



City of London

Eastcheap Conservation Area

Character Summary & Management Strategy SPD

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1. Introduction

The present urban form and character of the City of London has evolved over many centuries and reflects numerous influences and interventions: the character and sense of place is hence unique to that area, contributing at the same time to the wider character of London.

This character summary and management strategy provides an understanding of the significance of the conservation area by identifying and analysing its principal characteristics. It does not include specific detail about every building and feature within the area, and any omission from the text should not be interpreted as an indication of lesser significance. The character summary and management strategy has been prepared in line with the English Heritage document *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).

This document is proposed to be adopted as a Supplementary Planning Document to the City of London's Local Plan. It should be read in conjunction with the Local Plan, saved policies from the City's Unitary Development Plan and other guidance, including *Conservation Areas in the City of London, A General Introduction to their Character* (1994) which has more information on the history and character of the City.



Eastcheap, north side

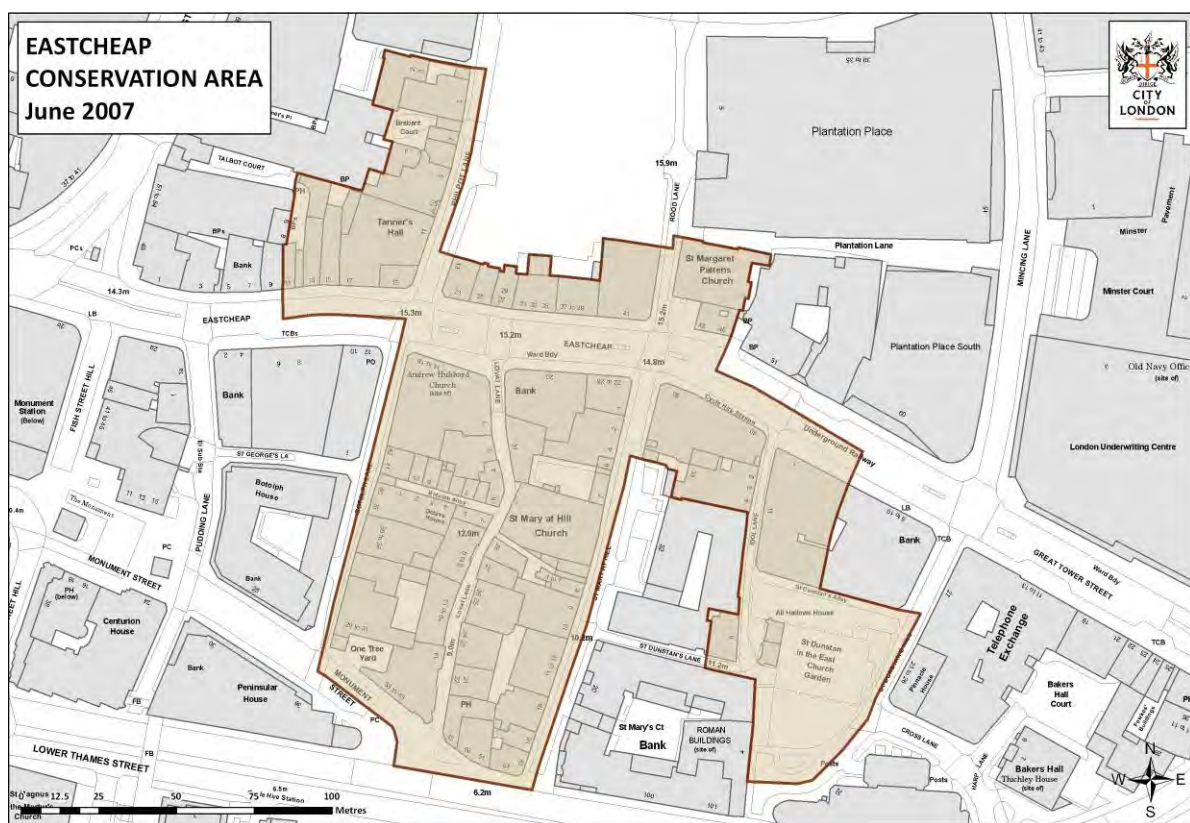
Character Summary

1. Location and context

Eastcheap Conservation Area lies to the south-eastern part of the City of London. The area is bound by buildings to the north side of Eastcheap and the west side of Philpot Lane, those north of Monument Street and Lower Thames Street between Botolph Lane and St Mary at Hill, and those between Idol Lane and St Dunstan's Hill.

Eastcheap Conservation Area is in the Wards of Billingsgate and Bridge. It covers an area of 2.3 hectares.

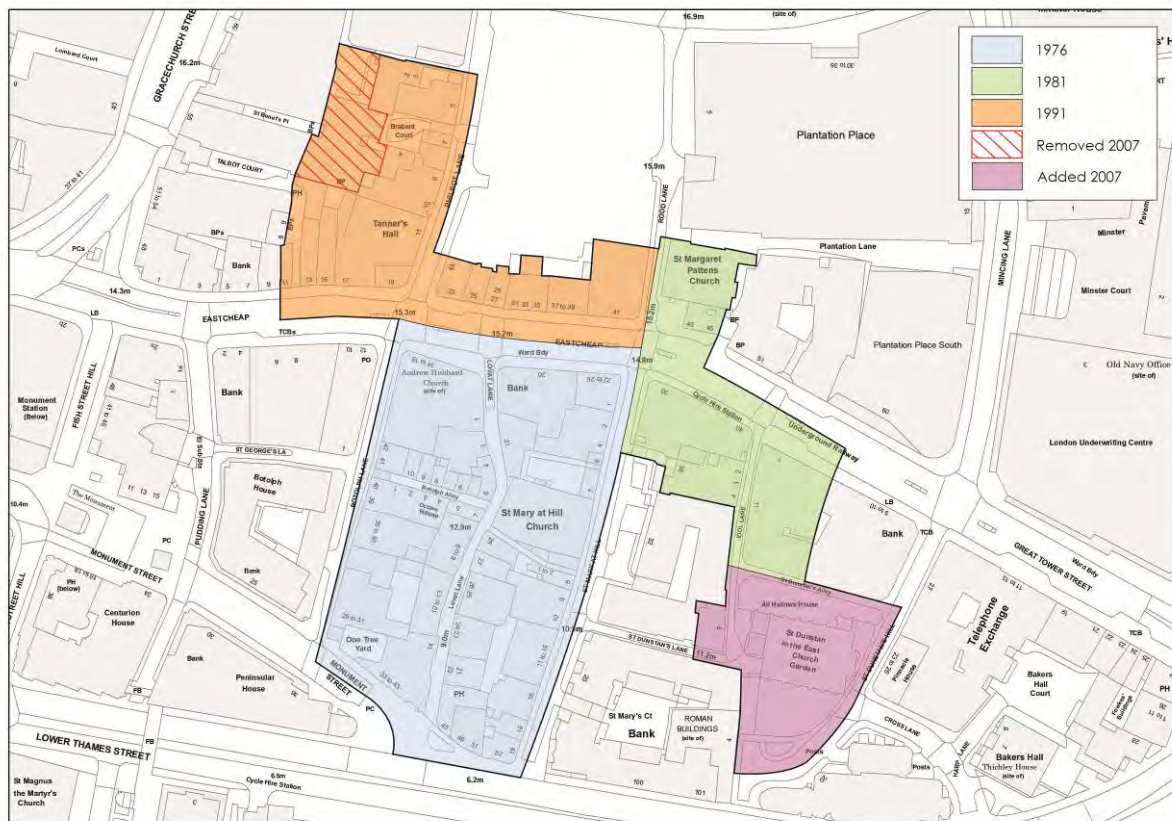
Leadenhall Market Conservation Area is located to the north and Bank Conservation Area to the west.



