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69-70 Whitechapel High Street

Design and Heritage Statement

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INTRODUCTION

PROJECT PARTICULARS

SITE ADDRESS

69-70 White Chapel High Street, London E1 7PL

CLIENT

Mr Tom Reed

PROJECT TYPE

External work to an existing building within a conservation area.

ARCHITECT

H and J Architects

STRUCTURAL ENGINEER

To be appointed

APPROVED INSPECTOR

To be appointed

PARTY WALL SURVEYOR

To be appointed

SCOPE

This document has been produced in support of a planning application for the construction of a new rear external terrace and associated privacy screen.

The drawings issued herewith have been based on drawings that were produced by Jan Kattein Architects for previously submitted for planning applications and check dimensions recently taken at the property.

ASSOCIATED DOCUMENTS AND DRAWINGS

ARCHITECT'S DRAWINGS

2023-PA-SI-01 Site Location and Block Plans

2023-PA-EX-01 Plans, Sections, and Elevations as Existing

2023-PA-PR-01 Plans, Sections, and Elevations as Proposed

OTHER RELEVANT DOCUMENTS

'A Short History of Sixty-Nine & Seventy Whitechapel High Street (Including Nine Whitechurch Passage)' by Tom Reed, taken from Survey of London.

PLANNING HISTORY

The following planning applications are associated with this building:

PA/11/00229/NC

Change of use of ground floor and basement from shop (Use Class A1) to use for a financial services company (Use Class A2).

PA/09/00113

Submission of details pursuant to conditions 4, 5 & 6 of planning permission reference TH643/ PA/06/00738 dated 12th January 2007.

PA/07/00020

Change of ground floor use from internet cafe (Use Class A1) to restaurant (Use Class A3) and the installation of ventilation flue and canopy to the rear.

PA/06/00763

Demolition of a ground floor lean-to structure at number 9 Whitechurch Passage in connection with change of use and conversion of building to create an office and residential accommodation on the upper floors.

PA/06/00738

Redevelopment and refurbishment works to 3 existing commercial buildings, including the demolition of a lean-to structure at number

9 Whitechurch Passage and a roof extension over number 69 - 70 Whitechapel High Street.

PA/05/00779

Submission of details pursuant to condition 2a, b & c of conditional planning permission dated 30th September 2004, reference PA/04/0348 (for erection of third floor extension and conversion of building to create 3 flats).

PA/04/01381

Change of use from retail (A1) to financial services (A2).

PA/04/00348

Erection of a new third floor extension, change of use and conversion of first floor to 1x2 bed flat, second floor to 1x2 bed flat and third floor to form 1x1 bed flat (total three flats). Renovation works to the ground floor shops and shopfronts including formation of a new ground floor residential access to new flats on the upper floors.

PA/01/01317

Display of internally illuminated intermittent sign above fascia level.

PA/01/01175

Installation of new shopfront & recessed shutters at No.70.

PA/70/00699

Display of non-illuminated sign between first and second floor windows size 13'11" x 4'0".

PA/66/00761

Erection of a basement and three storey extension to the textile warehouse.

PA/65/00587

The change of use from a showroom to a snack bar.

PA/64/00723

The carrying out of war damage repairs to the extent of £2,000 and the use of the premises as a textile warehouse.

