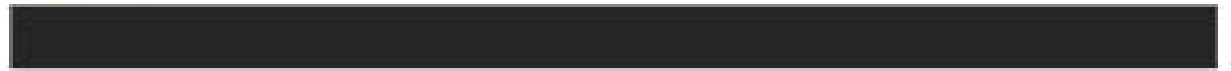


NPLAN



ROMANROAD NEIGHBOURHOOD PLAN

Roman Road Bow Neighbourhood Forum

Local Heritage Report

February 2021

Heritage Background

The area has a significant but undervalued local heritage which is not formally protected. There are many buildings which form an important part of the character of the area by virtue of their connection to local history. They should be preserved and enhanced.

National planning policy already protects listed buildings. Tower Hamlets has a local list of 'non-designated heritage assets' which are protected in recognition of their heritage status, but not to the same level as nationally listed buildings.

The Tower Hamlets context

Conservation areas

The Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69(1) states that a conservation area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"

Conservation Areas in the Neighbourhood Plan Area

Fairfield Road Designated in 1989 The area contains locally listed terraces and features the historic and architectural merits of the Grade II listed Bryant and May complex and Bow Garage. It contains half the historic centre of Bromley by Bow and provides the setting for the Parish Church, St Mary Bow Church (Ecclesiastical Grade B listed).

Tredegar Square sits within the area formerly known as Mile End Old Town Designated in 1971. The prevailing character of the area is residential, with commercial uses confined in the large part to the main road frontages. Some small shop units and public houses exist within the area, which add to the variety and character of the area. There are a number of public buildings set within the Conservation Area such as schools, churches and the police station. These create a sense of civic identity for the area and a stronger sense of place. The church and school provide a visual relief to the predominantly residential character of the area. They are also representative of the wider community which exists in the area. (page 7)

There is a long history of mixed use buildings in the area, and occasional small scale retail units, workshops and public houses are an important characteristic of the area. There is pressure to extend residential houses to the rear, side or roof and in general, this should be resisted as it will compromise the visual cohesion of the streetscape. The area would benefit from detailed design guidance on where extensions may be appropriate, including guidance on form, colour, texture, profile, materials, massing, fenestration, buildings lines, street frontages, scale, proportion and architectural detail. (page 14)

Roman Road Market Designated in 1989, and extended in 2008. The land use character of the Roman Road Conservation Area is a mixture of commercial and retail on ground floor with residential premises above. This mix of uses is an essential part of the character of the area. Alternative land uses would not be considered, so as to conserve

intact the tradition of the street markets with their backdrop and associated commercial uses that support the local community' (page 5).

[Medway](#) Designated in 1989 to protect the overall character of the Victorian terraces, which are of collective townscape merit. Appendix 3 has detailed design guidance for mansard roof extensions

[Driffield](#) Designated in 1988 and extended in 2008. The land use character of the Conservation Area is predominantly residential, but other land uses include retail premises on the ground floor along the Roman Road frontage (with residential flats above) and a number of public buildings such as the three church buildings along Grove Road: Victoria Park Baptist Church, Kingdom Hall of Jehovah's Witness and St Barnabas'. Also contained within the Conservation Area is the Victorian Chisenhale Primary School. (page 14)

Summary of special interest: This is an area of particular special architectural and historic interest, illustrated by its rich history, cohesive character and domestic architecture dating from the mid-nineteenth century. The character and appearance of the area, as described in this appraisal and summarised in sheet no. 1 of Appendix 3, define its special qualities:

- surviving nineteenth-century and artisan shopkeepers' houses;
- high level of consistency across the streets and their terraces;
- uniformity both of form and materials;
- high rate of survival of architectural features and enrichments which make positive contributions to the character and appearance of the Conservation Area. (page 30)

[Clinton Road](#) Designated 1989. The land use character of the Clinton Road Conservation Area is a mixture of residential, commercial and open space, and this mix of uses is essential to the character of this part of Mile End Road. Similarly, the residential uses of Clinton Road itself are essential to its character. (page 6)

There is potential to improve the Mile End Road frontage by coordinating signage, reducing the number of plastic framed windows and trying to ensure that roller shutters and other security measures do not harm the character of the buildings. Ways of calming the traffic on Mile End Road, and reducing the dominance of cars in the other streets within the area should be investigated. This would help to improve the setting of the listed buildings on Mile End Road and give a greater sense of quality in the area (page 12).