Eastcheap Conservation Area boundary map

2. Designation history

- 15 January 1976 Designation of Lovat Lane Conservation Area.
- 10 December 1981 Designation of Eastcheap Conservation Area.
- 16 May 1991 Eastcheap Conservation Area extended to include the north side of Eastcheap and Brabant Court. Eastcheap frontage of Lovat Lane Conservation Area transferred to Eastcheap Conservation Area.
- 14 June 2007 Redesignation to combine Lovat Lane and Eastcheap Conservation Areas with extension to include the Church and Churchyard of St Dunstan in the East. Exclusion of No. 55 Gracechurch Street.



Designation history map

3. Summary of character

The characteristics which contribute to the special interest of Eastcheap Conservation Area can be summarised as follows:

- An area which retains its irregular layout of medieval streets either side of the principal thoroughfare of Eastcheap, leading down to the River Thames.
- an area with strong historical connections to Billingsgate Market and the Thames;
- an area with significant survivals of post-Fire development including three Wren churches;
- a collection of notable listed buildings, as well as numerous unlisted buildings of high architectural quality from different periods;
- an area characterised by commercial and warehouse buildings
- an area of high archaeological potential for remains of all periods, where important Roman and medieval remains have been recorded

4. Historical development

Early history

At the heart of Roman London, the basilica and forum were located between Fenchurch Street and Leadenhall Street in close proximity to Eastcheap. The rectilinear road layout established by the Romans included north-south routes aligning with present day Gracechurch Street and Botolph Lane, with a grouping of waterfront warehouses known to have existed near the Thames. Land was gradually reclaimed from the river between the 1st and 3rd centuries, lying to the south of present day Lower Thames Street by the late Roman period. Evidence of Roman residential uses in the area include the late Roman bath house discovered between Idol Lane and St Mary at Hill, now preserved beneath late-20th century office buildings just outside the conservation area boundary.

The location of Botolph's wharf became a key trading point in London as early as the 9th century, and by the reign of King Etheldred II (978-1013) a significant number of foreign ships were paying tolls to unload goods there. One of London's earliest docks, Botolph's Wharf was first mentioned in the time of William the Conqueror (c.1028-1087), with the church of St Botolph Billingsgate likely to have been established at this time.

Extending from beyond the east end of Cannon Street to Rood Lane, Eastcheap was first recorded in c.1100 and was the site of the City's principal market for meat and fish. The name Eastcheap distinguished it from Cheapside, with the word 'cheap' or 'chepe' meaning market.

The river and the markets further north in the City were linked by a series of lanes running north-south between Eastcheap and the Thames, where a market at Billingsgate was first mentioned in Etheldred's Institutes of London in c.1000. The

name may have originated as a river gate commemorating a Saxon proprietor Beling or Billing. With the completion of further foreshore widening, the site of Billingsgate had been formed into a quay by the 13th century.

Medieval

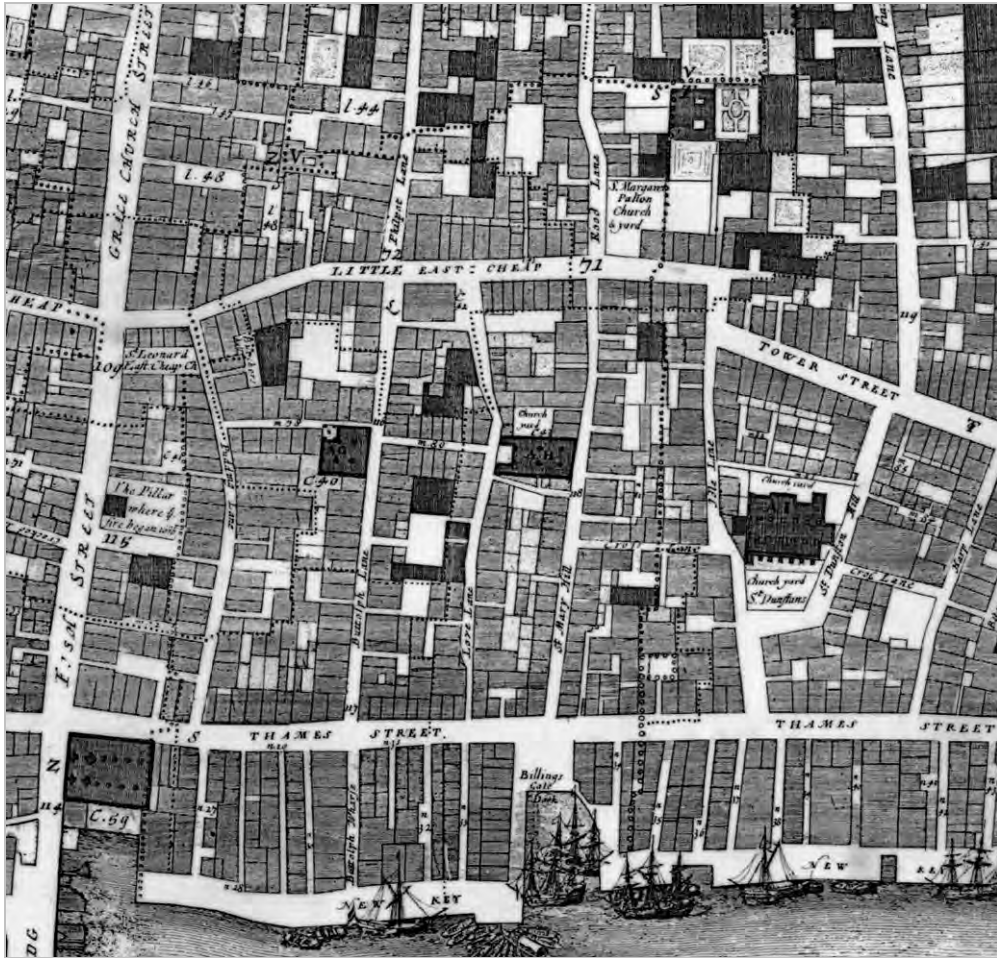
A number of churches had been established by the 12th century, having a significant influence the development of the area. St Dunstan-in-the-East was part of a substantial collegiate institution in c.1100, with the church's large scale evident from early maps. Following the Great Fire the medieval church was repaired and its tower rebuilt by Wren, 1695-21. The body of the church was rebuilt in a convincing gothic style in 1817-21 to the designs of David Lang, before being gutted a century later by World War II bombing. A garden was created within the ruined church in 1967-71 by the City Corporation, incorporating the restored Wren church tower.

St Mary-at-Hill Church was first recorded in the 12th century. The present church retains a combination of post-Fire work by Wren of 1670-4 and the late-18th century rebuilt medieval west end by George Gwilt Senior. St Margaret Pattens, first mentioned in the 12th century, was rebuilt in 1538 and again to the designs of Wren in 1684-87 incorporating one of his most exceptional spires. The name is said to be derived from either nearby patten-makers or more probably Ranulf Patin, a parish landowner.

