



Planning and Transportation Committee

Date: TUESDAY, 29 MAY 2018
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

8. POSTMAN'S PARK SPD – APPENDIX C

For Decision
(Pages 1 - 48)

John Barradell
Town Clerk and Chief Executive

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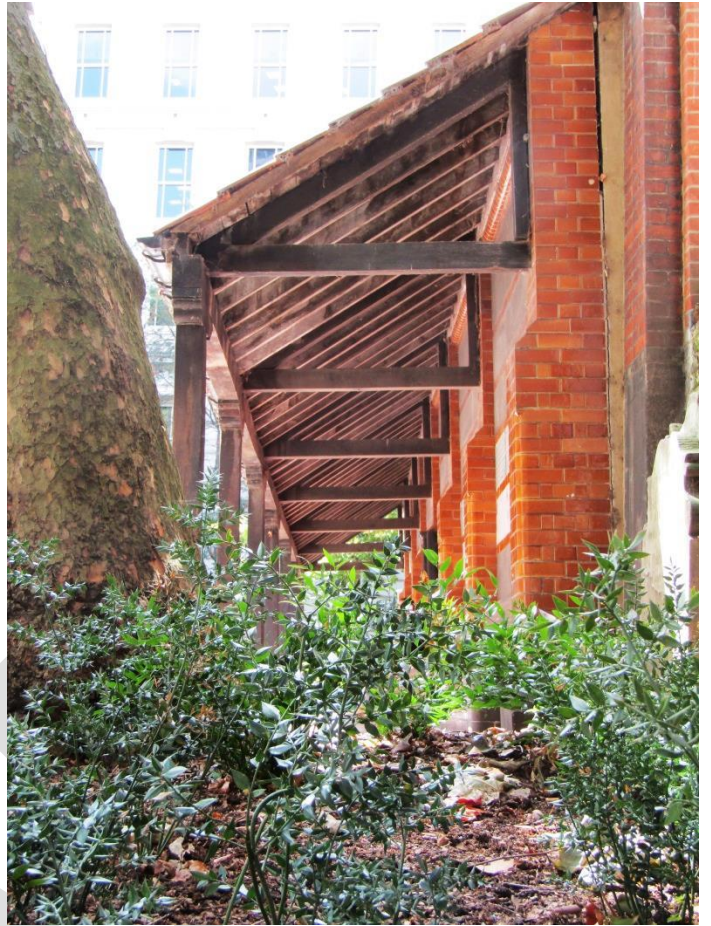
Postman's Park Conservation Area

Draft Supplementary Planning Document
May 2018





Christchurch Greyfriars; Watts memorial



Detail of gravestone, Postman's Park; post-box, St Martin's le Grand



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Cover image:

View of St Botolph Aldersgate across Postman's park, 1886
 Watercolour by John Crowther (1837-1902)
 Source: Collage (<https://collage.cityoflondon.gov.uk>)

Postman's Park conservation area offers an arresting experience of ruins and formal architecture within a biodiverse setting.

Conservation area status helps to manage and promote its special interest so that the area can remain a key part of the City's appeal to businesses, residents and visitors.

Summary of character

The characteristics which contribute to the special interest of the Postman's Park conservation area can be summarised as follows:

- An arresting and tightly defined juxtaposition of ruins, churches, medieval plot widths, grand official architecture and generous provision of green space;
- A varied street network with a tangible hierarchy of routes and spaces, preserving vestiges of the medieval street pattern;
- A varied mix of uses with quiet residential enclaves encountered alongside busy office developments, recalling the City's historic mixed-use character;
- Significant historic associations with important historical figures including Sir Christopher Wren, John Wesley and Rowland Hill;
- Poignant associations with past City communities through the three former burial grounds that comprise Postman's Park and the former burial ground of Christchurch Greyfriars;
- A significant and unusual commemoration of less well-known individuals in the form of the Watts Memorial to Heroic Self-Sacrifice;
- An extensive array of heritage assets illustrating the development of the area from the Roman period to the present day, encompassing the Roman and medieval City wall and Aldersgate, medieval religious establishments, the Victorian General Post Office, burial grounds repurposed as public parks, WW2 bomb-damaged remains and an award-winning modern office development.

