

## **HERITAGE STATEMENT**

In support of an application for the demolition of the existing glazing and entrance doors facing on to Cheshire Street and the replacement with new, high performance glazing, entrance door, lighting and electric security shutters.

### **11 Cheshire Street, Shoreditch**



Produced by:  
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## INTRODUCTION

This Heritage Statement has been commissioned by the applicant, Koral Ibrahim and Ellena Hambi. This statement was prepared by Matt Smith, MRTPI.

The proposal relates to the alterations of the existing shop front window including the demolition of the existing glazing and entrance doors and the installation of replacement high performance glazing, entrance door, lighting and security shutters.

11 Cheshire Street is not a listed building but lies within the Brick Lane and Fournier Street Conservation Area and is opposite a Grade II Listed Terrace.

## SITE HISTORY

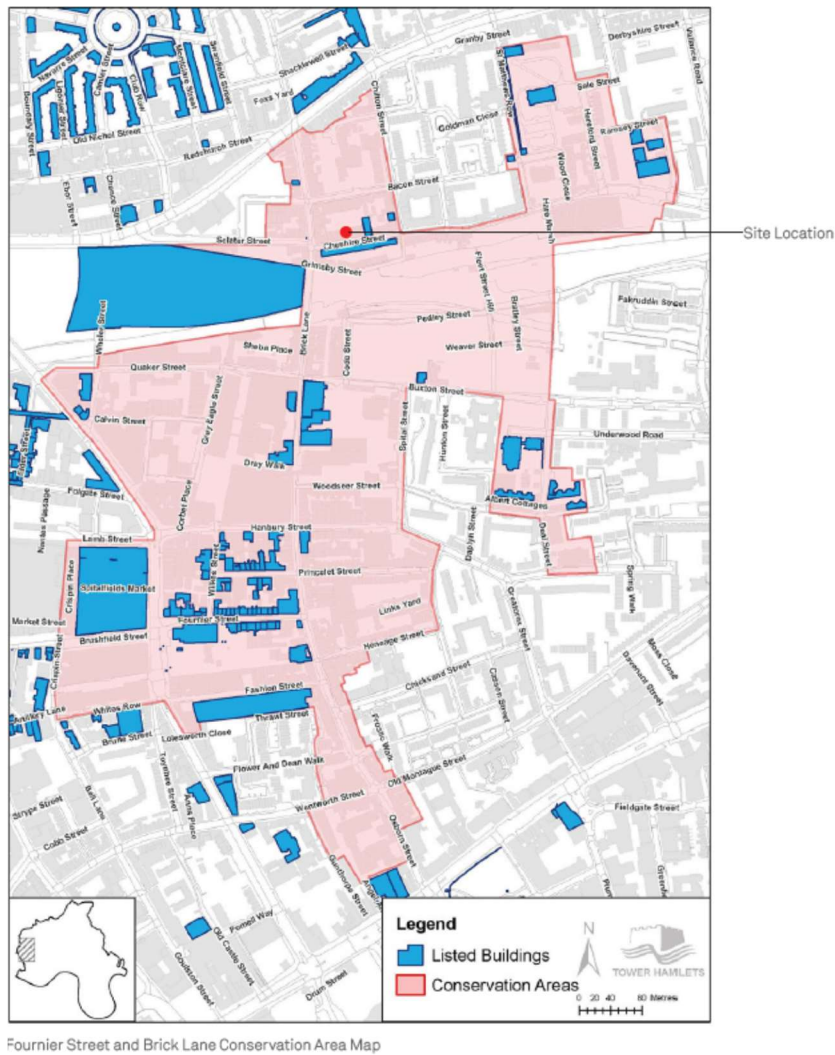
The Brick Lane and Fournier Street Conservation Area (CA) is recognised as being one of the most important historic areas within London. The CA was originally designated in July 1969 as 'Fournier Street'. The CA has been extended in 1978 and again in 1998 when its name was reflected to include Brick Lane's contribution to the area. It was further extended to the west and south west in 2008.

As shown on the extract map from the Local Planning Authority's Character Area Appraisal below, the CA is one of the largest in Tower Hamlets, running along Brick Lane in the north to Whitechapel in the south. It contains a number of significant buildings for the borough in both terms of their architecture and history.

The application site is located to the north of the CA on Cheshire Street to the east of Brick Lane. Cheshire Street itself was formally known as Hare Street until the late 1930s. From a review of historic maps Hare Street appears to have been first laid out in the mid to late seventeenth century as part of the development within Hare Marsh estate. This estate owned by the Carter family extended deep to the South into Spitalfields. It appears that development began at the southern end of the estate before moving in a northerly direction. Most of the streets in the estate were built up by 1682, the street patterns included narrow houses with single room frontages. This remains evident in the older properties along Cheshire Street,

From around 1700 the area became dominated by the industries that operated in the area, most notably brewing and the Spitalfields silk industry. In the latter part of the 1700s and early 1800s the area began to economically decline, and the area became one of the poorest in London with the highest concentration of low-rent houses.