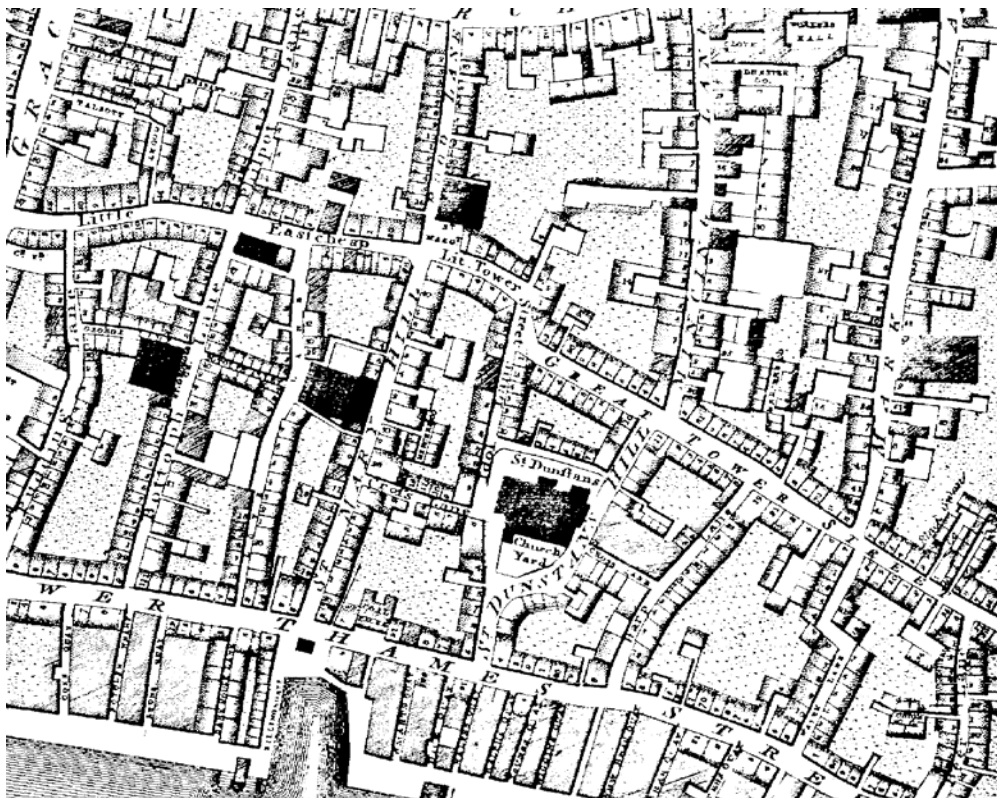
Reported to have been built on the foundations of a Roman building, according to excavations in 1836, St Andrew Hubbard stood on the site of No. 16 Eastcheap before being destroyed in the Great Fire. Its parish, still identifiable by boundary markers in Philpot Lane and Talbot Court, was united with that of St Mary-at-Hill. St Botolph Billingsgate was another church lost to the Great Fire, with its 'Upper Burying Ground' evident today as One Tree Yard on Monument Street. On the west side of the street, St George Botolph Lane was first recorded in 1180 and was rebuilt by Wren after the Fire, allegedly using rubble from Old St Paul's Cathedral. It survived until 1904 when it was demolished due to structural instability, and its parish subsequently merged with St Mary-at-Hill.

A permanent market at Billingsgate was established in 1598 in an arcaded building, later to be replaced in 1799-1800 to a design by Dance the Younger, and again in 1848-52 by Sir Horace Jones, in a French-style building which stands today. Initially, the market traded in a variety of goods, before an Act of Parliament instructing its use specifically for fish was passed in 1699.

The medieval period saw an increased demand for coal in the City, which was largely traded via river in the Billingsgate area. Coal merchants, nicknamed 'black diamond merchants', met in nearby taverns to negotiate deals, with a permanent coal exchange eventually built by the Corporation in 1805 between Idol Lane and St Mary at Hill. This was later replaced by J.P. Bunning's celebrated Coal Exchange building, opened in 1849 by Prince Albert, and demolished for the widening of Lower Thames Street in 1962.



Ogilby and Morgan 1676-79



R. Horwood 1792-99

Eighteenth and nineteenth centuries

From the medieval period, the fish and coal trades significantly influenced on the character of the area for the next two centuries, with activities thriving in and around the warehouses that grew up on the waterfront and along the lanes leading north.

In 1778-80 the Company of Watermen, formed in 1555 to regulate 'watermen and wherryman carrying passengers by boat under oars on the River Thames', built a new hall on St Mary at Hill. Their previous halls had been south of Lower Thames Street, and their new headquarters was built in a fashionable classical style by William Blackburn. It is now the only surviving Georgian Livery Company Hall in the City.

Through the 18th and 19th centuries, new buildings were developed on narrow medieval plots, with the grandest examples appearing on Eastcheap from the middle of the 19th century. By this period the streets around Eastcheap had become a key trading area in London. The East India Company, granted a Royal Charter in 1559, had its first base in the City of London in Philpot Lane before moving to sites in Bishopsgate and Leadenhall Street, and the area later became a centre of trade for colonial produce, including tea, coffee, sugar, spices, vinegar and canned goods.

In 1882-84 Eastcheap was widened on the south side to accommodate the construction of the Metropolitan District Railway extension, with buildings demolished and the railway line constructed using the cut-and-cover method.

From 1889 the large numbers of market buyers, porters, salesmen, and clerks working in and around Billingsgate Market were provided with free medical care at the Billingsgate Christian Mission and Dispensary (No. 19 St Mary at Hill). The Dispensary remained in operation until the closure of the Market on this original site in the 1980s and the building still stands today.



Margaret Pattens, 1814 drawing

Twentieth and twenty-first centuries

Following some damage sustained in World War II to the south of the area, and as part of a wider scheme to relieve traffic congestion in the centre of the City, Thames Street was widened in the 1960s to form part of a significant new east-west transport artery. This involved the demolition of buildings, including a number of warehouses, and the Coal Exchange in 1962.

The 1980s were another time of great change in the area. Billingsgate Market had stopped receiving deliveries by water in the 1950s, and was closed and relocated to North Quay, West India Dock in the London Borough of Tower Hamlets in 1982. Disused warehouses to either side of Lovat Lane were redeveloped in the early 1980s as part of the City Village scheme. In recent years the emphasis of development has been in the refurbishment and re-use of existing buildings and the remodelling of the roofscape for additional floorspace and rooftop terraces. This has had the benefit of creating tidier and usable roof areas, and of greatly improving views over the conservation area from the Monument.

5. Spatial Analysis

Layout and plan form

The layout and plan form of the conservation area strongly reflects its Saxon and medieval origins, with a series of lanes leading north from the Thames towards the City's principal thoroughfares and markets. The historic relationship between the lanes and the river was altered in the 20th century when the widening of Lower Thames Street, separating the traditional warehouses fronting the river from those leading from the Thames to the former market at Eastcheap, resulted in a barrier to movement.

The irregular alignment of Eastcheap and Lovat Lane is an important characteristic of each street, and key to the wider character of the area. Eastcheap largely follows its historic alignment, not withstanding the removal of a kink in the road where Great Tower Street and Eastcheap meet, and the widening of the road in the 1880s.

A number of alleys, lanes and courts outside the Eastcheap Conservation Area boundary, including St George's Lane, St Dunstan's Lane and Plantation Lane, Rood Lane and St Mary's Court, have historic origins known from the 10th century and are inextricably linked to the layout and plan form of those adjacent streets within the conservation area.

Building plots

There is great variety in the scale and alignment of building plots in the conservation area, with plots relating closely to their age and position on the street. Examples such as those on Botolph Alley and between Nos. 11-16 Eastcheap are compact, narrow survivals visible on 17th century maps. These serve as a reminder of the area's historic character, when buildings were densely packed into lanes and alleys near the river and markets. The three churches in the conservation area are long-standing focal points in the street pattern.