Overview

Located to the west of the City, Postman's Park conservation area encompasses the former City headquarters of the General Post Office, a section of the Roman and medieval City wall including the Aldersgate, two City churches and churchyards and the medieval street plan.

Historical

In the 2nd century AD the Roman and medieval City wall was constructed, which influenced the development and form of the conservation area. Gates at Aldersgate and Newgate were established in the Roman period.

By the early medieval period, the church of St Botolph Aldersgate had been founded outside the Aldersgate to the north of the City wall. The Franciscan 'Greyfriars' had established their friary just inside the City wall between Aldersgate and Newgate. It would develop into one of the richest such complexes. The religious establishment of St Martin le Grand, outside the conservation area but commemorated in the street name, was also established at this time. Both were dissolved in the 1530s, and part of the former Franciscan friary church became the parish church of Christchurch Greyfriars. Christ's Hospital, a school for orphans, was founded in 1553 by Edward VI who gave the school the land and buildings of the former friary.

A famous coaching inn, the Bull and Mouth, was established by the 16th century on a site just inside the wall south of the Aldersgate.

The Great Fire of 1666 destroyed the district except for the City wall, Aldersgate, Newgate and church of St Botolph. Christchurch Greyfriars was rebuilt by Sir Christopher Wren in 1687 and the tower completed in 1704.

In 1791 St Botolph was rebuilt and the east end was rebuilt again in 1829 when Aldersgate Street was widened.

In 1830 the Bull and Mouth was rebuilt as the Queen's Hotel, before being demolished in 1887 to make way for the grand buildings of the General Post Office. These were built in stages – initially in 1829 on the site of St Martin le Grand, then with substantial ranges on the former friary site between 1869 and 1911.

By the mid-19th century the green space to the south-west of St Botolph was being used as three separate burial grounds: for St Botolph's, St Leonard Foster Lane and Christchurch Greyfriars. By 1875 these had been closed under the Burial Acts and made in to a public garden, further extended to the north in 1900 when buildings along Little Britain were demolished. That year, the Watts Memorial to Heroic Self-Sacrifice was unveiled in the park. The park's name derives from its association with the General Post Office (GPO) buildings. In 1902 Christ's Hospital moved to new premises in Sussex and the GPO extended into their site.

During the Second World War Christchurch Greyfriars was hit by a bomb and the body of the church was destroyed. It was later laid out as a public garden.

In 1990 the north GPO range was converted for use by Nomura, a Japanese bank. Between 1998 and 2001, the former Sorting Office Buildings on the former friary/school site were demolished and the Bank of America Merrill Lynch headquarters were constructed, retaining King Edward Buildings.

Overview

Environmental

The prominent routes of Aldersgate Street, King Edward Street and Giltspur Street run north-south through the conservation area, intersected by the secondary routes of Little Britain, Angel Street and Minerva Walk. The nature of the conservation area is such that only short stretches of any one street are included within the boundary. Within this street network are a dramatic hierarchy of building heights and footprints, from the very large office developments of No.1 Aldersgate Street (Nomura House) and the Bank of America Merrill Lynch development to the more domestic proportions of Nos. 1-6 Little Britain and St Botolph Aldersgate. A particularly potent environmental characteristic is the profusion of green space at Postman's Park and Christchurch Greyfriars. These spaces offer more diminutive routes through the area, increasing its permeability.