THE EXISTING BUILDING

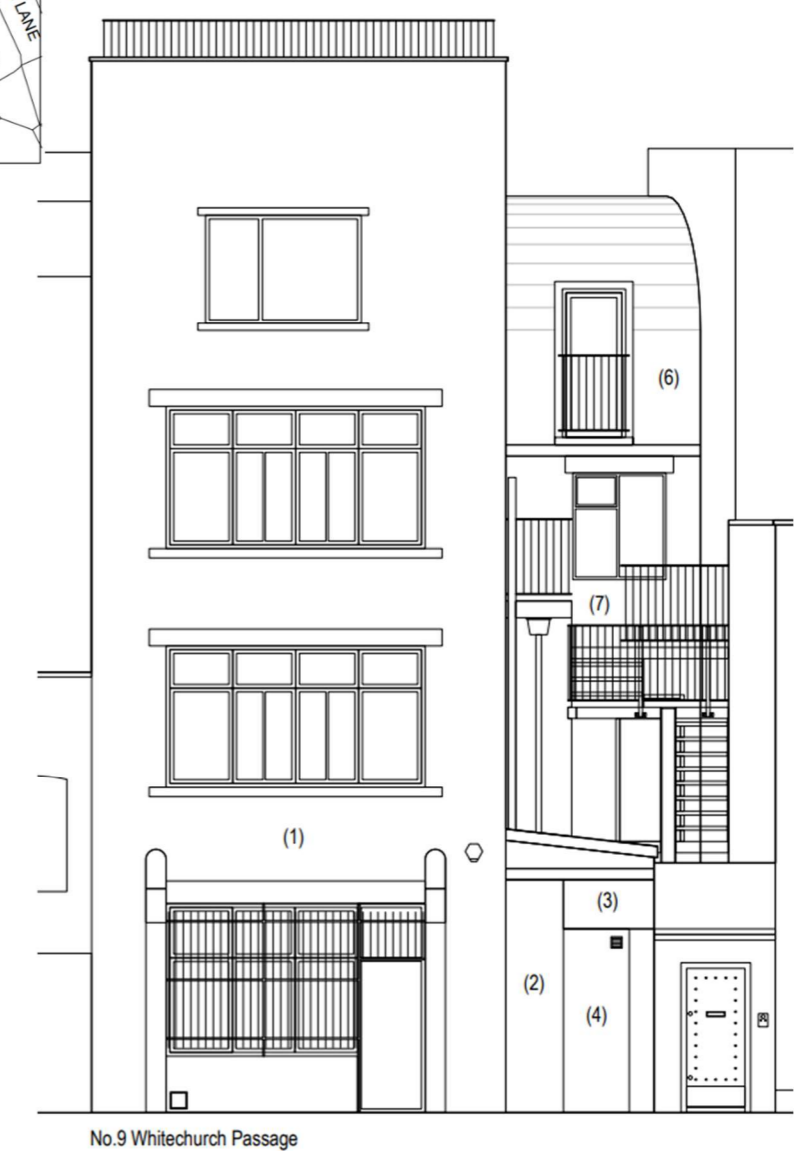
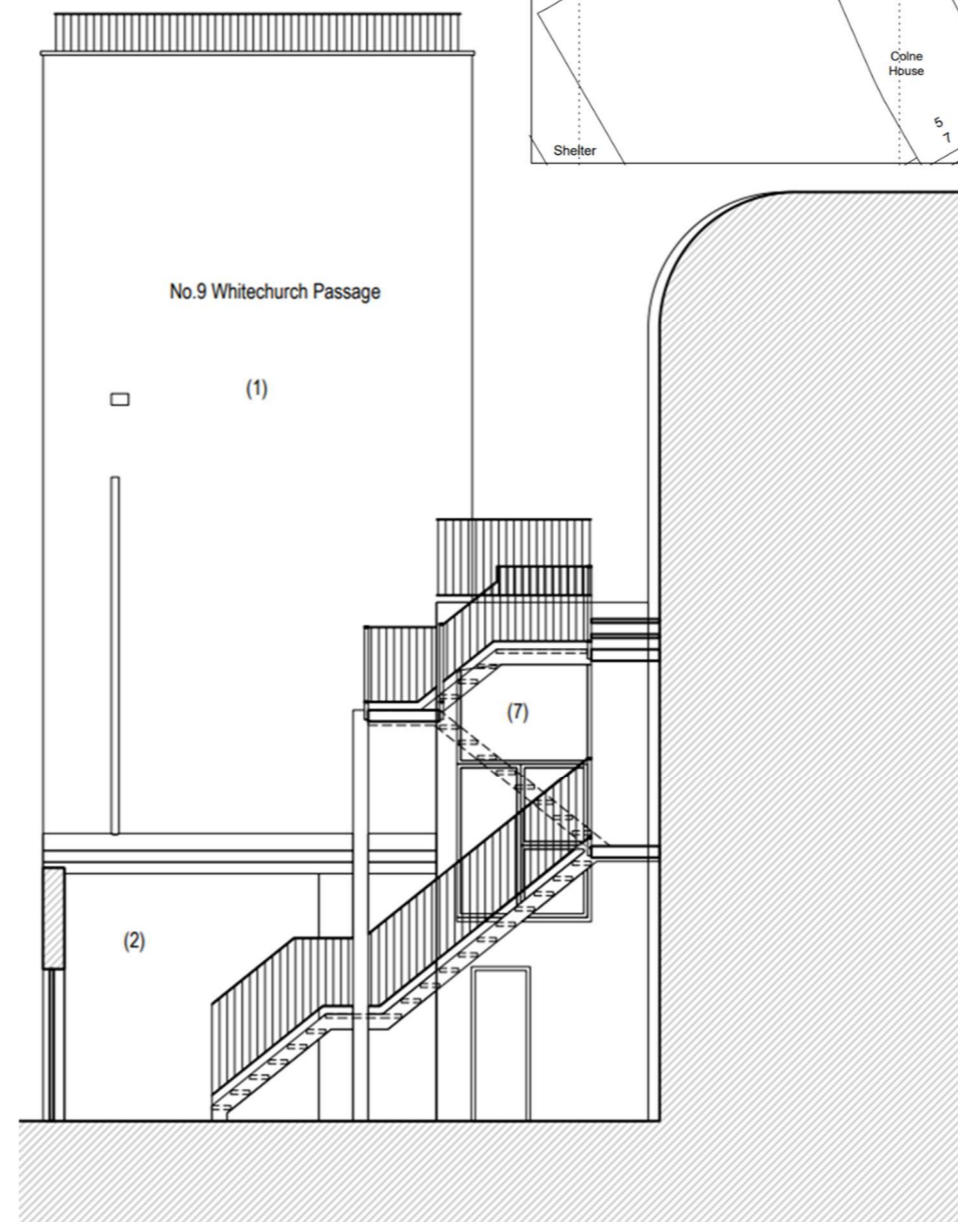
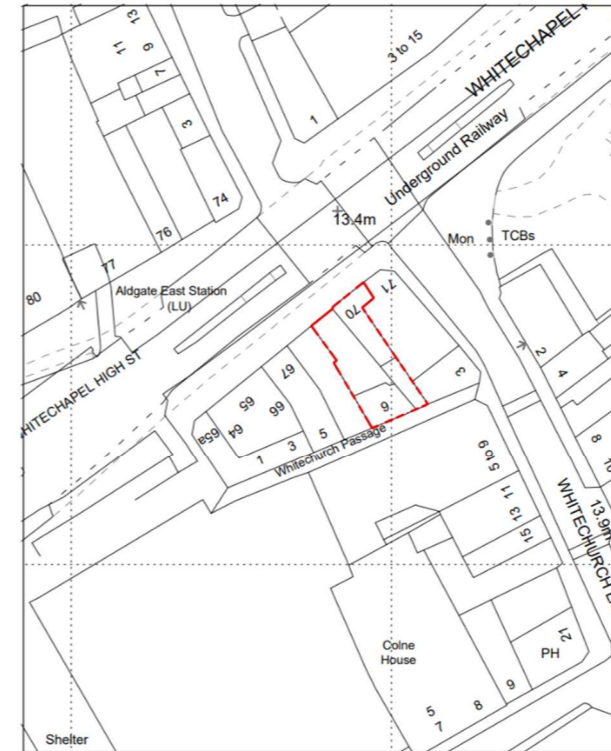
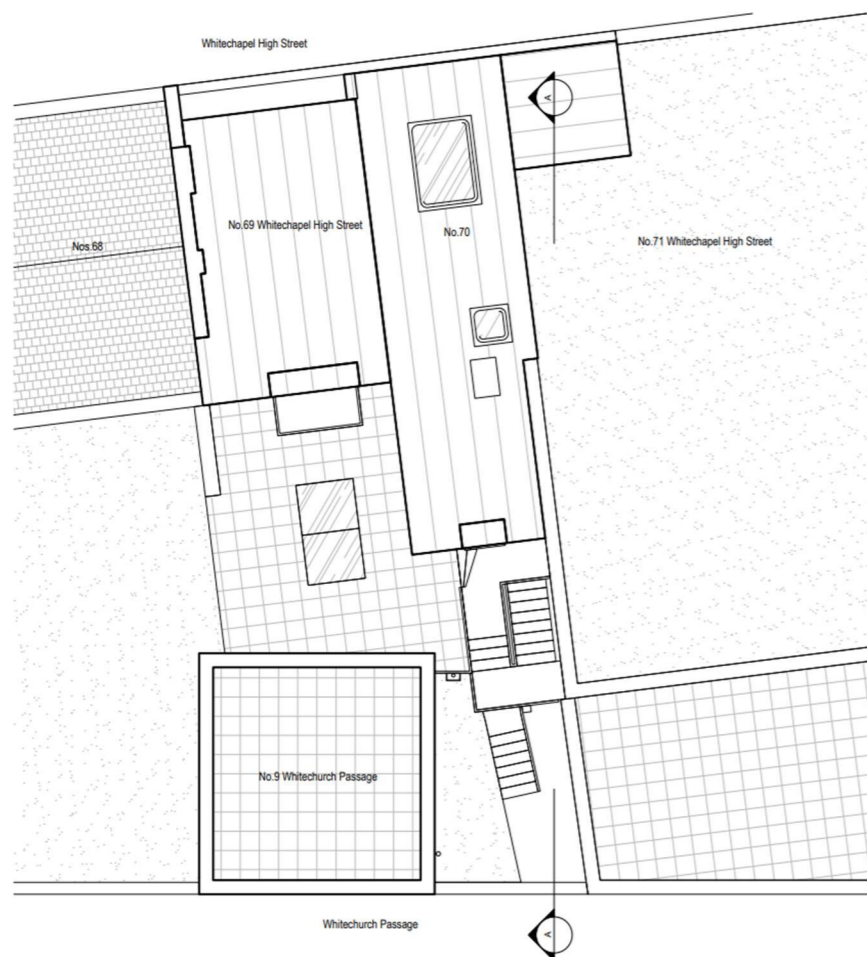
The existing building to which this application relates is in fact a collection of buildings consisting of Nos. 69 and 70 Whitechapel High Street and No. 9 Whitechurch Passage.

The proposed work is entirely to the rear of this property above a small yard. The yard is accessed via a discrete doorway from Whitechurch Passage.

There is an existing metal fire escape stair consisting of 4No. uneven flights and 4No. landings.

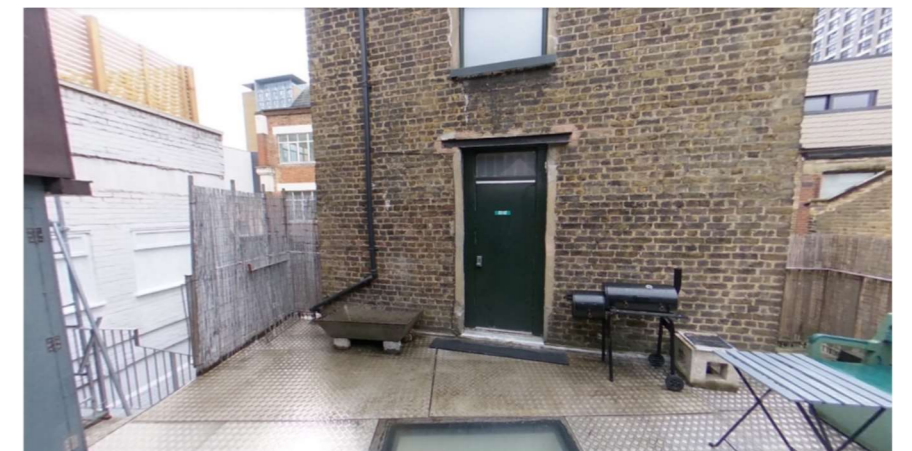
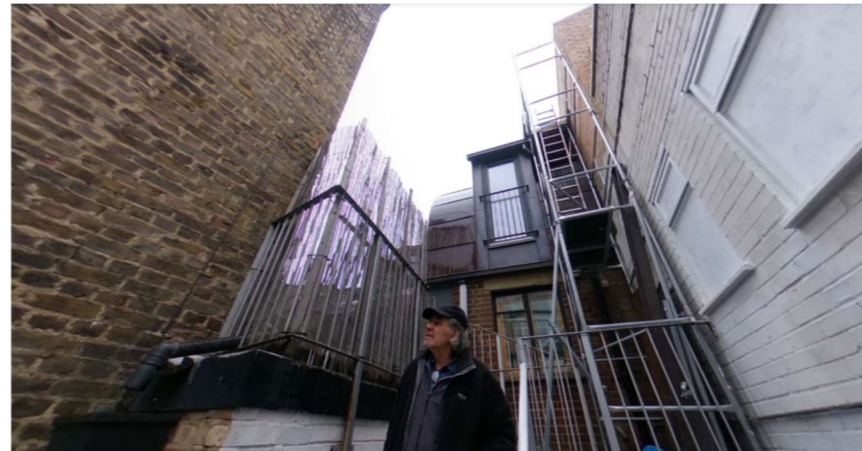
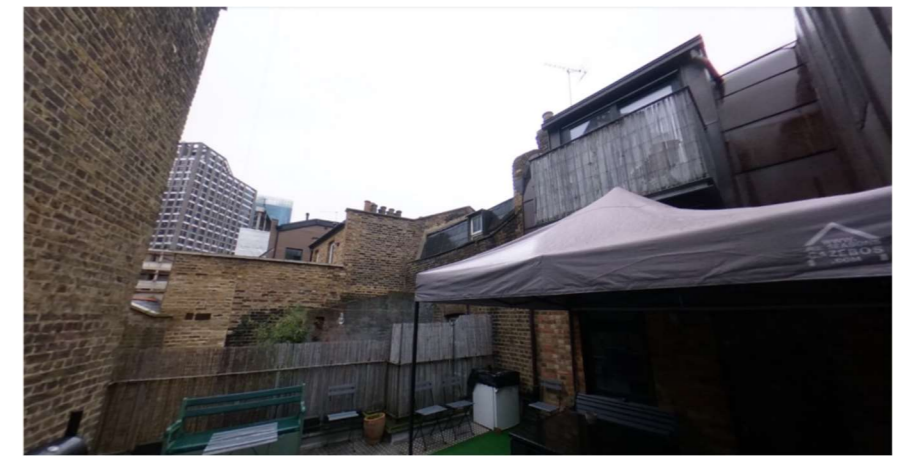
There is an existing flat roof terrace at second floor level to the rear of No.69. This currently serves as the only external amenity space for all the dwellings within Nos. 69 and 70 Whitechapel High Street and No. 9 Whitechurch Passage.