At the end of the 1830s Bethnal Green was physically severed from Spitalfields when the Eastern Counties Railway line was cut through to the terminus on Bishopsgate. The route of the railway lay a very short distance south of Hare Street (now Chichester Street) and cut across the line of St John Street (now Grimsby Street).

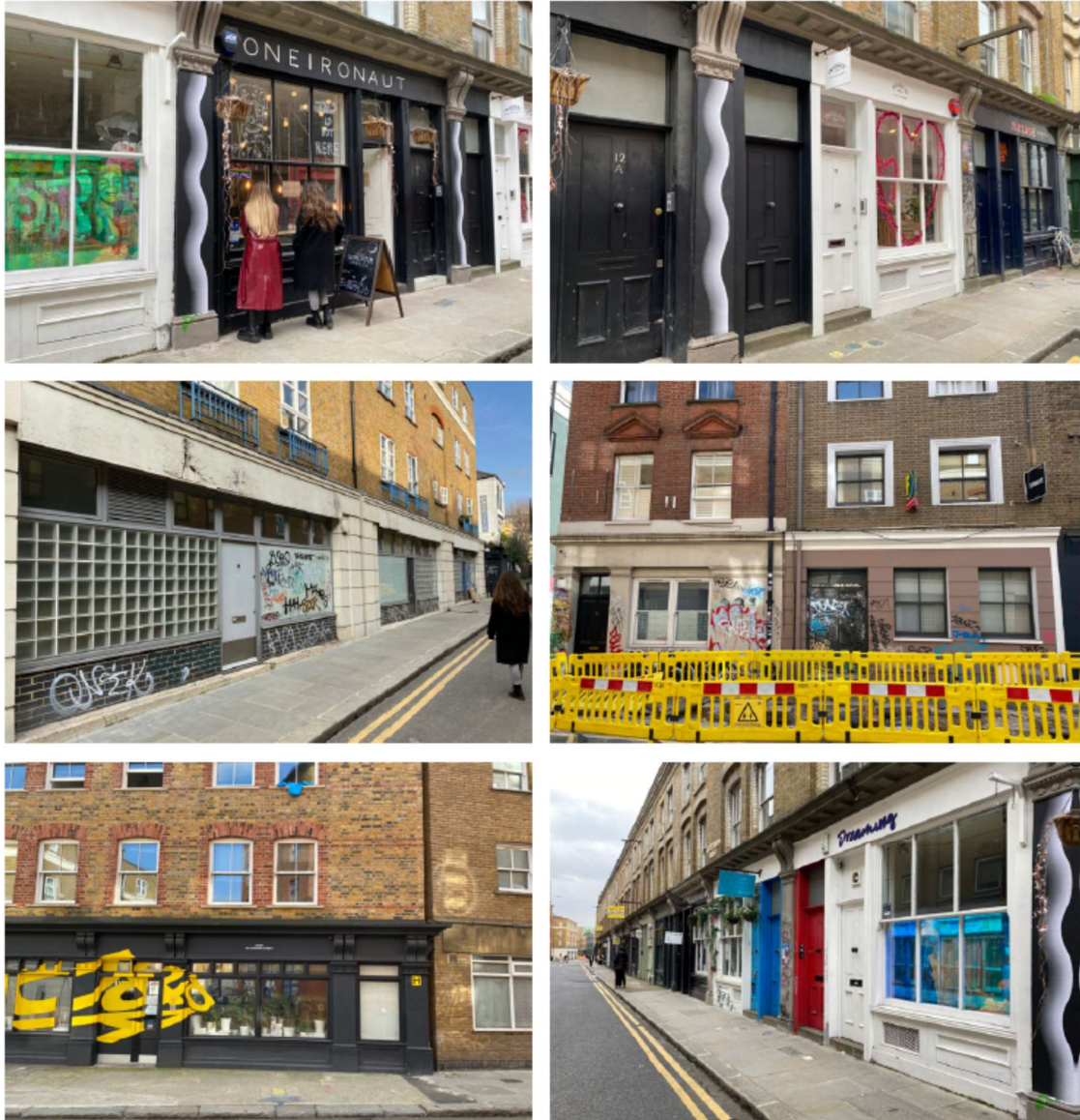


Fournier Street and Brick Lane Conservation Area Map

Cheshire Street includes a number of Listed Buildings. Of most influence to the site is a listed row of terraced buildings opposite. These were first listed in 1985 and they retain the Grade II Listed status. These buildings have been subject to numerous renovations and alterations. The Historic England listing describes these buildings as:

*Row of terraced houses with shops to ground floor. Circa 1870. Probably by Wilham Reddall. Brick. Roofs not visible. 3 storeys, each two windows wide. Original timber shop front to ground floors, separated by strip pilasters. First floor windows with cambered gauged brick heads, set in cambered reveals. Second floor windows square headed. Moulded brick cornice and parapet above second floor. Unusually well preserved example.*

On the northern side of Cheshire Street, including the application site, the buildings are of much more recent construction and include a much more diverse range of materials. They are predominately four storey in height with commercial frontages at ground floor. These frontages are not, however, uniform in character.