Architectural

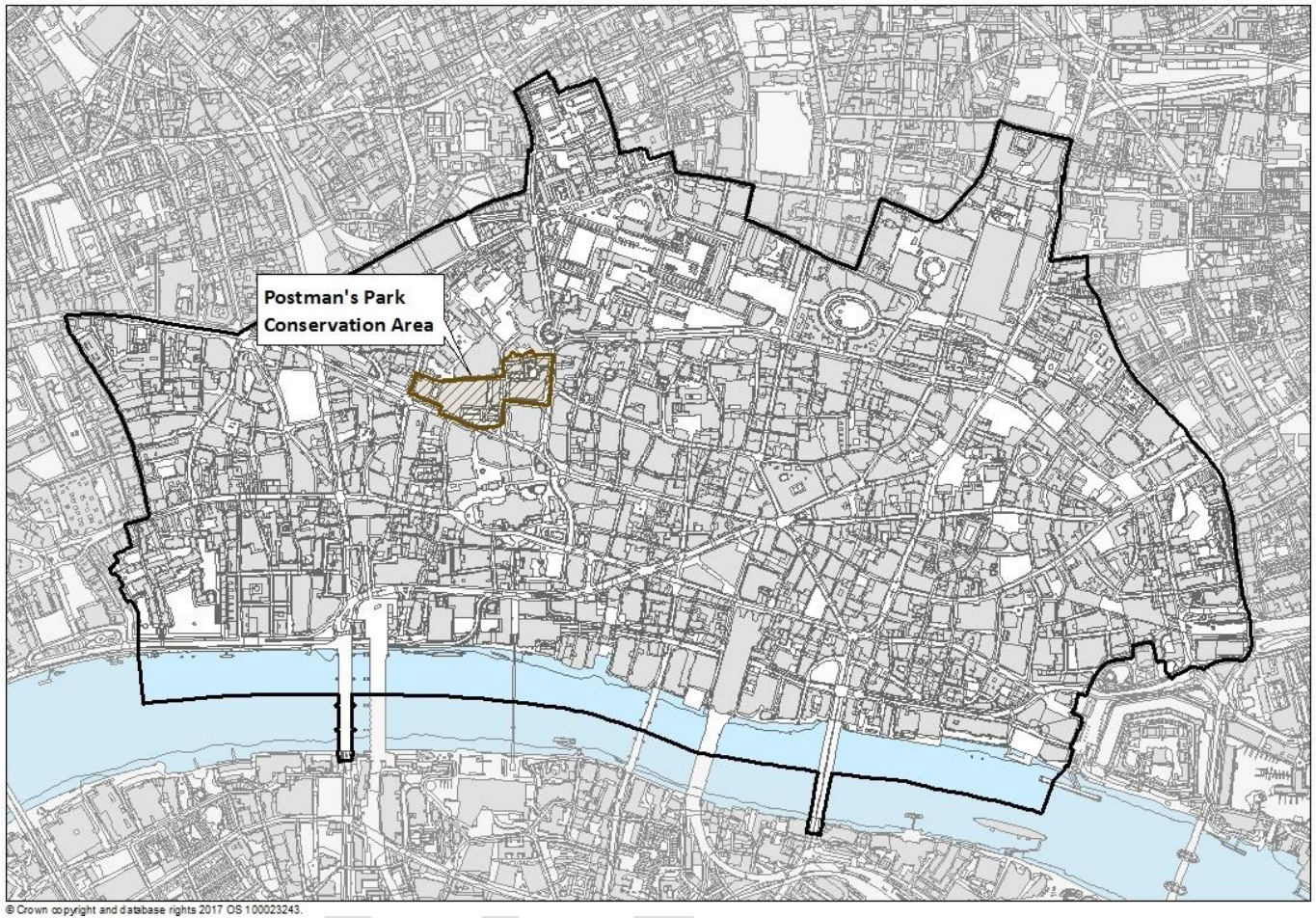
There is variety in architectural styles balanced by consistency in the use of traditional, high-quality building materials. The monumental classical architecture of the former GPO buildings dominates the conservation area, relieved by the smaller scale, more eclectic Victorian frontages along Little Britain and the plain vocabulary of classical devices adorning St Botolph Aldersgate. Wren's tower of Christchurch Greyfriars is the architectural highlight of the area, distinct from the other buildings in its virtuosity yet sharing with them Portland stone materiality and classical stylings. Hinting at the proliferation of archaeological monuments throughout the conservation area (see below), the masonry rubble walls of the church contrast sharply in texture with the more formal architecture that otherwise characterises the conservation area. More recent buildings relate well in style and materials to the existing architectural character of the area.

Archaeological

The principal archaeological features in the conservation area are:

- Remains of the Aldersgate and Roman and medieval City wall, which runs east-west through the area, and evidence for Roman and medieval occupation within and without;
- Remains of the Greyfriars complex and Christ's Hospital, which lay immediately south of the wall;
- Burials and associated archaeological remains in the three former churchyards that comprise Postman's Park and the former churchyard, the tower and the remains of Christchurch Greyfriars

Overview



Contribution to the City

The conservation area provides a valuable amenity for the many city workers and residents in the vicinity.