[Victoria Park](#) The Park itself is outside the plan area, but the south end of Cadogan Terrace up to the Hackney boundary is part of the conservation area.

Listed Buildings and other significant buildings

(These have been mapped by RCA students)

Historic England [Heritage at Risk](#) pages 112-114

[St. Mary-le-Bow](#) Grade 1 listed building

[Holy Trinity](#) , Morgan St. Grade 11 listed building

[Guardian Angels Roman Catholic Church](#), Grade 11 listed building

[Bow Bus Garage](#), Grade 11 listed building

[Former Bryant and May match factory](#), Grade 11 listed building

[Bow Road](#) The listed appeal building is one of a row of 21 listed buildings on the north side of this part of Bow Road. The C19 residential buildings are of three storeys with basement and were listed in Grade II (including for their Group Value) on 27 September 1973. The houses are built of yellow stock brick with stucco cornice and blocking courses. Generally the windows are sash windows and some fanlights remain to the front doors. Some houses in the terrace have been altered and I noted alterations including the fitting of inappropriate windows and doors.

[Cadogan Terrace](#) -The site is in the [Victoria Park Conservation Area](#), a designated heritage asset. It lies at the end of a terrace of locally listed buildings.

Mile End Road, Bow Road and Fairfield Road have a significant number of [Locally listed](#) houses. Other listed properties include:

Albany Works, Gunmakers Lane E3 5SB

40, 42 and 55 Coborn Road E3 2DA

395 Grove Road, Park Wharf and Victoria Park Wharf E3 5SL

Connaught Works, 251-291 Old Ford Road E3 5PS

10, 11Harley Grove E3 2AT

2-9, 9A Kitcat Terrace, St. Mary's Church Hall (LBTH) E3 2SA

381 Old Ford Road Bow, London E3 2LU

Saxon Hall, Saxon Road E3 5DX

129 Tredegar Road E3 2EU

[Old Coborn Road Railway Station](#)

Notable 20th century buildings

Those mentioned in [Tower Hamlets heritage strategy 2016-26](#) include the Donnybrook Quarter, the new extension to Chisenhale Primary School and the 'New Heart for Bow' project at St Paul's Church Old Ford,

The nearby Queen Mary Campus, together with the Mile End Ecology Park and Pavilions and the 'Green Bridge' (which connects two areas of a green corridor over the busy Mile End Road), form an important focus of significant built heritage value. This includes [Onyx House](#) on Mile End Road opposite the tube station. **(see Thriving economy section).**

Scheduled monuments

[Monument of WE Gladstone](#) - at Bow Church, Bow Road E3 3AH.

[Three Colts Bridge](#) – 1830 cast iron bridge over Hertford Union Canal; Gunmaker's Lane E3 5PE

[Parnell Road Bridge](#) - 1830 cast iron girder and plate deck bridge over Hertford Union Canal; Parnell Road E3 2JU

These monuments are sometimes damaged and left in disrepair for months.

Policy S.DH3 sets out how the historic environment should inform development, how planning applications will be assessed and how opportunities can be taken to improve the condition of the borough's historic environment (including individual assets and their settings) to ensure that its distinctive character is maintained.

Other heritage assets

[Locally Listed war memorials](#)

World War I Memorial Plaque on exterior of St Barnabas Church (Bethnal Green), Grove Road, London E3 5TG. Brass Plaque located within St Barnabas Church.

Water Infrastructure

Canals, constructed to meet the transport needs of the Industrial Revolution, were the motorways of their day, and their construction made a major impact on the 18th and 19th century landscapes.