Drawing 2023-PA-EX-01 issued herewith shows the existing arrangement.



REFERENCE IMAGES

These photographs were taken on a site visit in late April 2021 and accurately represent the current state of the property.



THE PROPOSALS

A BRIEF DESCRIPTION OF THE PROPOSALS

The existing flat roof terrace at second floor level to the rear of No.69 currently serves as the only external amenity space for all the dwellings within Nos. 69 and 70 Whitechapel High Street and No. 9 Whitechurch Passage. As a result, it often becomes overcrowded and cluttered.

In addition to this the occupants of the flats as well as those in dwellings on the opposite side of Whitechurch Passage often keep their blinds and curtains closed due to overlooking.

To address these issues, it is proposed that an additional external amenity space is created at a mezzanine level between the first and second floors and a 'green' privacy screen is erected to overcome privacy concerns.

The existing metal fire escape stair will be utilised to gain access to the proposed terrace.

Drawing 2023-PA-PR-01 issued herewith shows the proposed arrangement.

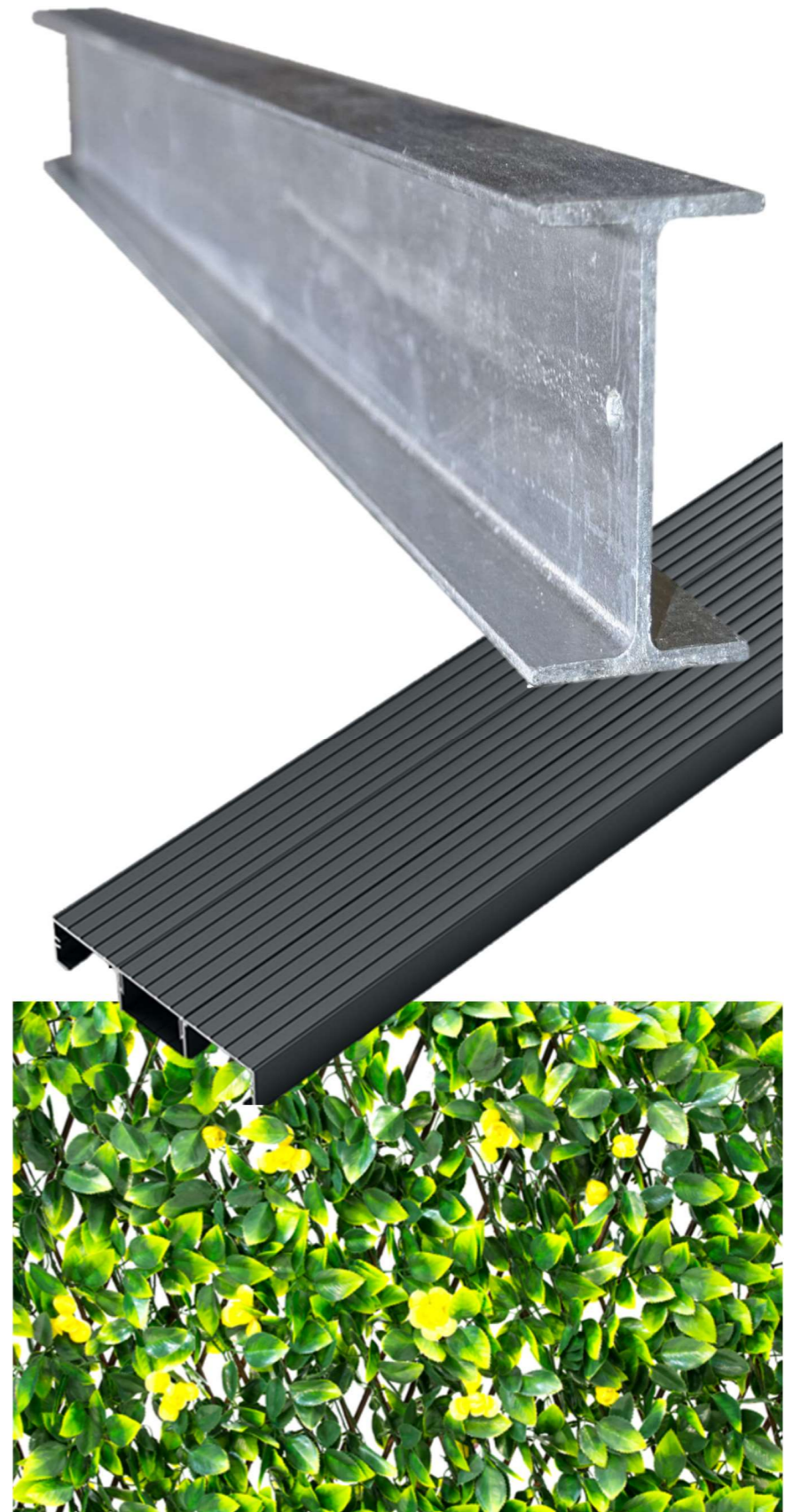
MATERIALS

The main structural elements will be galvanised steel to match the existing metal escape stair.

The deck of the proposed terrace will be 'Adek', non-combustible, enhanced grip aluminium planks set on neoprene pads.

The framework of the proposed privacy screen will be galvanised steel with steel tension wires to support the 'green' screen.

The proposed 'green' screen will be 'Papillon', 'Yellow Flower Screening Trellis'



RELEVANT PLANNING POLICIES AND BUILDING REGULATIONS

PLANNING POLICY

The following relevant planning policy documents and guidance have been referred to:

- The London Plan
- National Planning Policy Framework
- Tower Hamlets Local Plan 2031
- Whitechapel High Street Conservation Area: Character Appraisal and Management Guidelines

The modest scale and nature of the proposals means that many of the policies set out in the documents listed above cannot readily be applied. However, this does not mean that consideration has not been given to those policies that are applicable and to the special character of the area.

The most relevant, scalable policies are Policy D6 and D12 found in the London Plan and set out below.

THE LONDON PLAN

CHAPTER 3 DESIGN

POLICY D6 HOUSING QUALITY AND STANDARDS

Private outside space

The proposed external terrace responds to Policy D6 by increasing the amount of private external space in an existing situation where the external space currently falls short.

Currently 4 household of 2 to 4 people share an external amenity space. The proposed external terrace alleviates the current situations by providing an additional 13.5msq of amenity space.

POLICY D12 FIRE SAFETY

All materials used in the proposed terrace are non-combustible. The proposed roof terrace in no way affects the current means of escape.

BUILDING REGULATIONS

The guidance set out in the following Approved Documents has been referred to and complied with for all new elements where applicable:

Approved Document B: Fire safety

Approved Document K: Protection from falling, collision and impact.

HERITAGE STATEMENT

The site sits within the Whitechapel High Street Conservation Area.

The character of the area is reflective of its fragmented development and its persistent densely packed populations through the years. As a result of there is no single defining character, rather a distinctive patchwork of buildings. Among this, one recurrent theme are the narrow streets and passageways of which Whitechurch passage is an example. The story of the area is laid bare in the varied street scene.