Postman's Park offers an expanse of well-maintained historic green space enclosed by fine historic buildings and structures. Added to this is the poignancy of the park's former function as three separate burial grounds, further augmented by the presence of the Watts Memorial to Heroic Self Sacrifice. It is a place to go for a break and to inspire reflection.

The two other green spaces in the conservation area – Christchurch Greyfriars garden and churchyard – offer a different experience. Here, the planting and greenery are more formally arranged in contrast to the winding paths of the Park. Enclosed by the ruins of the church, the Greyfriars garden is an arresting place offering lush planting which contrasts with a sense of the devastation caused in the Second World War – again, capable of inspiring reflection. In contrast, the churchyard is a simple rectangle with a linear path that denotes the nave of the Franciscan friary church. This offers a sense of deeper history and green expansiveness, enclosed by railings, that contrasts with the experience of the ruined church.

All these green spaces undoubtedly have high amenity value. Added to this is the interest created in the wider townscape by a varied mix of historic buildings, ranging from the large former GPO premises to the more modest and architecturally varied run of Victorian frontages along Little Britain, which adds richness and depth to the place. The remains of the Roman and medieval City wall provide a further source of interest. As well as the mix of structures and building types, the area is a successful example of mixed uses, combining commercial, office, retail and residential use within this historic setting.

Planning Policies

This Supplementary Planning Document (SPD) sets out the City Corporation's specific policies relating to the Postman's Park conservation area. Development in or affecting this conservation area will be managed in accordance with legislation and the national and local planning policies set out below.

Development should preserve and enhance the distinctive character and appearance of the Postman's Park conservation area – as set out in this SPD – and the significance of individual heritage assets within the boundary. Where appropriate, development should seek to better reveal the significance of the conservation area and other individual heritage assets.

Legislation

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).

National policy

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. The Department for Communities and Local Government have published Planning Practice Guidance for the NPPF, of which the section 'Conserving and enhancing the historic environment' is particularly relevant. See <http://planningguidance.planningportal.gov.uk/>.

NPPF historic environment policies are supported by the Planning Practice Guidance and Historic Environment Good Practice Advice notes 1-3, produced by Historic England. See: www.gov.uk
www.historicengland.org.uk/.

London-wide policy

The London Plan (2015) forms part of the statutory development plan for the City of London and needs to be considered 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/thelondonplan.

City of London policy

Planning policy for the City of London is contained within the Local Plan, which was adopted in January 2015. See www.cityoflondon.gov.uk for more information. Development proposals within the Postman's Park conservation area must be considered in the context of the policies of the Local Plan. Within this framework, particular account will need to be taken of Core Strategic Policies CS10 'Design', CS12 'Historic Environment', CS13 'Protected Views', CS19 'Open Spaces and Recreation', CS20 'Retailing', and CS21 'Housing'.