Building heights

The height of buildings relate to the hierarchy of streets in the conservation area. The tallest occupy the principal thoroughfares of Eastcheap and Lower Thames Street, predominantly rising to five storeys, with some incorporating additional accommodation in mansard roofs. Buildings fronting lanes and alleys predominantly rise to a maximum of three or four storeys.

The Victorian warehouses and office buildings to the north and south of Eastcheap are predominantly five storeys in height with a distinctive hierarchy to each floor, including a tall storey at street level, reducing to lower storeys to the top of each building including additional floors in attics or mansards. A number of buildings have further interest at roof level, with features such as pediments, gables, or dormers. The smaller scale of Nos. 43 and 45 Eastcheap and the setback of Plantation Place allow St Margaret Pattens Church to retain its prominence in the immediate townscape.

As secondary routes typical of the City, Philpot Lane, Botolph Lane, Lovat Lane and St Mary at Hill, have smaller scale buildings appropriate to their width and historic character. Within this context the towers of St Mary-at-Hill and St Dunstan in-the-East remain prominent landmarks, although St Mary's is subsumed within the street block and St Dunstan's is freestanding. The buildings are predominantly of three or four storeys with additional set back mansards and dormers. Buildings take full advantage of the fall in ground level as they step down towards the river. This is less evident when viewed from street level along each Lane, but from Monument Street and Lower Thames Street the increased scale of buildings such as Nos. 33-43 Monument Street can be fully appreciated.

Buildings outside the conservation area boundary tend to be more substantial, with examples of larger, taller office buildings to the north south and west, including 20 Fenchurch Street (the 'Walkie Talkie') which is nearing completion on an adjoining site. This increase in scale has the effect of clearly defining the extents of the conservation area in relation to its surroundings, and is particularly evident when seen from the Monument viewing gallery.

Views and vistas

Distant and local views make a strong contribution to the character of the area. The following illustrate the range of distant and local views which exist in Eastcheap conservation area. This list is not comprehensive, and the area provides further opportunities to capture long, short and kinetic views.

1. View west from Idol Lane along St Dunstan's Lane to the Monument.
2. View north from St Mary at Hill to St Margaret Pattens Church.
3. View south from the junction of Eastcheap and Lovat Lane to the tower of St Mary-at-Hill Church.
4. View south from Lovat Lane to Billingsgate Market.
5. View east along Botolph Alley to St Mary-at-Hill Church.
6. View west from the junction of Monument Street and Lovat Lane to the Monument.
7. Oblique view west along Eastcheap to Nos. 11-19 Eastcheap.
8. View east along Eastcheap and Great Tower Street to All Hallows-in-the-East Church.
9. View east along Great Tower Street to the Tower of London.

10. View north from the junction of Lower Thames Street and Idol Lane to the tower of St Dunstan-in-the-East.
11. View to the conservation area from the Monument viewing gallery.

6. Character analysis

Eastcheap and Great Tower Street

West of Philpot Lane is a varied group of buildings with narrow plots that reflect the historic scale of development on Eastcheap. They follow the bend in the street and are particularly effective in oblique views from the east. No. 11 Eastcheap has a narrow red brick frontage with deep window reveals and quiet detailing, whilst No. 13 has a good hierarchy to its facade with an ornate semi-circular balcony to the third floor. No. 15 is a recent infill building of red sandstone which compliments its setting with strong vertical elements to the narrow façade. Nos. 17-21 (and No. 11 Philpot Lane) is a typical Victorian warehouse building of robust Portland stone with restrained classical detailing. Its recessed 1980s shopfront to Philpot Lane, with square columns set uncomfortably over circular columns, results in a void at street level.

To the east of Philpot Lane is an impressive group of Victorian warehouses, including opulent and imposing listed buildings at Nos. 23-25 and 33-35. Between the two, Nos. 27-31 is a former pub in a Queen Anne style dating from 1892-3, designed by Bird and Walters. It has polished black granite columns below a recessed first floor, with an elaborate gable at roof level. Nos. 37 and 39 are simpler warehouse buildings with broad windows divided by classical columns and channelled piers, whilst No. 41 is a later Portland stone building that sympathetically responds to its context in terms of scale and detailing.



Eastcheap

A small but significant building group is formed by the church of St Margaret Pattens, No. 43 Eastcheap (18th century, grade II listed) and No. 45, which is a 1960s replica of

an 18th-century red brick townhouse. These buildings contrast with the surrounding warehouse and office architecture in terms of age and scale, forming an important historic focal point on Eastcheap. The mature tree in front of the church is a focal point which enhances the urban environment.

On the south side of Eastcheap with a prominent curved corner, No. 16 dates from c.1890 with alterations in the 1980s. It has distinctive Northern Renaissance-style detailing to its symmetrical Portland stone façade, above a polished purple stone ground floor. A striking corner building, with distinctive Graeco-Roman detailing that includes a panel of camel reliefs at first floor level, No. 20 (Peek House) is of Portland stone with a cupola to the roof. No. 24 dates from 1884-7 and has eclectic detailing, otherwise diminished by unsympathetic modern fenestration. No. 30-40 is a late-20th-century building of red brick that provides a contrast on the street, but otherwise lacks convincing detailing.

No. 1 Great Tower Street is an imposing classical Portland stone and grey granite building, enlivened by a series of curved projecting bays that provide surface interest and grand classical features over the main and corner entrances. The Edwardian building was re-built in the 1980s with a plainer elevation added to Idol Lane.

Philpot Lane and Talbot Court

Philpot Lane includes a small but significant grouping of post-Fire houses now rare in the City, surviving amongst later developments, and tightly arranged behind the street frontage. Nos. 2-3 (grade II listed) is an early 18th century house with a narrow stuccoed frontage discreetly located through an archway on Philpot Lane, with a substantial classical stone doorway, and an authentic red brick elevation to the north. No. 4 Philpot Lane is located in Brabant Court, a distinctive cobbled courtyard which, like Nos. 2-3, illustrates the historic tendency for high status City houses to be set back from the street. The house is a red brick grade II listed building dating to c.1720. No. 5 Philpot Lane is an unremarkable 1980s red brick building with good basic elements and similar massing to the listed building at Nos. 7-8. Further south, Nos. 9-10 is a restrained, contextual 1980s building treated as a series of narrow brick frontages with traditional timber shopfronts.

Accessed from Gracechurch Street, Talbot Court is the location of the Ship Public House, an attractive late-19th-century building enlivened by red and buff coloured brickwork above a traditional timber pub frontage. The pub has a distinctive curved two-storey projecting bay left of the entrance, and a range of authentic period features to its façade.

Lovat Lane

Lovat Lane has a richly layered character derived from its irregular curved form, historic paving materials which include old granite setts with a central drainage channel, and buildings dating from a range of periods. The steep change in level from Eastcheap towards the river adds to the distinctive character of the lane. The focal point at the northern part of the lane is the tower and west elevation of St Mary-at-Hill Church, which sits at the bend in the street and gives a striking impression when approached from the north. The white rendered façade of No. 4 (grade II listed) opposite provides a contrast with the warm brickwork of the church. No. 31 flanks the church to the north, and is a stock brick warehouse dating to 1852,

with surviving machinery, loading bays and timber shutters that reflect the area's historic character and appearance. The former warehouse, which is a rare survivor of its type in the City, has a robust granite doorcase to Lovat Lane and a simply detailed elevation to the east overlooking St Mary-at-Hill churchyard.

To the south of the church, Nos. 27-28 Lovat Lane is a 19th-century stock brick building with well-modelled classical features, including a substantial doorcase, complimented by sash windows painted black. Opposite the church, No. 3 Lovat Lane is a modest recent development faced in buff-coloured brick with poorly finished detailing to the ground and first floor openings.



