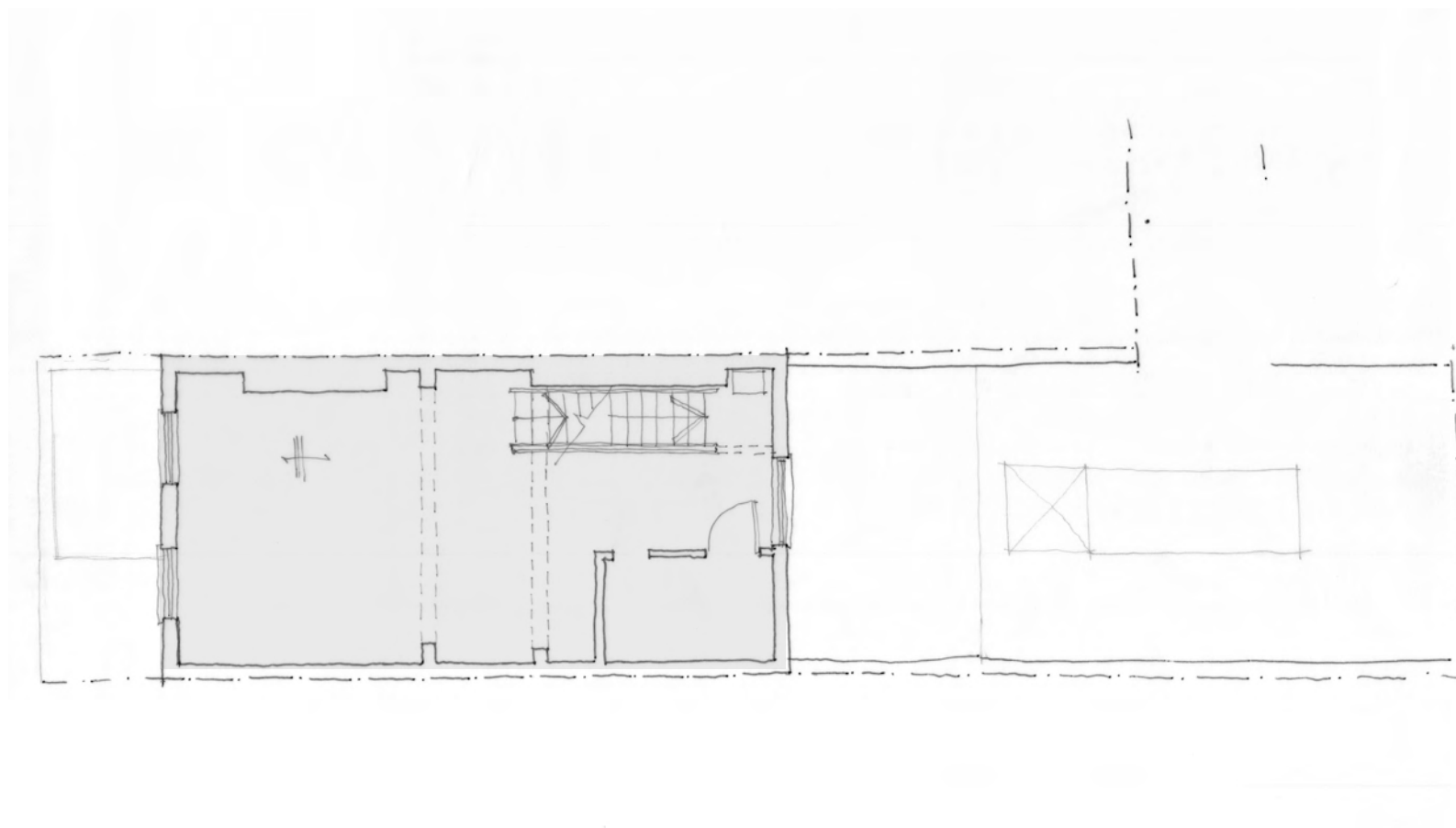
Front space first floor



Stair from first to second floors



Rear space and subdivided wash room



First floor

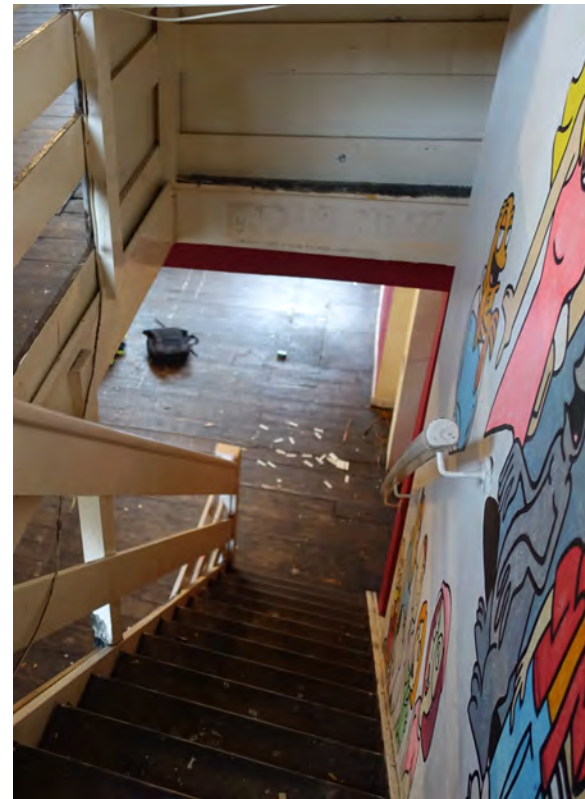
The enclosed area contains a WC (subject to enforcement notice)

No historic features were recorded except stone hearth.

Existing - Second floor