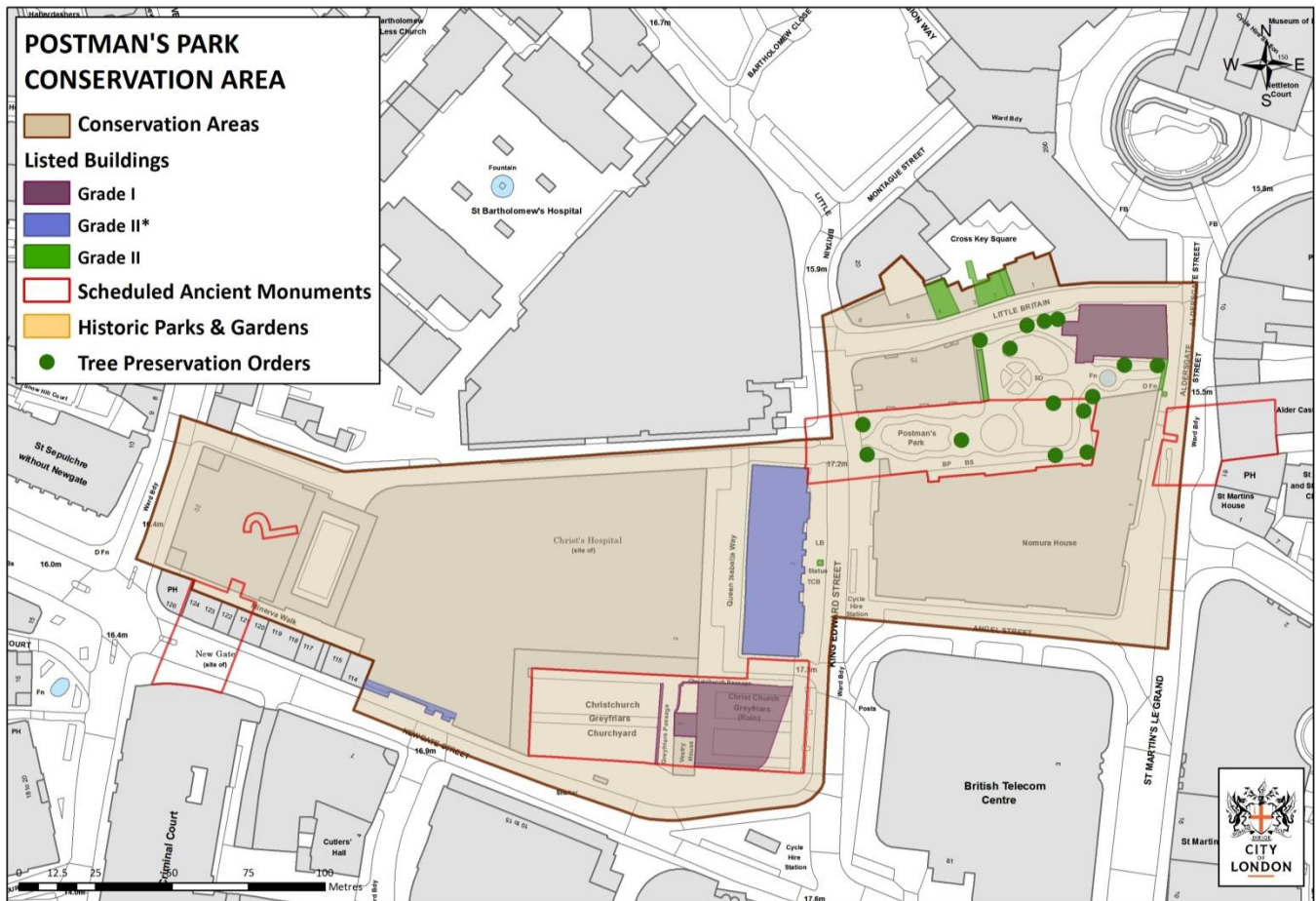
In addition to policy CS10 Design, attention should also be paid to Local Plan policy DM10.6 Advertisements. This policy seeks to encourage a high standard of design and a restrained amount of advertising, in keeping with the character of the City, and to resist excessive or obtrusive advertising, inappropriate illuminated signs and the display of advertisements above ground level. See also clauses 3.10.35 to 3.10.39 for further details.

Planning Policies

Designated heritage assets

Key policies in the Local Plan are: DM12.1 'Managing change affecting all heritage assets and spaces'; DM12.2 'Development in conservation areas', DM12.3 'Listed Buildings' and DM10.5 'Shopfronts'. The designated heritage assets within the conservation area are:

- 4 scheduled ancient monuments,
- 11 listed buildings,
- 1 tree preservation order (TPO) affecting trees in Postman's Park. Please contact the Development Division for advice.



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Planning Policies

Archaeology

The City of London is the historic centre of London and has a rich history with monuments and archaeological remains surviving from all periods. It is 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 the Archaeology and Development Guidance SPD (2017) for further information.