*Frontages along Cheshire Street*

## SITE DESCRIPTION

11 Cheshire Street is of comparatively much more recent construction. The ground floor features white painted render surrounds with full height windows. These windows are protected by full height metal security bars painted in alternating red and yellow with black surrounds. This arrangement covers the extent of the ground floor façade.

At first floor and above the property is of brick construction with regularly placed windows and some rendered detailing.

The form of building itself provides a positive contribution to the CA in that it reinforces the character of the side streets from Brick Lane including the more narrow streets and the height of the buildings. Whilst this is the case, the details of the building and specifically those relevant to this application, the ground floor frontage, is of little to no architectural interest or significance. Furthermore, compared to the ground floor frontages of the listed building across the street, the appearance is detrimental to the character and appearance of the CA in this area particularly by virtue of the security bars which are a permanent feature.

### ASSESSMENT OF SIGNIFICANCE AND IMPACT OF PROPOSAL

11 Cheshire Street is not a listed building but sits within the CA and within the immediate setting of the Listed terrace across the road. These are the key heritage receptors to the application.

Owing to its location within the CA, the property constitutes a designated heritage asset for the purposes of the NPPF. Paragraphs 189 to 196 of the NPPF states what a planning authority must consider when determining planning applications that may affect designated heritage assets. This includes an understanding of the potential impact of the proposal on their significance. Paragraph 193 states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The NPPF further advises that where harm is identified such harm should be balanced against the public benefits of the proposals, it also recognises that not every building within a CA will contribute to its character.

Policy S.DH3 of the Local Plan 2031 sets out further requirements for this assessment but at its core is the focus on the conservation or better the enhancement of heritage assets. Specifically it states:

*Proposals to alter, extend or change the use of a heritage asset or proposals that would affect the setting of a heritage asset will only be permitted where:*

- a. they safeguard the significance of the heritage asset, including its setting, character, fabric or identity*
- b. they are appropriate in terms of design, height, scale, form, detailing and materials in their local context*
- c. they enhance or better reveal the significance of assets or their settings*
- d. they preserve strategic and locally important views and landmarks, as defined in Policy D.DH4, and*

*e. in the case of a change of use from a use for which the building was originally designed, a thorough assessment of the practicability of retaining its existing use has been carried out outlining the wider public benefits of the proposed alternative use*

Similarly the relevant policies of the London Plan seek to ensure that development proposals conserve or enhance the character and setting or heritage assets.

It is contended that the current ground floor arrangement of 11 Cheshire Street detracts from the historical significance of the Conservation Area. The unbalanced white rendered columns and modern proportioned windows adversely contrast with the detailed shop frontages within the listed buildings. In light of such it is asserted that the starting point for the assessment of the proposal should be based on its current adverse impact. Based on the advice contained within the NPPF the assessment of impact below is proportional to the proposed development.

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The proposed development is detailed in the submitted architectural plans and outlined within the accompanying Design and Access Statement. In summary it proposes the demolition of the existing glazing and entrance doors facing on to Cheshire Street and the replacement with new, high performance glazing, entrance door, lighting and electric security shutters.

These proposed changes would not have an adverse impact on the significance of the Conservation Area nor to the setting of the Listed Buildings within the immediate area. It is contended that the proposed development would enhance the appearance of the street frontage within Cheshire Street.

The introduction of a brick plinth with fenestration above in place of the floor to ceiling windows would respect the character of the traditional proportions present along the road and most notably in the listed terrace to the south. The proposed fenestration itself would be of more traditional proportions with openings in the upper most part of the window, this again would reinforce and enhance the character Conservation Area and the setting of the heritage assets.

The proposed new timber door would provide a rhythm and legibility in keeping with the character of the Conservation Area in this location. As seen in the Historic England listing of the terrace opposite, the use of timber is of notable merit to the location.

Of clear benefit is the proposed use of roller shutters compared to the security bars. These roller shutters would not only be consistent with others in the area but would not present as a permanent fixture to the street frontage as is the existing arrangement. The ability of the shutters to be retracted when needed is a clear identifiable benefit that enhances the character of the Conservation Area. The removal of the existing bars would beneficially alter the appearance of Cheshire Street in this part of the road.

It is further contended that the proposed development would not impact on the character of the listed buildings within the immediate area, with the design reflecting a contemporary interpretation of the traditional appearance of the of the Grade II listed terrace across the road. It is asserted that the proposal is of such minor scale that it would not result in any impact to the other Listed Buildings within the vicinity.

## CONCLUSION

Having had regard to the above it is contended that the existing street frontage of the building is detrimental to the character of the Conservation Area and detracts from the setting of the Listed Buildings on the opposite side of Cheshire Street.

The proposed alterations to the frontage would result in much needed renovations enhancing the character of the Conservation Area and the setting of Listed Buildings within Cheshire Street. The introduction of retractable security measures is a clear enhancement compared with the existing security bars. The use of well-proportioned fenestration and a brick plinth would further seek to enhance the character in this location.

The proposed external finish includes the use of black would be consistent with those in the area whilst recognising the diverse range of colours and materials utilised.

Accordingly, the proposal would enhance the character and setting of the relevant heritage assets.