Lovat Lane

The City Village scheme, incorporating buildings to Botolph Lane, Lovat Lane, Monument Street and St Mary at Hill, was completed 1981-4 by Thomas Saunders Partnership to replace warehousing which became vacant when Billingsgate Market moved to Docklands. Although substantial, the development presents itself as a series of small or medium-sized buildings, with each façade designed in a different style using a varied palette of brick, stone and render. The scheme was a Post-modern take on Victorian warehouse architecture that is largely sympathetic to its setting. Buildings are at their most extrovert at the southern section of Lovat Lane, where No. 25-26 has Regency-style balconies to its richly modelled red brick façade, and No. 14 (and Nos. 41-43 Monument Street) has porthole windows linked by giant stone scrolls. Nos. 8-9 is of yellow brick with stout oriels and gables at roof level.

The façade of a 1912 red brick warehouse is incorporated at Nos. 10-13, with a less successful rendered ground floor added in the 1980s. When built, the warehouse, which has flush sash windows and simple classical detailing, echoed the

appearance of the 1669 mansion it replaced – the interiors of which are partly preserved at Sir John Cass’s Foundation Primary School, Aldgate.

St Mary at Hill

The lane largely retains its pre-war form on the western side, with Wren’s classical east elevation of St Mary-at-Hill church marking a key focal point between buildings which gradually step down towards the river. As with the lanes that run parallel, old granite setts contribute to the street’s historic character, which is otherwise compromised by the setback modern buildings on the east side. Accessed through a discreet passage in Nos. 6-7, St Mary-at-Hill churchyard has an intimate historic character with the quietly detailed stock brick elevations of surrounding buildings and the rendered church wall enclosing the space. The churchyard retains a small collection of memorials or headstones to the raised stone-paved area and has benches and small trees, but would benefit from low-key enhancement works and increased activity.



St Mary at Hill

Nos. 9-10 dates from 1895 and has a white rendered façade with numerous windows, eclectic detailing and a set back mansard roof. Nos. 11-15 has an irregular and fragmented façade of red brick and sandstone-coloured render. A prominent corner building is No. 19, the former Billingsgate Christian Missionary, 1889 by architect G. Baines. It has a well-articulated red brick façade with tall round-headed first floor windows, a wealth of classical detailing, and a corner oriel. Buildings on the west side of St Mary at Hill form an important grouping with Grade II* listed Watermens’ Hall, now the only original Georgian Livery Hall in the City, as well as the early 19th century listed building at No. 16.

Monument Street

Part of the City Village scheme, No. 33-43 has a convincingly replicated 19th century façade of red brick and terracotta, adjoining No. 41-43 which is of brown brick and stone with eccentric 1980s features including an onion-type dome to the corner, and giant unorthodox scrolls to the Lovat Lane elevation (No. 14 Lovat Lane).

On the opposite corner, No. 47 is a Victorian public house by J.A. Ashton with Dutch features and broad windows to its three sided yellow brick façade, which provides an attractive entrance to Lovat Lane. No. 49-51 is a simple red brick warehouse with strong horizontal elements picked out in sandstone.

One Tree Yard is a small open space on Monument Street which retains the space of the upper burial ground of the former Church of St Botolph Billingsgate. The space is accessed through imposing stone gate piers and iron gates, and has some small-scale planting. Typical of historic open spaces in the City, it is an important survivor in the dense urban environment, and would benefit from further interpretation and public access.

Nos. 29-31 Monument Street has its main façade to Botolph Lane which is a 1980s reinterpretation of a Victorian warehouse in buff-coloured brick with unconvincing red brick and stone details. Overlooking One Tree Yard the building has a further plain brick elevation, with a visually dominant tower element on the corner with Botolph Lane resting on stilts.

Idol Lane and St Dunstan's Hill

Leading from Eastcheap to the west elevation and tower of St Dunstan-in-the-East, Idol Lane has 13th century origins. The drop in ground level south of the church is most striking between here and St Dunstan's Hill, with the full height of St Dunstan's Tower being most dominant when viewed from the open space south of the churchyard wall. The west elevation of No. 1 Great Tower Street accounts for the eastern side of the street, with All Hallows House positioned north of the church. The scale of the listed 18th century building at No. 9 is respected by the rear of No. 20 St Mary at Hill, with the restricted height of both buildings allowing the church to retain its prominence. Nos. 2-4 is an Edwardian building faced in white faience with giant pilasters and classical detailing.

Botolph Lane and Botolph Alley

On the east side of Botolph Lane are a group of 19th and 20th century buildings of a consistent scale which, in contrast to the west side, maintain historic building lines and plot alignments. Nos. 36-38 are a 1980s infill building by architect Rolfe Judd in red brick and stone with a robust appearance and solid detailing. Nos. 39-40 has a restrained façade of red brick with wide, shallow window openings, while Nos. 41-42 has small paned sash windows to its white rendered façade which incorporates a passage to Botolph Alley.

Botolph Alley is a narrow thoroughfare linking Lovat Lane and Botolph Lane which retains its form and alignment from the 17th century or earlier, with plots to the north side following their historic pattern. The buildings are consistently simple in character with masonry elevations, exemplified by the brick listed building at No. 7. A modern addition to the alley, No. 9, has a facade incorporating a metal grid that breaks the street frontage and detracts from the character of the alley.

7. Land uses and related activity

Historically, a strong element of the area's character stemmed from its commercial functions related to the markets at Eastcheap, Billingsgate and Leadenhall, as well as its relationship to a principal Thames trading point at Botolph Wharf.

The closure of the Coal Exchange in the mid 20th century and the relocation of Billingsgate Market to Docklands in 1982 resulted in a dramatic change in the area's land uses and related activity. The City Village scheme, completed 1981-4 to the designs of Thomas Saunders Partnership introduced a mix of uses into the area, including offices and residential.

8. Architectural character

Architects, styles and influences

Within Eastcheap Conservation Area is an eclectic range of buildings representing numerous historical periods and architectural movements. There is no predominant architectural style in the conservation area, but its richly varied building stock is a valuable characteristic.

Wren's late-17th-century work on churches in the area display a mixture of gothic and classical influences, including the Neo classical east elevation of St Mary-at-Hill and the distinctly gothic spires of St Margaret Pattens and St Dunstan in-the-East. Later notable work on the churches includes the rebuilding of St Mary-at-Hill's medieval tower and west elevation by George Gwilt Senior in 1787-8, and the reconstruction of St Dunstan in-the-East by David Laing in an early yet convincing Gothic Revival style in 1817-21.

Two exceptional warehouse buildings on Eastcheap demonstrate the opulence and eclecticism of high Victorian architecture. No. 23, 1861-2 by John Young and Son, is in a Lombardic Gothic style with polychromatic brickwork and terracotta to its round headed windows and twisted columns, with further enrichment by carved animals across the façade. Nos. 33-35, 1868 by R. L. Roumieu, comprises accentuated pointed gothic arches and other features in a visually rich composition, incorporating diapered brickwork, marble dressings and wrought iron embellishments.

A significant part of the conservation area is taken up by the early 1980s architecture of the City Village Scheme, between Botolph Lane and St Mary at Hill north of Monument Street. Buildings constructed as part of the scheme illustrate the approach to contextual architecture within a historic setting that was developing at the time. By responding to the area's historic layout and plan form and referencing traditional materials and features, the scheme contrasts greatly with other nearby late-20th-century developments.