The history of the small group of buildings that make up the development site is, of itself a patchwork of occupancy and changing needs. The story is documented in full in 'A Short History of Sixty-Nine & Seventy Whitechapel High Street (Including Nine Whitechurch Passage)' by Tom Reed, taken from Survey of London, included as an appendix to this document.

In developing the designs outlined in this document and the accompanying drawings we have taken great care to observe the character of the area and to pay attention to its setting in the conservation area.

We have not attempted to pick a theme or copy a style. Instead, we have produced a robust design that addresses the applicant's needs while adding to the story of the building.

SUMMARY

The proposed terrace and privacy screen will greatly enhance the living environment for the occupants of several dwellings with no harmful impact on the neighbouring properties and the wider area.

The proposed privacy screen will allow occupants of the properties on Whitechurch Passage in the building immediately opposite to open their blinds and curtains without their privacy being impacted.

We respectfully ask that the proposals outlined in this document and the accompanying drawings are given positive consideration.

APPENDICES

APPENDIX 1: 'A SHORT HISTORY OF SIXTY-NINE & SEVENTY WHITECHAPEL HIGH STREET'

A SHORT HISTORY OF SIXTY-NINE & SEVENTY WHITECHAPEL HIGH STREET (INCLUDING NINE WHITECHURCH PASSAGE)

Contributed by Tom Reed on Dec. 20, 2017.

MEDIEVAL:

Whitechapel High Street is probably the shortest High Street in London, some 350 yards. It leads right up to the Aldgate entrance to the walls of the original Roman City of London established about 45AD. In the biggest rebellion in nearly four hundred years of rule by the Romans, Bodicea (Boudicca), Queen of the Norfolk-based Iceni Britons, must have used this route to enter and destroy Roman London in 61AD after first destroying Roman Colchester in Essex. At the end of the High Street, 20 yards from no's 69 & 70, is the original location of the White Chapel, becoming in 1323 St Mary's Church, the centre of the parish of Matfellow. (Now named Altab Ali Park after a young man murdered there by Racist thugs in 1978.) No's 69 & 70 therefore occupy a site that is likely to have been under perpetual re-building since soon after that: some seven hundred years.

1700'S:

A new Huguenot protestant refugee community had established itself. They were from the Low Countries, fleeing Spanish Catholic colonisation. The surrounding area contained orchards, and mulberry trees used to feed the silkworms for their silk-weaving industry. The parish church, St Mary's had a famed outdoor pulpit on the corner for preachers. Behind it was a massive rubbish dump forming a stinking hill. Across the High Street was the southern end of Brick Lane (now Osborn St), a narrow alley leading to Spitalfields, and the brick works that served the surrounding area. Behind no's 69 & 70 was Hatchet Alley (now Whitechurch Passage), which provided access to Adam and Eve Court, opposite, and to our own back yard, which then extended into the properties either side. This part of the High Street was extremely congested since it was the location for a Hay Market as well as the main route into the city for livestock and traffic from Essex. Also being near the docks, it was packed with inns and brothels. The block (of which no's 69 & 70 are a part) may have originated as market stalls in the

thoroughfare, which had previously been widened. The stone oven/sink in the basement of the no 70 shop may date from this period and may be the oldest existing feature in the property.

1800'S:

By this time the area was packed with Irish (earlier) and Jewish (later) immigrants. Hatchet Alley had been renamed Spectacle Alley. Somewhere in the Alley was a small synagogue, seemingly at no. 9, our 'tower', (which appears to have been called no. 3 then). The 1881 census shows over 30 Alley residents, mainly "Russians" i.e., Jews. Next door, on the corner of White Church Lane was the Bligh Pub with mainly Irish residents. While the present row of properties no's 65-69 (including 9 Whitechurch Passage) may have been rebuilt in the early 1800's, no. 70 was probably mid-1800's.

No.'s 69 & 70 were already occupied by a succession of woollen merchants and tarpaulin manufacturers. In about 1882 the whole block was acquired by London Metropolitan Railway Company at the time they were building the underground line beneath the High Street. It may have been at this time that the original brick-arched windows to 9 Whitechurch Passage were massively enlarged with exposed rolled steel lintels, and the floor levels changed. In 1885 they auctioned-off most of the block, including no. 70, but they kept no. 69, the front of which seems to have been demolished to form an earth excavating route via the basement from the tube line to 9 Whitechurch Passage which is described in the 1901 census as an "Engine-House". It may be that they also rebuilt no. 70 before selling it in 1885; see the picture on the inside front page.

The basement of 69 is still now characterised by massive, riveted steel beams, a barrel-vaulted cellar running forward towards the tube line under the High Street, and a large bricked-in arch running back to below 9 Whitechurch Passage. This has exceptionally thick walls at ground and basement level.

1900'S:

About 1907, Wolf Mackover (a 'Scotticised' version of Makov in Poland?), Jewish woollen merchant from Warsaw, took over at no 70 and then in about 1910 he purchased the lease to no 69 (incl, presumably, 9WP) from the Metropolitan Railway, immediately after it had been rebuilt. At basement, ground and first floors there were large linking entrances to 9 Whitechurch Passage (renamed from Spectacle Alley about this time), which was by now a Salvation Army warehouse.

By 1940, Wolf's four sons; Samuel, Nathaniel, Abraham & Gabriel, were running the business, selling worsted wool for suit-making off twelve-foot rolls. Then blitz bombing demolished St Mary's church, all neighboring number 71, the second and third floor of no 70, and the rear first and third floor of no 69. A 1942 repair plan shows the rear first floor ceiling being raised to make what is now the cavernous flat 1 living room.

It wasn't until the mid-1960's that the second floor of no 70 was rebuilt and the Mackover brothers gave up the woollen merchants business. They let no's 69 & 70 to "Fancy Goods" wholesalers, and no 9 for rag trade warehousing. Their first tenants were the Jewish Nathans, then Laniardo, then Mazri. In the late 1990's the business passed, typically for the whole area, to their former employees and immigrant successors, Shafiq Sultan and Iqbal Shahid from Islamabad. By the end of the century the whole block had fallen into severe decay, but it had been declared a conservation area.



About 1951, outside the Whitechapel bombsite: Wolf Mackover's sons, the (somewhat dodgy looking!) Mackover brothers (l to r): Abraham, Samuel, Gabriel, and Nathaniel.

2000'S:

In 2002 the Fancy Goods Wholesale business (and the rag trade warehouse at 9 Whitechurch Passage) vacated the somewhat rundown property, moving just across the road (Audiotime).

Over time, some ownership shares in the properties (by this time split into twelfth shares owned by the third generation) had been bought by Wolf's great-grandson, Tom. In 2004 he bought out the remaining other Mackover shareholders. With his wife Jacquie, and daughters Jodie and Belinda, they became the fourth and fifth generation of Mackover owners. (Jodie had moved into the former warehouse at number 9 in 2003.)

In the face of developer's plans to demolish the whole block (which fell through in the credit crunch of 2009), a comprehensive restoration and conversion then commenced under the architect Jan Kattein. In 2005 the ground floor and their basements became separate commercial units; now Bangladesh- and Bahrain- based banks. In 2006 the first and second floors became split-level flats. And the third floor, destroyed in the same blitz bombing which had demolished Whitechapel Church exactly 70 years before, was finally re-instated as a residential flat in 2010 under a sweeping new copper mansard roof.