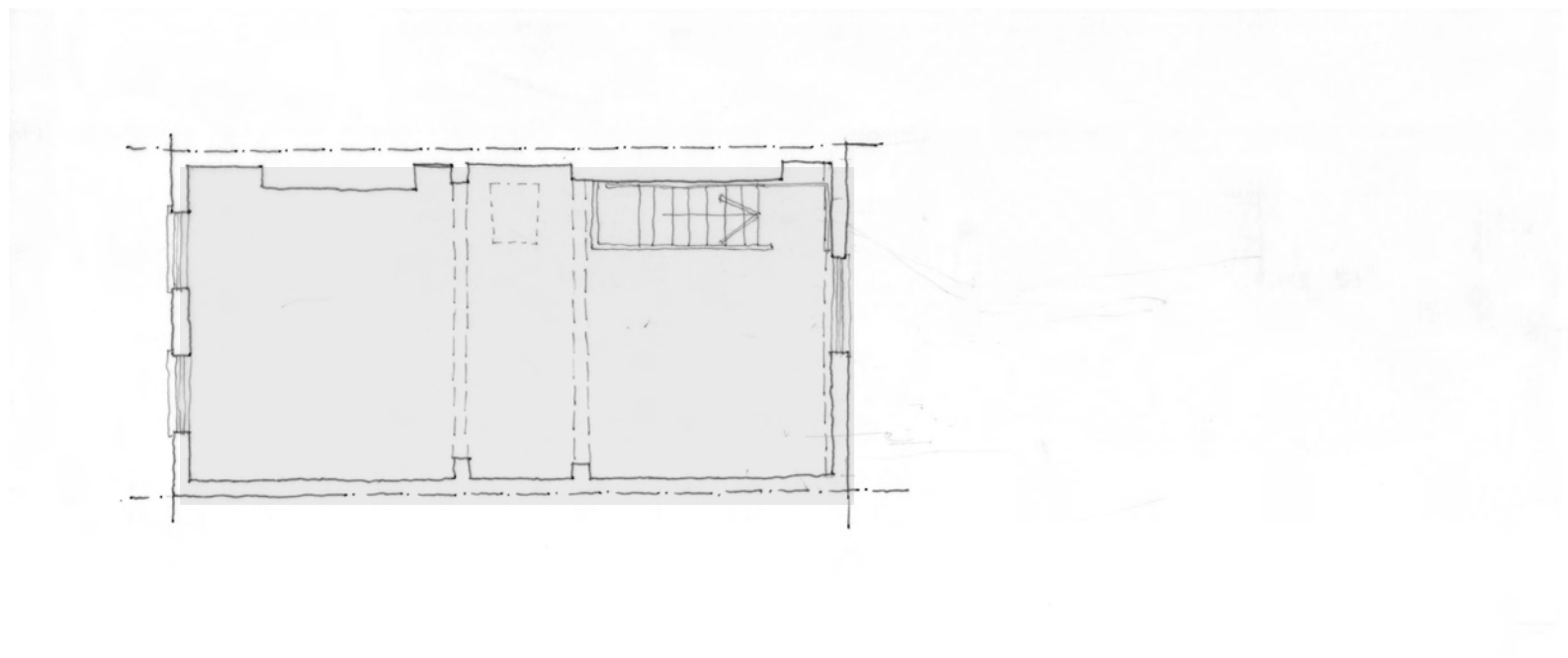
Front space second floor



Stair looking down to the first floor



Rear space second floor



Second floor

Currently a single space, but undersized for a studio flat.

No historic features were recorded.

Rooflight above the former staircase on the north side.
A separate hatch for roof access on the south side.