Building ages

The conservation area contains buildings spanning a wide historical period, with examples ranging from the 17th century through to the present day, with medieval fabric known to survive in the structure of St Mary-at-Hill. The churches retain a mixture of medieval, 17th, 18th, 19th and 20th-century fabric which makes a valuable

contribution to the character of the area, whilst the early-18th- century houses on Philpot Lane are rare survivals in the City of the period.

Notable examples of Georgian architecture in the area are Watermens' Hall, St Mary at Hill, No. 43 Eastcheap and No. 4 Philpot Lane (Brabant Court), whilst west along Eastcheap are some of the City's best examples of Victorian warehouse architecture. Less extroverted in terms of scale and design, modest 19th-century-buildings such as Nos. 31 and 27-28 Lovat Lane are now increasingly a rarity.

The 20th and 21st centuries are represented in the area by office developments such as No. 41 Eastcheap, the City Village scheme, and small infill developments such as No. 3 Lovat Lane. The ongoing refurbishment and conversion of existing buildings continues to add new layers to the built fabric of the area.

9. Local details

The conservation area is enriched by the presence of statuary, memorials, plaques, decorative architectural features and other details. Features to buildings such as the Coade stone sculpture to Watermen's Hall, the large bracketed clock to St Mary-at-Hill church, the warehouse equipment to No. 31 Lovat Lane, the Georgian shopfront to No. 43 Eastcheap, and the Egyptian stone carvings to No. 20 Eastcheap, make an invaluable contribution to the townscape. Individual items such as the Grade II listed bollards on Lovat Lane, the gothic style bollard outside the church on St Mary-at-Hill, and parish boundary markers on No. 10 Philpot Lane add further interest to the area.

The open space of St Dunstan-in-the-East Garden is enhanced by the presence of an ornamental fountain.



20 Eastcheap



Watermen's Hall

Blue plaques

The following historic events, notable people, significant buildings and sites are commemorated by City of London Blue Plaques:

- 16 Eastcheap – opposite the site of St Andrew Hubbard Church, destroyed in the Great Fire 1666
- Botolph Lane – the site of St George's Church, demolished 1904

10. Building materials

Buildings in parts of the conservation area exhibit a rich variety of materials with different types of brick and stone to dramatic effect. The use of materials reflects the nature of each street. These relate to lanes and alleys as is appropriate to the character of secondary routes in the City.

A mixed palette of materials is most noticeable to the north side of Eastcheap where the Victorian warehouse buildings such as No. 23 and Nos. 33-35 incorporate a wealth of polychromatic red, stock and black brick, as well as iron elements and colourfully painted stucco. Those buildings nearby which have simpler rendered, brick or stone facades provide a quiet backdrop to their ornate neighbours.

The earliest brick buildings in the area are No. 4 Philpot Lane (on Brabant Court), and the late 17th or 18th century frontages of Nos. 7-8 Philpot Lane, which are rendered. The late-19th-century and early-20th-century office buildings in the area are typically of Portland stone with a granite base or lower storey.

Buildings of the 1980s City Village scheme incorporate a variety of materials including red brick, yellow brick, sandstone and render. The mixture of materials used in the scheme largely reflects the appearance of the pre-existing historic buildings on Botolph Lane, Lovat Lane and St Mary at Hill, although modern additions are easily distinguishable from surviving pre 20th-century fabric.

11. Open spaces and trees

Eastcheap Conservation Area is characterised by its predominantly urban environment, within which are limited pockets of trees and greenery, as described below. Further opportunities for greening the area are limited and could be detrimental to the area's character. Enhancement of greenery in the conservation area would more appropriately be in or near existing green spaces or, in certain circumstances, on rooftops.

St Dunstan-in-the-East Garden was opened by the City of London in 1971, creating an intimate public space within the ruins of the early 19th century church and its former churchyard. An imaginative planting scheme of unusual trees, shrubs and flowers grows amongst the ruined arches, whilst climbers cover the stone gothic tracery of the windows. Paths link the different parts of the garden, with benches providing numerous places to sit. The landscape has matured and is sympathetic to the architecture of the tower and ruined church.

There are two trees to St Mary-at-Hill churchyard, two trees on Lower Thames Street, and a single mature tree adjacent to No. 43 Eastcheap and St Margaret Pattens Church.

12. Public realm

Paving materials in the conservation area are largely of traditional natural materials, with York stone with granite kerbs. A distinctive and valuable characteristic of the area are the granite setts to the carriageways of Lovat Lane, St Mary at Hill and Idol Lane. These are old and irregular, in contrast to the regular rectangular modern examples which exist elsewhere, and in the case of Lovat Lane retain a central drainage channel which would once have been a feature of numerous City streets.



St Dunstan in the East garden



St Mary-at-Hill Churchyard



Management Strategy

The management strategy sets out the position regarding the wider policies and guidance concerning the conservation and enhancement of Eastcheap Conservation Area. Future development schemes and enhancement projects will need to take account of these policies in relation to the special architectural and historic interest of the conservation area, as detailed in the above character summary. Significant characteristics of Eastcheap Conservation Area include its historic layout, its rich architectural character and notable collection of listed buildings.

Documents produced by the City of London are available on our website www.cityoflondon.gov.uk

13. Planning policy

National policy

The Civic Amenities Act, 1967, gave Local Authorities the power to designate conservation areas, and these powers are now contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act (section 69 (1) (a)) defines a conservation area as "*an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance*". Section 71 (1) of the Act requires the local planning authority to "*formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.*" See www.legislation.gov.uk

The Government's planning policies are contained within the National Planning Policy Framework (NPPF), which came into force on 27 March 2012. Historic environment policies are detailed in chapter 12 which sets out the requirements for local authorities and applicants in relation to the conservation of Heritage Assets, including conservation areas. See www.communities.gov.uk

London-wide policy

The London Plan (2011) forms part of the statutory development plan for the City of London and needs to be taken into account when considering development within the conservation area. Key policies to consider are: policies 7.8 Heritage assets and archaeology and 7.9 Heritage-led regeneration. See www.london.gov.uk

City of London policy

Planning policy in the City of London is contained within the Local Plan (formerly titled the Local Development Framework Core Strategy) and a number of saved policies from the 2002 Unitary Development Plan (UDP). Further information is set out in the appendices to the Local Plan and in the Local Development Scheme which can be found on our website.

Development proposals within Eastcheap Conservation Area have to be considered in the context of all the policies in the Local Plan and the 55 saved policies from the UDP. Within this framework, particular account will need to be taken of Local Plan policies CS5 North of the City, CS10 Design, CS12 Historic Environment, CS13

Protected Views, CS14 Tall Buildings, CS20 Retailing, and CS21 Housing. Saved UDP policies include ENV 11 Development in Conservation Areas, ENV 13 Conservation Areas: Premature Demolition.

Protected views

The London Plan and the Local Plan seek to protect strategic views which are defined within the London Plan's Supplementary Planning Guidance – the London View Management Framework. In Eastcheap Conservation Area the following Protected Vistas need to be considered:

Eastcheap Conservation Area includes areas partially within the following LVMF (London View Management Framework) protected vistas:

- View 4A.1 – Primrose Hill (Wider Setting Consultation Area – Background)
- View 5A.2 – Greenwich Park (Wider Setting Consultation Area – Foreground)

Development proposals in Wider Setting Consultation Areas must be designed or sited so that they preserve or enhance the viewer's ability to recognise and appreciate the Strategically Important Landmark, in this case St. Paul's Cathedral. Further detail can be found in the London View Management Framework SPG. See www.london.gov.uk

The character summary identifies a number of distant and local views that contribute to the character of the conservation area. Proposals will be assessed for their potential effect on these and other views of significant individual buildings, townscape or skylines.