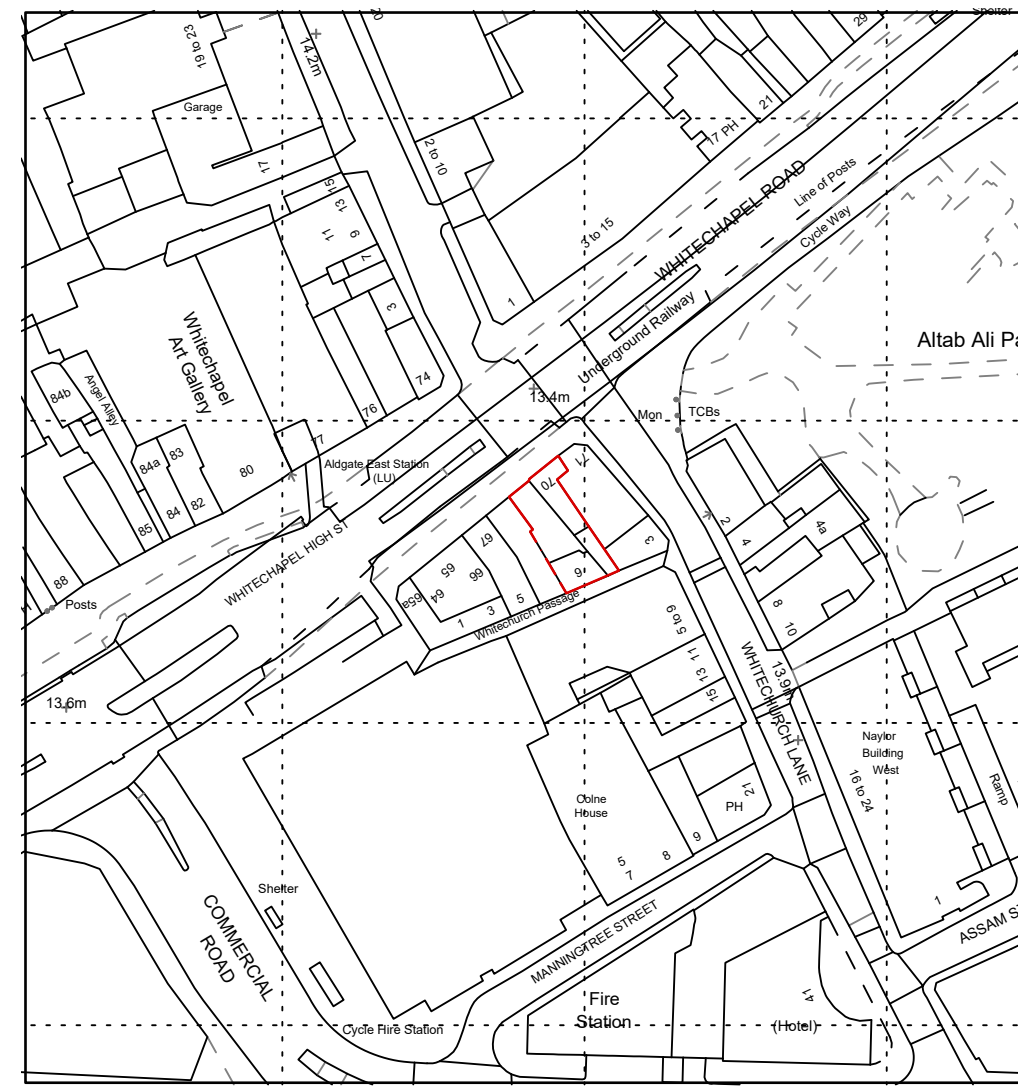
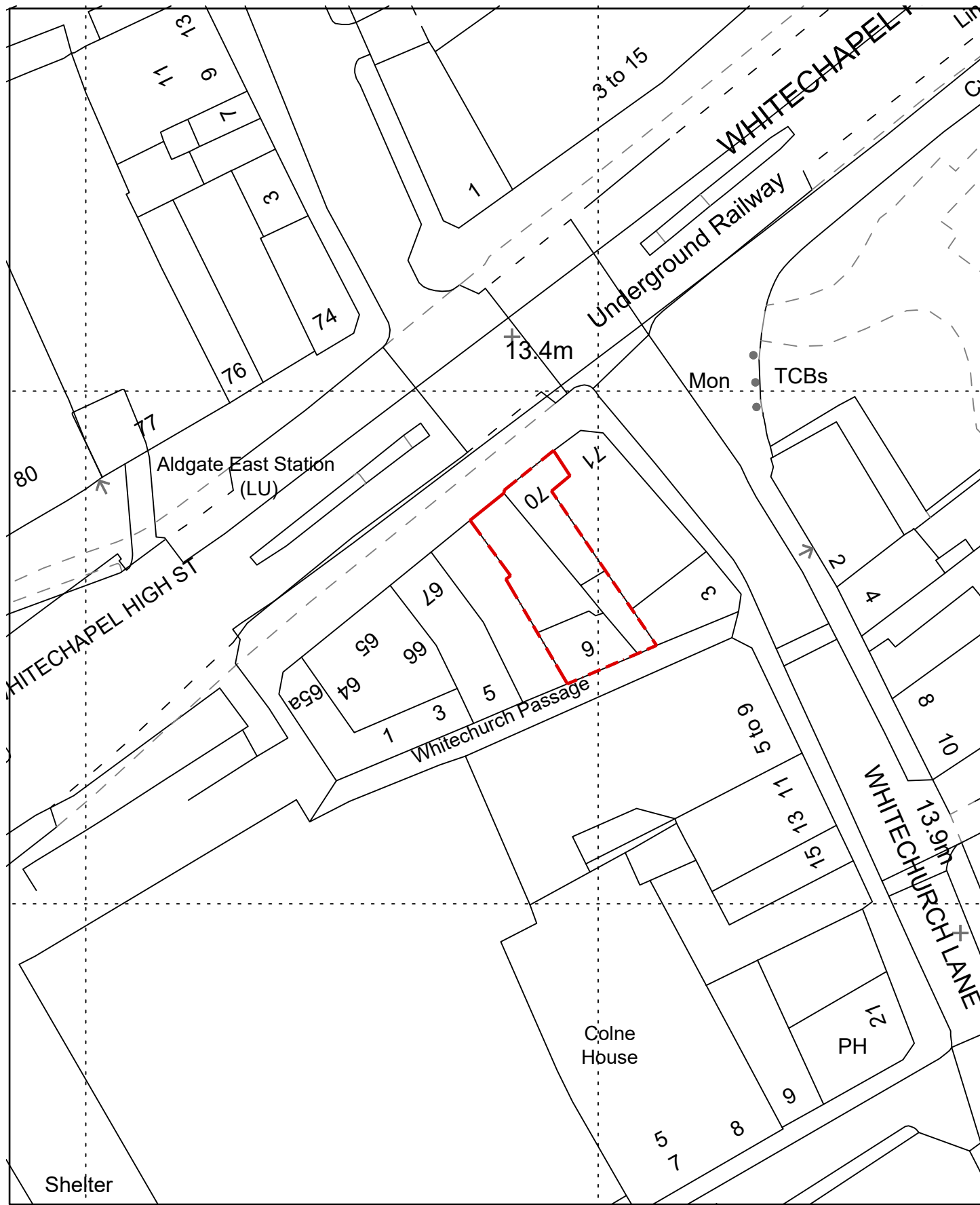
2011 saw a new roof and other important structural restoration work to 9 Whitechurch Passage, the unusual four-storey tower. More improvements remain to be done!



2010: Part of the new copper roof.

APPENDIX 2: SUBMITTED DRAWINGS

The following pages consist of a full set of the drawings issued for planning purposes.