The London canal network was cut between 1767 and 1830 to provide a transport link within London and between the capital and the industrial towns of the Midlands and the North. Tower Hamlets has four sections of the national canal circuit pass through the Borough: Lea Navigation, Limehouse Cut, Regent's (also known as the Grand Union) and the Hertford Union.

The [Regent's canal](#) was opened in 1820. An Act authorising the Hertford Union was passed in 1824, and it opened without a great deal of ceremony in the spring of 1830. The canal links the Regent's Canal to the Lee Navigation, avoiding the distance via Limehouse and the semi-tidal Limehouse Cut.

2017 'Tower Hamlets Water Space Study'

The Study identified key objectives for the future, which included:

Promote recognition of Tower Hamlets' water spaces are a key part of the Borough's heritage, through working with partners and developers to reveal, protect and interpret the significance of these features.

Several of the area's canal bridges have been neglected and are in need of repair and long-term conservation.



Parnell Rd. Bridge left unrepaired in 2020 .

The Canal and River Trust provided the following information about ownership of canal bridges along the Hertford Union Canal:

Bridge 54A, Over Hertford Union (Trust owned & is a heritage asset)

Bridge 2, Grove Road Bridge NOT TRUST OWNED

Bridge 3, Skew Bridge (Trust owned and not a heritage asset)

Bridge 4, Gunmakers Lane Bridge (Trust owned & is a heritage asset)

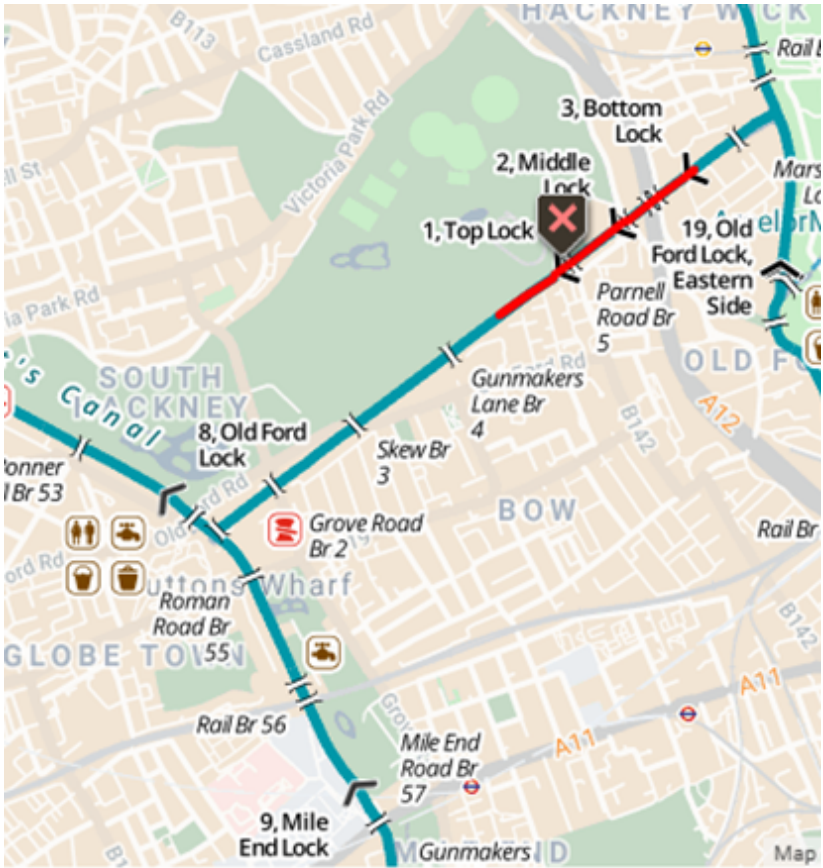
Bridge 5, Parnell Road Bridge (Trust owned & is a heritage asset)

Bridge 6, Wick Lane Bridge NOT TRUST OWNED

Bridge 8, A102 Bridge NOT TRUST OWNED

Bridge 9, Wansbeck Road Bridge NOT TRUST OWNED

Accommodation Bridge 10 NOT TRUST OWNED



Bridges over the Hertford and Regent's Canal