5 Significance

Assessment of the significance of the building as a whole and the specific areas affected by the proposed alterations

The significance of number 32 New Road is:

- A historic part of the Royal London Hospital development, originally known as Somerset Place;
- Within this larger development, number 32 is part of a group of three plots leased in 1819 from the Governors of the London Hospital and developed at one time by George Golding;
- Grade II listed in a group of 5 terraced houses that form a (reasonably intact) row;
- Located within the Myrdle Street Conservation Area

Vulnerability and loss of detail:

- The building is vacant and vulnerable to anti-social behaviour;
- The interior of the house has been gutted along with all historic features;
- The interior layout was changed and there are few internal divisions;
- A central stair has been removed.

For the purposes of this assessment the following grades of significance have been assumed bearing in mind that this is a listed building that has been much altered:

High: *the character and historic integrity would be fundamentally damaged by the loss of the element referred to.*

The building structure and views of the front elevation along New Road

Medium: *the character and historic integrity would be seriously affected by the loss of the element referred to.*

The upper floors of the rear elevation

Surviving original chimney breasts

Low: *the character or historical integrity of which would be affected by the loss of the element referred to but where the design intention would remain apparent;*

The workshop at the rear of the site.

Detrimental: meaning elements where the character and historic integrity of the historic asset might be enhanced by the removal or adaptation of the element.

- Unblocking ground floor window
- Removing or adapting the lean to roof
- Removing metal shutter, grills etc from the front elevation
- Removing all cabling etc from the front elevation.
- Reconfiguring the existing staircase

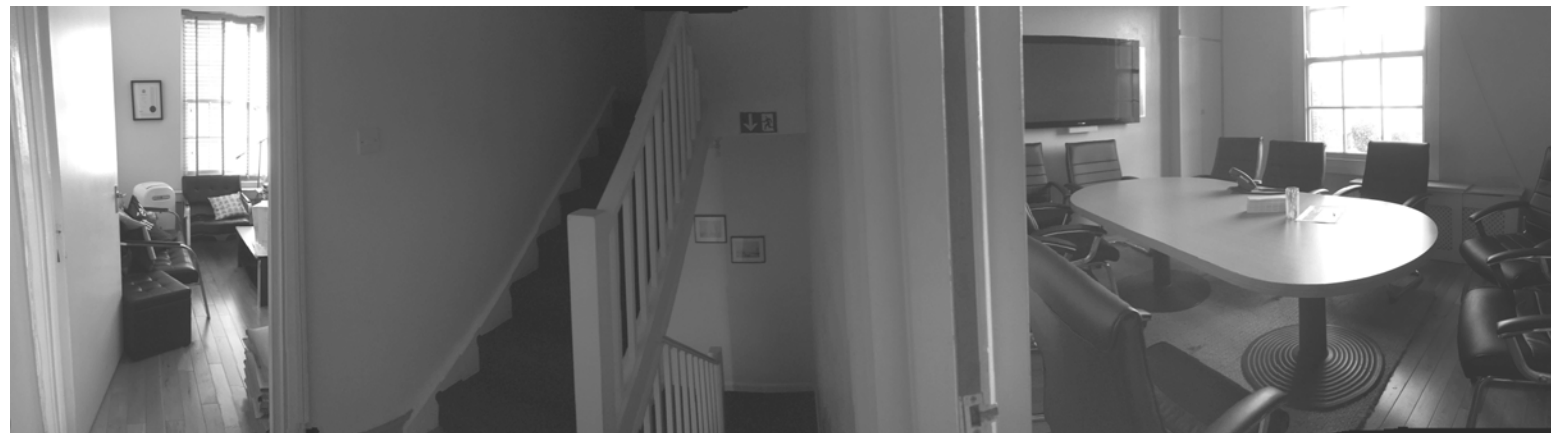
Precedents for the conversion

The photographs show some examples of recent residential conversions in the area. The proposal includes reinstating the original central stair layout based on the stairs in 30 and 28 New Road.

Right: Properties in Varden, Walden and Turner Street were until recently vacant and in a derelict condition.

Below left: The staircase is the original central staircase in number 30 New Road

Below right: the rebuilt central stair in 28 New Road and a panorama showing how that stair sits in the centre of the plan. This is an unusual arrangement in this area for the early 19th century.



Assessment of the impact of the proposals on the special interest and character of the building and conservation area

The proposal

The proposed works are:

- To return use from commercial to original residential use.
- To divide the property into a three bedroom, three-storey maisonette accessed from the ground floor, and a one bedroom flat accessed by external stairs to the basement.
- To extend the rear elevation on the site of the workshop and to provide a bedroom, study and a lightwell/courtyard. (This would result in a small loss of internal floor area.)
- To enhance the front elevation and remove all metal grilles and shutters.
- To provide a terrace at ground floor by dropping the cill to unblocked window.
- To re-roof and upgrade all (not original) external joinery.