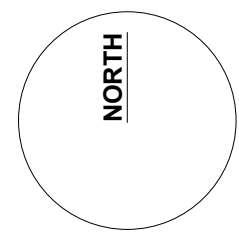


SITE LOCATION PLAN

1:1250



Metres Scale : 1/1250



architects

32 Aqua Apartments
Goodchild Road
London
N4 2BP

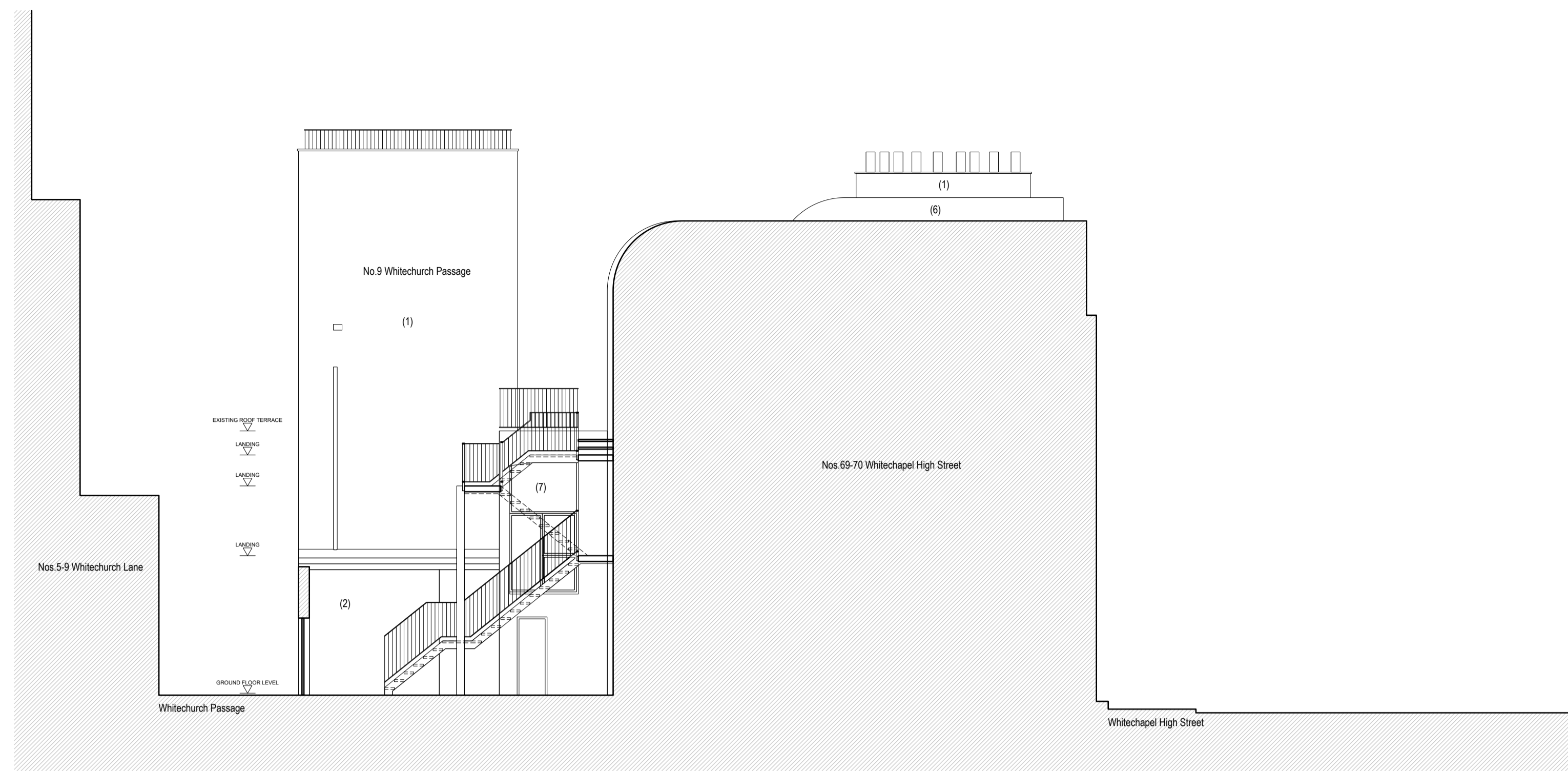
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status	PLANNING
scale	size 1:1250/500 A3
project	69-70 Whitechapel High St
drawing	Planning Application: Site Plans: SITE LOCATION AND BLOCK PLANS
drawing number	revision
2023-PA-SI-01	-



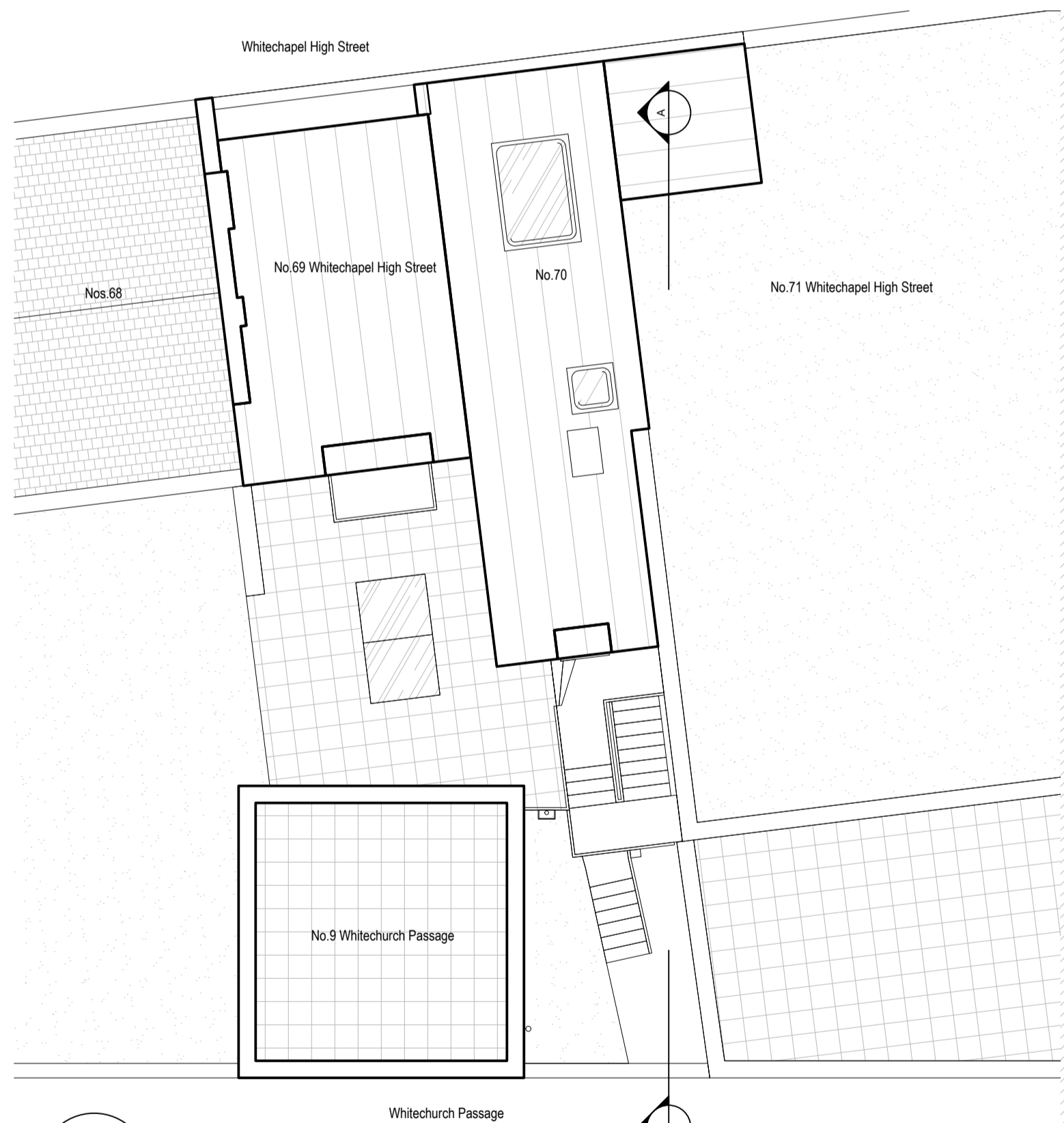
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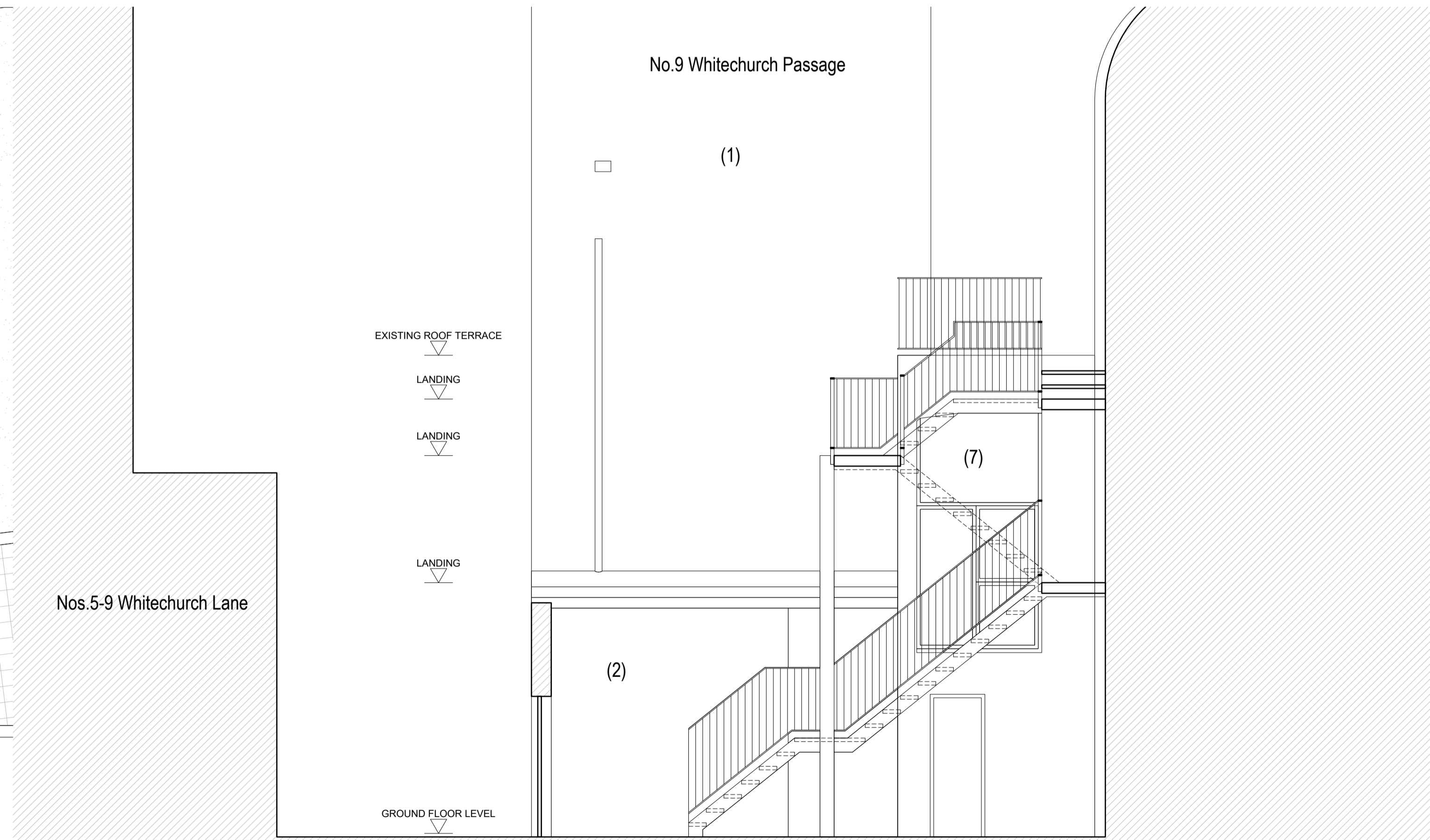
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1:100 @ A1