There is high archaeological potential in Postman's Park Conservation Area, including:

- Roman and medieval structural remains including the City wall and Aldersgate;
- Burials, associated monuments and archaeological remains;
- Remains of the London Greyfriars precincts, including the friary church and associated burials;

Planning Policies

London View Management Framework

This London-wide policy seeks to protect strategic views of St Paul's Cathedral. The western half of Postman's Park is affected by the following LVMF views:

3. Kenwood (Viewing Corridor & Wider Setting Consultation Area)
4. Primrose Hill (Viewing Corridor & Wider Setting Consultation Area)

For more information see www.london.gov.uk

St Paul's Heights

St Paul's Cathedral is an internationally recognised landmark in the London skyline. Since 1937, the City of London Corporation has operated a unique policy known as the 'St Paul's Heights' to protect and enhance important local views of the Cathedral from the South Bank, Thames bridges and certain points to the north, west and east. The long-term consistent implementation of the Heights policy has enabled the views to be protected and enhanced for more than seventy years for the enjoyment of Londoners and those who visit London.

The western half of the Postman's Park conservation area falls within the St Paul's Heights policy area. The buildings affected are:

- Bank of America Merrill Lynch (including part of King Edward Buildings)
- Christchurch Greyfriars
- Vestry House

See www.cityoflondon.gov.uk

Sustainability and climate change

The City Corporation 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 adapting to meet these challenges, it is important that sustainable development is sensitive to the historic environment. In particular, areas will need to be resilient to warmer wetter winters, hotter drier summers and more frequent extreme weather events.

Issues specifically relevant to the Postman's Park conservation area include:

- To minimise the risks of flooding elsewhere in the City, new development schemes will be expected to make use of appropriate rainwater attenuation measures such as the Sustainable Urban Drainage Systems (SUDS) and green roofs.
- The City is an air quality management area for fine particulates and oxides of nitrogen. It is therefore essential that development does not exacerbate existing air quality issues, particularly around sites of particular vulnerability.

The Local Plan policy CS15 provides guidance on sustainable development and climate change and policy CS18 on SUDS supplemented by more detailed Development Management policies. The City Corporation has produced a *Climate Change Adaption Strategy* (revised and updated January 2010).

Enforcement

Breaches of planning control are investigated in accordance with the City of London Enforcement Plan SPD (adopted in June 2017). This sets out the City's approach to enforcement and the manner and timescales in which breaches will be investigated. See www.cityoflondon.gov.uk.

The Conservation Area

Boundary & Fringe

p.14

North boundary and Culture Mile
East
South
West

Buildings

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No.1 Aldersgate Street (Nomura House)
St Botolph Aldersgate
Nos. 1 – 6 Little Britain
No. 75 Little Britain
Watts Memorial to Heroic Self-Sacrifice
Tower of Christchurch Greyfriars
Vestry House, Greyfriars Passage
Bank of American Merrill Lynch buildings
Including No. 2 King Edward Street

Green Spaces

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Postman's Park
Christchurch Greyfriars
Churchyard
Garden and ruins

Streets, Routes, Public Realm & Transportation

p.36

Aldersgate Street
Little Britain
Angel Street
King Edward Street
Queen Isabella Way
Christchurch Passage
Greyfriars Passage
Minerva Walk
Newgate Street
Giltspur Street

Views

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Nocturnal Character

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Boundary & Fringe

Wards: Aldersgate, Cheap and Farringdon Within
Total area: 3.3 hectares

Original designation date: **1981**

Subsequent boundary adjustment: **1991 – former GPO site de-designated**

Current boundary established: **2007 – former GPO site re-designated**

North boundary and Culture Mile

The Culture Mile initiative meets the north boundary of the conservation area. As such, this part of the conservation area may become a cultural focus.

Please see <https://www.culturemile.london/> for more information.

Most of the north boundary abuts the Smithfield conservation area, particularly St Bartholomew's Hospital and the site of the large new King George V wing completed in 2016. The north-east part of the boundary incorporates the small plots of characterful Victorian buildings on Little Britain. A large development of the 1980s, 200 Aldersgate, looms over the conservation area here.

East boundary

To the east, the conservation area has a sympathetic backdrop in the Foster Lane conservation area. Large buildings outside conservation area boundaries sit either side of this junction on Aldersgate Street.