Impact of the proposal within the Conservation Area

The proposed change of use is positive. It is also part of a trend in the immediate area where buildings that were originally houses have changed from more recent commercial to residential use.

Enhancement of the front elevation will be a positive improvement in the area.

On the rear elevation, dropping the cill and forming a terrace would benefit the maisonette; it is set back at some distance from the adjacent gardens.

The proposed parapet wall and flat roof terrace is within the pattern of roofs and terraces to the rear of New Road. The parapet edge to the proposed terrace is proposed on the line of the old workshop (as shown on the approved drawings) and this could form a base to a metal railing guarding. This would maintain light levels in the kitchen as anticipated in the previously approved scheme. The proposed terrace roof over the basement extension, is slightly lower than the existing retained flat roof to the workshop, but higher than the existing ground floor. It would be possible to see into the basement lightwell; however, this relationship is not uncommon from ground to lower ground floor levels, and by installing a railing (rather than raising the parapet wall to form a parapet) there would be a greater sense of sky and openness when viewed from the basement light well or from the studio.

Impact on the setting of the nearby listed buildings

On New Road listed buildings face and are adjacent to 32; the rear elevation is in sight of listed buildings on Walden Street. (See plan above page 4.)

Currently graffiti and shutters are detrimental to the appearance of the terrace. These proposals enhance this setting.

Rear elevation alterations are only visible from some distance, and raising the parapet is a very minor alteration. There is no access onto the adjacent roof.

Impact on the listed building

Almost all the structure is retained and the upper floor layout is reinstated.

In the basement, clearing out the subdivisions is positive. (Enforcement action also applies.)

Basement alterations for a kitchen would be achieved by demolition of part of one wall. This is not a substantial harm and benefits the conversion.

Demolition of the basement lean-to removes a roof of no value. The new build extension is to the line of the workshop.

Demolition of part of the workshop to create a light well is positive intervention for the conversions this brings light into the proposed bedroom and some private open outdoor space; retaining part of the rear section of the workshop to create a study retains the pattern of workshops that are so typical of this area. (See photo on page 12).

The Ordnance Survey maps show a workshop in this space; however the structure was extended and lost the west wall at some point in the late 20th century.

In conclusion, loss of original fabric is minimal, for the kitchen and lightwell that are needed for a dwelling.

A summary of impacts table follows, to summarise the conclusions of this report

7 Summary of impacts

32 New Road Grade II listed building	Significance	Proposal	Impact	Mitigation	Proposed Impact
Existing building Front elevation	High	Remove appurtenances Renew joinery, restore basement sash window Clean, make good and re-paint the render	Front elevation enhanced	(Enforcement works completed)	High positive
Existing building Rear elevation	High	Remove appurtenances and improve plumbing, Renew joinery, drop the cill to the blocked window to create a door to the proposed terrace	Rear elevation enhanced Space for maisonette amenity	Opening up window as a glazed door could bring light to the rear of the ground floor,	Medium positive The loss of the window would be balanced by the amenity for the maisonette
Interior	Low	Conversion to maisonette and basement flat	Reinstatement of original use, Some alterations and remodelling the workshop	Reinstatement of central stair	Medium positive Demolition outweighed by the benefit of the proposal
Impact on nearby grade II listed buildings					
New Road	High Listed buildings adjoining and facing the property	Work to front elevations	Views along New Road enhanced	Design – form, materials are consistent with conservation good practice	High positive
Rear elevation impact on New Road Walden Street and Varden Street	High – grade II listed buildings	Improved rear elevation plumbing and repairs. Terrace at ground floor	Minor to negligible oblique views from upper floors	Terrace created by raising parapet walls.	Minor negligible
The Conservation area					
Myrdle Street Conservation Area	High	Improvement to the front elevation	Low – small increase in built area,	On rear elevation and not easily seen from public realm. No increase in habitable density	Negligible
View from rear elevation/garden areas	High	ditto		Scarcely visible See photo views,	Negligible

Sources of information

Archives

London Metropolitan Archives
Tower Hamlets Archive at Bancroft Road.

Web

Heritage Gateway
Heritage Environment Record

Maps

Richard Horwood Plan 1799-1819
Ordnance Survey Maps
Charles Booth's Poverty Map
London Hospital Estate Plan
London Bomb Map

Bibliography

Unpublished Survey of London: Whitechapel
Pevsner, Nikolaus, and Bradley, Simon *The Buildings of England LONDON 5: East*, Yale University Press, 2005

With thanks to the staff at the Survey of London, who are writing the history of the Royal London Hospital Estate
London Metropolitan Archives and the Tower Hamlets Archive at Bancroft Road.
London Hospital Archive

Copyright All images are used for the sole purpose of this document and there is no right to copy any image.
Photographs are by the author, other images are credited