5 ELEVATION TO WHITECHURCH PASSAGE
1:50 @ A1



3 PLAN
1:100 @ A1



4 SECTION A~A
1:50 @ A1

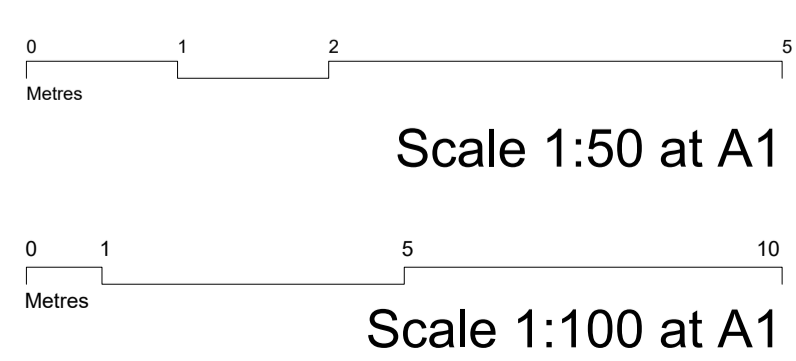
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- (1) ORIGINAL BRICK
 - (2) BRICK WORK PAINTED WHITE
 - (3) RENDER PAINTED WHITE
 - (4) BLOCKED UP OPENING
 - (5) MODERN BRICK
 - (6) STANDING SEAM COPPER
 - (7) GALVANIZED STEEL ESCAPE STAIR AND BALUSTRADES

- NOTES:**
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- NO WORKS MUST TAKE PLACE UNTIL ALL REQUIRED PERMISSIONS HAVE BEEN OBTAINED INCLUDING PLANNING PERMISSION AND PARTY WALL AWARDS.
- THE MAIN CONTRACTOR MUST GIVE REQUIRED NOTICE TO THE BUILDING CONTROL INSPECTOR PRIOR TO COMMENCEMENT OF THE WORKS.
- ALL STRUCTURAL ELEMENTS TO BE TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATION AND TO THE APPROVAL OF THE BUILDING CONTROL INSPECTOR.
- THE MAIN CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE C.D.M. REGULATIONS

drawing number	revision	12 Blackstock Mews London N4 2BT
2023-PA-EX-01	-	
status		
PLANNING		
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1:100 / 1:50	A1	m: +44 (0) 78 8267 6709
project		e: mail@harchitecture.co.uk
REAR 69-70 WHITECHAPEL HIGH STREET		