The Eastcheap Conservation Area features within Monument View One: South East to the Tower of London, Tower Bridge, the River Thames and HMS Belfast. In considering proposals which are likely to affect views from the Monument, the City Corporation will be concerned to ensure that development neither obstructs them due to its height or position nor detracts from the general prospect by inappropriate bulk or massing. There is potential to improve the foreground roofscape in views from the Monument from View One. Height and massing should not visually intrude into the key features of the views as described in the Protected Views SPD (2012) and views of the River Thames should be maintained.

The City of London Protected Views SPD (2012) outlines protected views of St Paul's Cathedral, the Monument, Tower of London World Heritage Site and other historic landmarks and skyline features protected and managed by planning policies in the Local Plan (2011) and Mayor's London Plan (2011).

Sustainability and climate change

The City of London is committed to being at the forefront of action in response to climate change and other sustainability challenges that face high density urban environments. In particular, areas will need to be resilient to warmer wetter winters, hotter drier summers and more frequent extreme weather events.

In adapting to meet these challenges it is important that sustainable development is sensitive to the historic environment. Development, including the incorporation of

climate change adaptation measures, should have regard to the need to protect the historic significance of heritage assets.

Issues specifically relevant to Eastcheap Conservation Area:

- The garden and mature trees of St Dunstan in the East Churchyard make a strong contribution to the biodiversity of the area and should be enhanced where appropriate (see Open Spaces and Trees).
- Lower Thames Street suffers from traffic related air pollution including high levels of nitrogen dioxide and fine particulates (PM10). *The City of London Air Quality Strategy 2011-2015* (March 2011) sets out the current position and the measures required to ensure predicted improvements in the City's air quality.
- The southern part of Eastcheap Conservation Area lies within the flood risk area as shown on the Proposals Map. In order to minimise the risks of flooding here and elsewhere in the City, new development schemes will be expected to make use of Sustainable Urban Drainage Systems (SUDS) including rainwater harvesting systems and green roofs.

The Local Plan policy CS15 provides guidance on sustainable development and climate change and policy CS18 on Sustainable Urban Drainage Systems (SUDS). This will be supplemented by policies in the forthcoming Development Management DPD, and the City has produced a *Climate Change Adaption Strategy* (Revised and Updated January 2010).

14. Environmental Enhancement

The City of London Street Scene manual sets out the policies to manage the public realm, and is expected to be reviewed and adopted as SPD in 2012. The main principles which provide the framework for the City's vision for the City streets are:

- Rationalise street furniture
- Improve the pedestrian experience
- Enhance paving and surfaces
- Introduce more trees and planting
- Preserve historic character
- Create an inclusive environment
- Maximise the sustainability of each project.

Completed enhancement projects in Eastcheap Conservation Area have included increasing the pedestrianised area in Lovat Lane by reducing vehicular access to the carriageway and resurfacing with York stone. Environmental Enhancement schemes are funded by TFL funding, Section 106 Contributions, and Section 278 Agreements.

15. Transport

Eastcheap and Great Tower Street form part of the London Cycle Network.

Much work has already been done on reducing motor vehicle traffic in the City, including in the Eastcheap conservation area.

- The City's traffic and environment zone regulates and records motor vehicles coming into and leaving the zone and encourages motor vehicle through traffic to route around the zone. There is no access for motor vehicles from Lower Thames Street to Monument Street, Lovat Lane or Saint Mary at Hill.
- Goods vehicles exceeding 7.5 tonnes maximum gross weight are prohibited from entering the centre of the City, including all of the Eastcheap conservation area, except to load or unload or to gain access to premises within the prohibited area.
- The Mayor of London's congestion charging scheme has significantly reduced motor vehicle traffic in Central London.
- The Mayor of London's low emission zone has further reduced numbers of the most-polluting heavy vehicles across London.

In adopting its Core Strategy the City has refined its highway hierarchy to further reduce the adverse impacts of motor vehicle traffic, including on the valued character of the City's conservation areas. The City will continue to reduce the impact of traffic management infrastructure wherever possible. All of the streets in the Eastcheap conservation area are local access roads and should only be used by motor vehicles for access to local premises.

As motor vehicle through traffic is further reduced, opportunities to enhance the environment for pedestrians and cyclists to move and to linger and enjoy the spaces will further increase. In assessing the adequacy of the pedestrian environment, the City uses the Gehl parameter of a maximum flow of 13 pedestrians per metre of unobstructed width (of the footway, footpath, shared route or shared space) per minute. Flows at or below this threshold generally afford sufficient opportunities for people to comfortably pause and linger without feeling as though they are obstructing others. This approach is endorsed by the official government guidance on pedestrian comfort, including in *Manual for Streets 2: Wider Application of the Principles* (September 2010).

Further details about the City's transport policies, programmes and projects are available on the City's website.

16. Management of open spaces and trees

Trees, churchyards, gardens and other green spaces make a strong contribution to the character and appearance to parts of Eastcheap Conservation area and will be enhanced, where appropriate, when opportunities arise.

St Dunstan-in-the-East Garden will be maintained in accordance with the site management plan in the City of London City Gardens Management Plan 2011-2016 (2012). See www.cityoflondon.gov.uk/citygardens

The City of London *Open Space Strategy* (2008) details the existing open spaces of the City, what spaces are to be provided in future, and how these could be delivered. The City of London *Biodiversity Action Plan 2010-2015* (2010) outlines the importance of the City's urban greenspaces, which in Eastcheap includes small public gardens and churchyards; and built structures, which include trees and manmade structures such as green walls and roofs. In addition, the City has published a Habitat Action Plan (HAP) for Urban Greenspaces, Churchyards and Cemeteries, and for Built Structures.

The City of London Tree Strategy SPD (2012), Parts 1 and 2, sets out a strategy for the protection, maintenance and increase in privately owned trees and City owned and managed trees within the City of London. The location of trees or the potential loss of trees in the townscape may have an impact on the setting and views of heritage assets. It is important that this issue is considered and that significant harm is not caused to the setting of heritage assets.

Trees in conservation areas are protected under section 211 of the Town and Country Planning Act 1990 (as amended) except those which are dead, dying or dangerous. Anyone proposing to carry out works to a tree in a conservation area must give 6 weeks notice of their intention to do so before works begin.

There are currently no Tree Preservation Orders (TPOs) in Eastcheap Conservation Area, although the City Corporation will give further consideration to TPO designation in accordance with the Tree Strategy.

17. Archaeology

The City of London is the historic centre of London has a rich history with monuments and archaeological remains surviving from all periods. It has an historic landscape which has shaped and influenced the modern townscape. There has been almost continuous occupation of the City from the initial Roman settlement and there is some evidence of earlier occupation. The development of the City is contained in the visible and buried monuments and archaeological remains. The history of settlement has led to the build-up and development of a very complex, and in some areas, deep archaeological sequence. Later building development and basement construction has partly eroded the archaeological evidence, and in some areas remains have been lost with no record or an incomplete record of only part of a site.

Due to the complex layering of remains above and below ground, the entire City is considered to have archaeological potential unless it can be demonstrated that archaeological remains have been lost, due to basement construction or other ground works.

Where developments are proposed which involve new groundworks an historic environment assessment, including an assessment of the archaeological potential and impact of the proposals will be required as part of the planning application. Where significant remains survive, consideration will be given to amendments to the proposals to ensure that disturbance to archaeological remains is minimised or reduced.