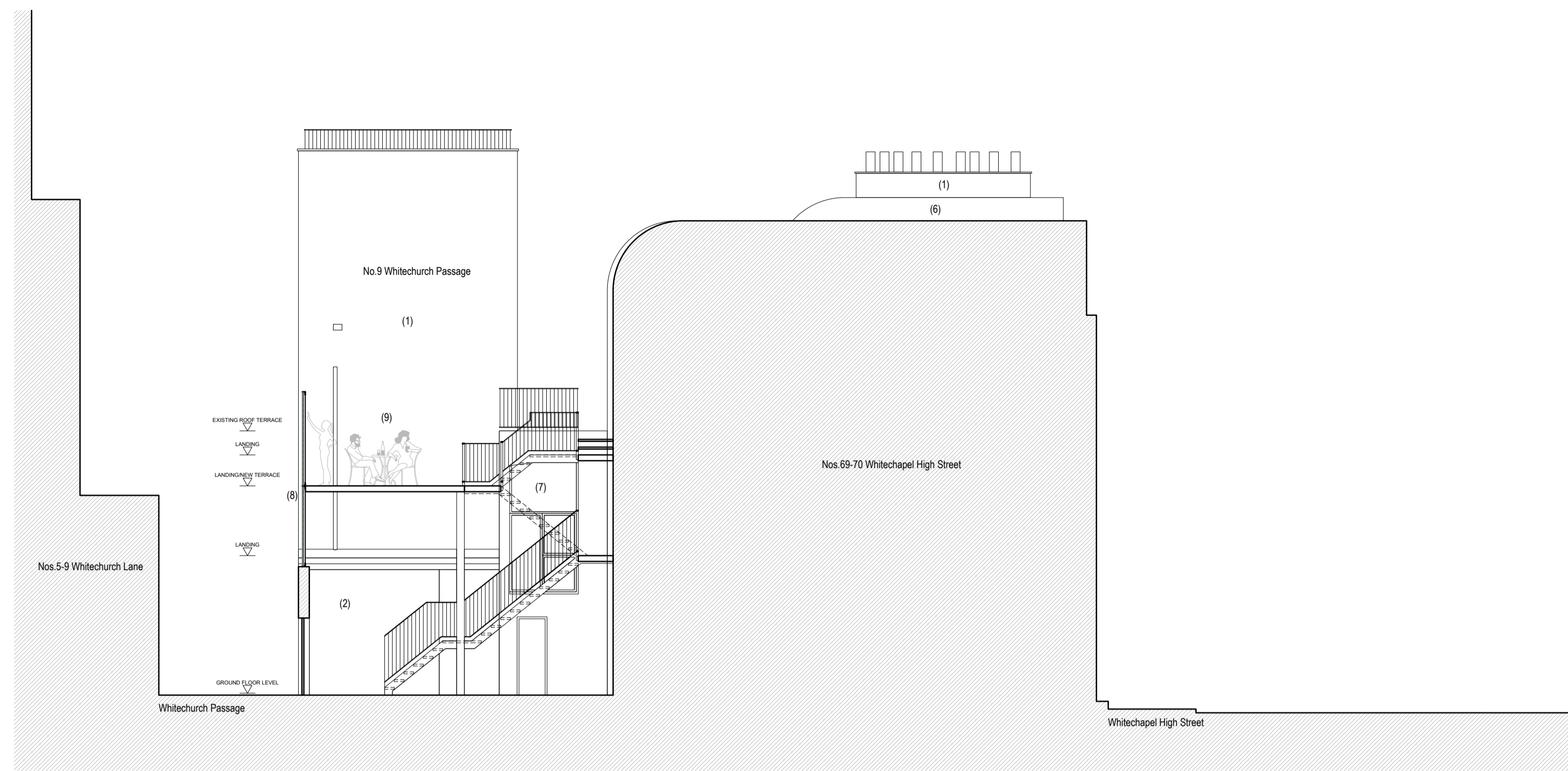


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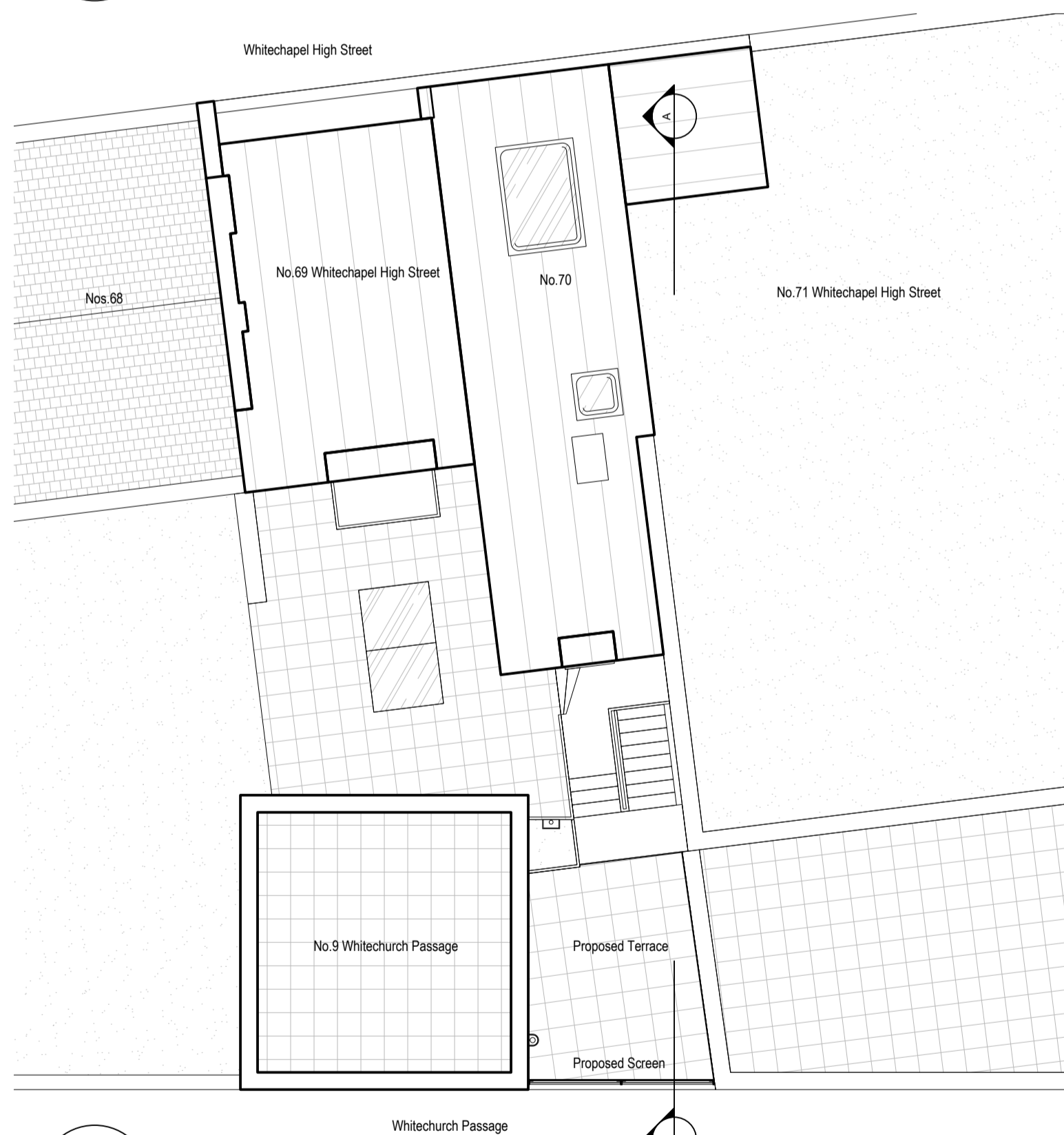




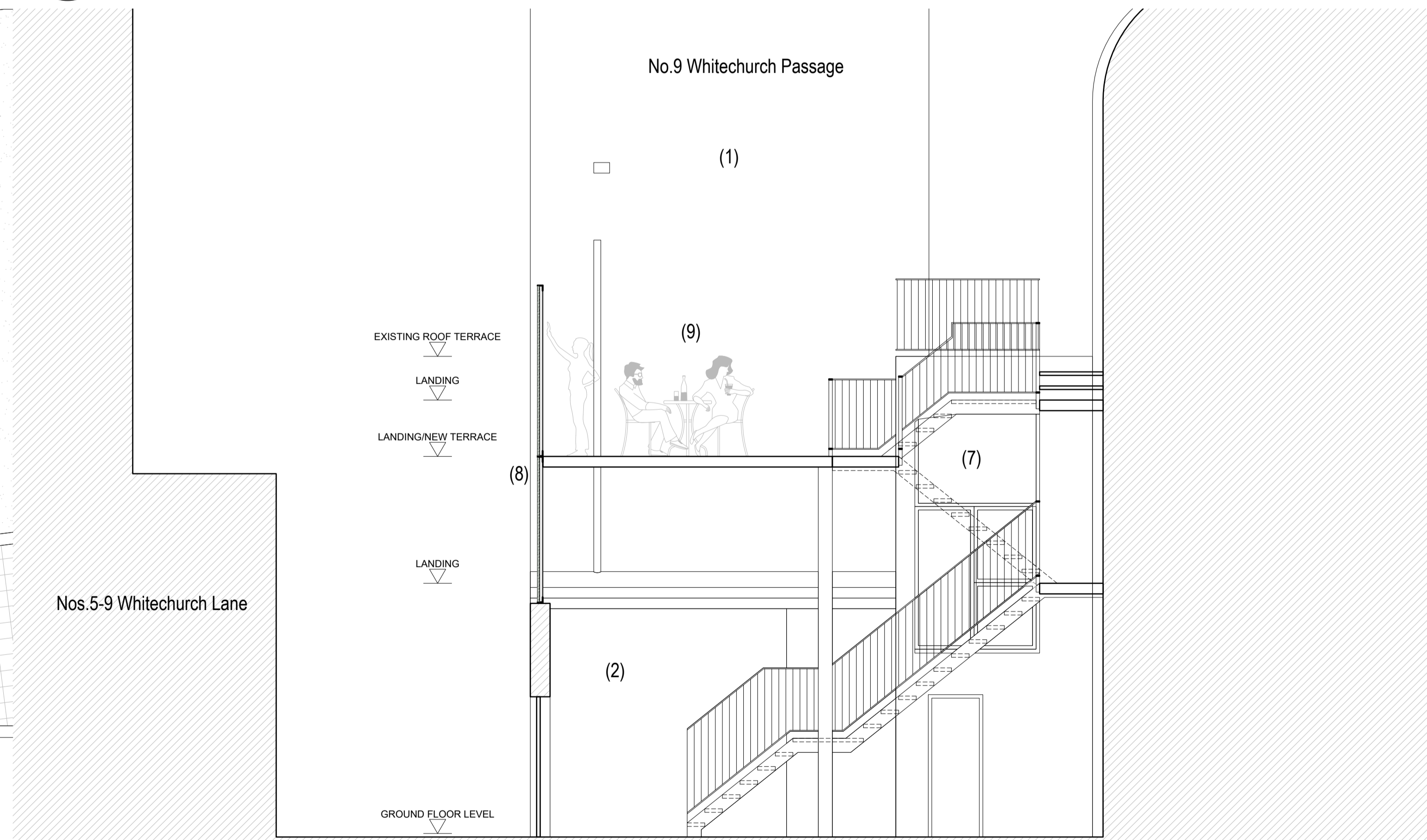
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1:100 @ A1



2 SECTION A~A
1:100 @ A1



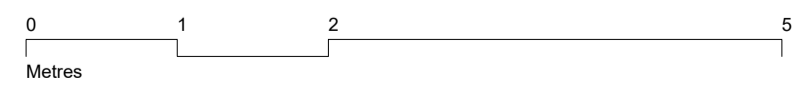
3 PLAN
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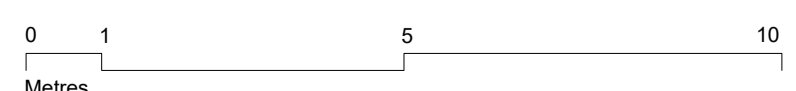
4 SECTION A~A
1:50 @ A1



5 ELEVATION TO WHITECHURCH PASSAGE
1:50 @ A1



Scale 1:50 at A1



Scale 1:100 at A1

MATERIALS NOTES:

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- (5) MODERN BRICK
- (6) STANDING SEAM COPPER
- (7) GALVANIZED STEEL ESCAPE STAIR AND BALUSTRADES
- (8) PROPOSED NEW LIGHTWEIGHT GREEN PRIVACY SCREEN
- (9) PROPOSED NEW EXTERNAL AMENITY SPACE

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drawing

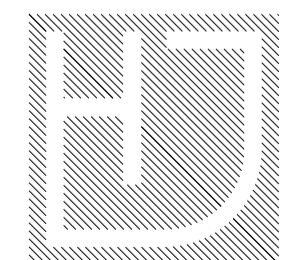
Planning Application:
Plans, Elevations, and Sections:
Rear Courtyard
as Proposed

drawing number 2023-PA-PR-01
revision -

status PLANNING

scale 1:100 / 1:50 size A1

project REAR 69-70 WHITECHAPEL HIGH STREET



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