The City Corporation will indicate the potential of a site, its relative importance and the likely impact to a developer at an early stage so that the appropriate assessment and design development can be undertaken. Developers should refer to Planning Advice Note 3: Archaeology in the City of London, and Conservation Areas in the City of London: A General Introduction to their Character for further information.

There is high archaeological potential in Eastcheap Conservation Area:

- Roman remains associated with the development of the waterfront, and construction of 1st to 3rd century quays, warehouses and masonry buildings including bathhouses which have been recorded at Pudding Lane and Billingsgate. There is evidence of Roman terracing of the hillside for building. The 3rd century Billingsgate Bathhouse is a scheduled ancient monument preserved below 100 Upper Thames Street, to the south of the conservation area.
- Potential Saxon occupation has been recorded, including evidence from St Dunstan's in the East, 11th century pits from Lovat Lane and reclamation and construction of the waterfront at Billingsgate from the 10th century.
- There is potential for early evidence of the numerous churches in the area, St Mary at Hill, first recorded in 1177, St Dunstan in the East, 1100, St Margaret Pattens, 12th century, and the sites of churches demolished after the Great Fire, St Andrew Hubbard, St Botolph Billingsgate, and St George Botolph Lane demolished in 1904.
- The street pattern, dating from the 10th century, of roads, alleys and courts linking the waterfront quays and warehouses to the market at Eastcheap which was recorded by c.1100.
- Buildings and structure preserved below ground following the widening of Eastcheap and unaffected by the underground construction.
- Evidence of the former fish warehousing and trade associated with Billingsgate Market to the south.
- 17th and 18th century buildings in Philpot Lane and Brabant Courts, with pre-Fire fabric.

18. Enforcement

Breaches of planning regulations are investigated in accordance with the City of London Enforcement Charter (updated June 2008). This sets out the manner and timescales in which issues will be investigated, and is available on the City of London website.

19. Condition of the conservation area

The buildings, open spaces and public realm of Eastcheap Conservation Area are generally in good condition and maintained to a high standard. Potential pressures in the conservation area have been identified as new development and utilities replacement works. New development has the potential to harm the conservation area and its setting, and this will be considered as part of the development management process. The condition of the conservation area is judged to have improved in recent years, and is expected to further improve in coming years.

Planning applications will be judged against the local, regional and national policies and guidance identified above, and the loss of buildings and features that contribute to the character of the area will be resisted accordingly.

Further reading and references

Bradley, Simon, and Pevsner, Nikolaus, *The Buildings of England London 1: The City of London* (1997)

Historic England publications:

Understanding Place: Conservation Area Designation, Appraisal and Management (2011)

Seeing the History in the View (2011)

The Setting of heritage assets (2011)

Available at www.historicengland.org.uk.

Guidance for home owners and on climate change is available under the 'Advice' tab.

Freeman, Jennifer (editor) *Save the City: a Conservation Study of the City of London* (1979)

Huelin, Gordon, *Vanished Churches of the City of London* by (1996)

Milne, Gustav, *The Port of Medieval London* (2003)

Stephens Curl, James, *Encyclopaedia of Architectural Terms* (1992)

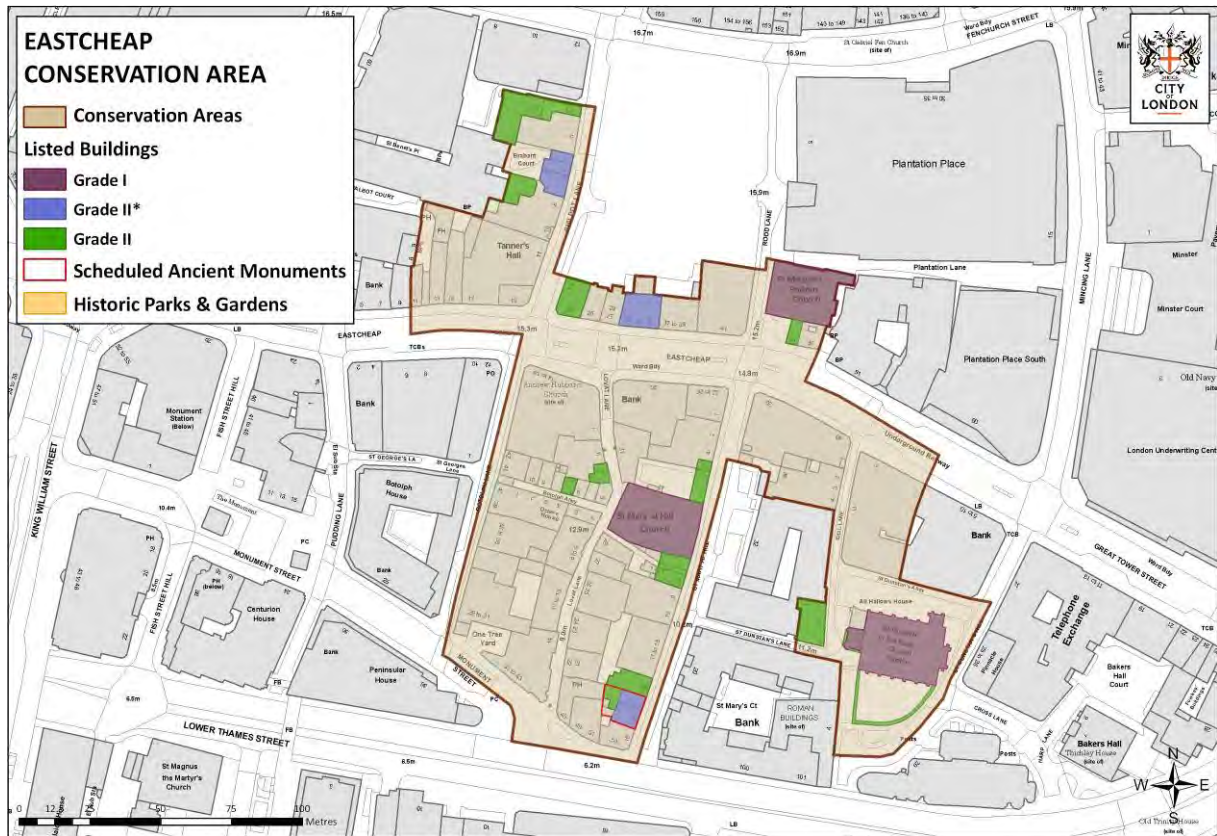
Strype, John, *A Survey of the Cities of London and Westminster* (1720)

Wylie-Harris, W.H. *The Ward of Billingsgate Past and Present* (1973)

Appendices

Appendix A - Designated Heritage Assets

Correct March 2013. Please consult the City of London website for up to date information www.cityoflondon.gov.uk/plans



Scheduled Ancient Monuments

Monument 1002034 Watermen’s Hall (sic), St Mary at Hill

Listed Buildings

STREET	NUMBER /NAME	GRADE
Botolph Alley	7	II
Eastcheap	23-25	II
	33-35	II*
	43	II
	Church of St Margaret Pattens	I
Idol Lane	9	II
	WALLS, GATES AND RAILINGS TO CHURCHYARD OF CHURCH OF ST DUNSTAN IN THE EAST	II

Lovat Lane	4 & 5	II
	3 BOLLARDS	II
Philpot Lane	2 & 3 (rear of no.1)	II
	Brabant Court, 4	II
	7 & 8	II*
St Dunstan's Hill	Church of St Dunstan in the East	I
St Mary at Hill	16	II
	Watermen's Hall, 17 & 18	II* & SAM
	Church of St Mary at Hill	I
	6 & 7	II
	RECTORY, 8	II

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