South boundary

Framed partly by Angel Street and mostly by Newgate Street. In the south-east corner, the large British Telecom Centre borders the conservation area. Generally, it is of sympathetic stone material, but the scale and mass of the building have an overbearing effect on the ruined church of Christchurch Greyfriars. It is set back from the building line behind wide pavements unsympathetic to the urban grain. The buildings of Paternoster Square, opposite to the south, are of sympathetic scale and materials.

Further to the west, the grade II listed Cutler's Hall on Warwick Lane and the Newgate conservation area make positive contributions to the setting of the conservation area.

West boundary

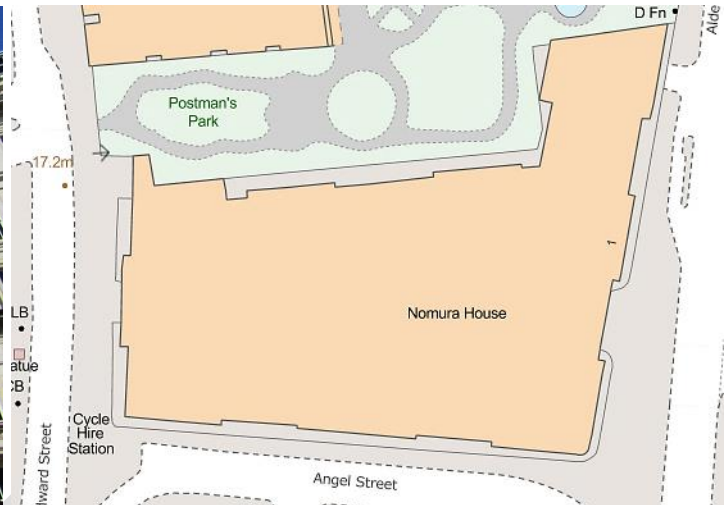
An interesting junction with two other conservation areas: Newgate Street and Smithfield. Their townscapes contribute positively to the Postman's Park conservation area. Around the road junction formed by Giltspur Street, Newgate Street, Holborn Viaduct and Old Bailey are clustered a number of listed buildings including St Sepulchre Holborn (grade I), the Viaduct Tavern (grade II), the Central Criminal Court (grade II*), Britannia House (grade II) and 15 Old Bailey (grade II). All make a positive contribution to the setting of the Postman's Park conservation area.

Buildings

No. 1 Aldersgate Street (Nomura House)



View of E elevation; plan



Birds' eye view approx. north-west (Source: Google Earth screenshot © Google 2017); E elevation detail



Character & Significance

A very large steel-framed building faced in Portland stone. Constructed between 1889-95 by Sir Henry Tanner, it was once the north range of the General Post Office (GPO) until they moved in 1984, whereupon it was rebuilt behind retained facades by the Fitzroy Robinson Partnership. The great slate mansards and attic storey date from this redevelopment.

Pevsner describes the building's classical architectural language as '*ornate but unadventurous, in the way of most 19th century official architecture*'. The mass of the facades is intelligently broken down into large bays and further modelled with pronounced string courses and regular window openings. Much carved detailing and architectural sculpture, related to the Post Office use, adds further interest. Fine, original ornamental railings gird the building at street level.

With No.2 King Edward Street, this building lends an official flavour to the conservation area. Its scale, materiality and architecture are reminiscent of the Government buildings along Whitehall. The building is valuable evidence of the scale and importance of the GPO in the late Victorian and Edwardian periods, and of the architectural character deemed fitting for such buildings.

No. 1 Aldersgate Street (Nomura House)

Other designations

Immediately abutting the light-wells of the building's north elevation, in Postman's Park, is the scheduled section of Roman wall and medieval bastion.

Management Strategy

Nomura House remains in office use. As a cornerstone of the conservation area, the building is considered to be a non-designated heritage asset. As well as its strong visual role, the building has associations with the postal service that gives the conservation area its name. This significance is expressed in its monumental scale, architecture and prominence.

Alterations to the building should be sympathetic to its 19th century classical, official character. Alterations should seek to sustain and enhance this character and avoid discordancy. Changes to the roofline and windows are particularly sensitive due to the building's large scale. Any alterations to the mansards and attic storey should be contained within the existing roofline. Changes to windows should be in an appropriate style. Despite their 'sash window' appearance, the current windows are clearly modern.

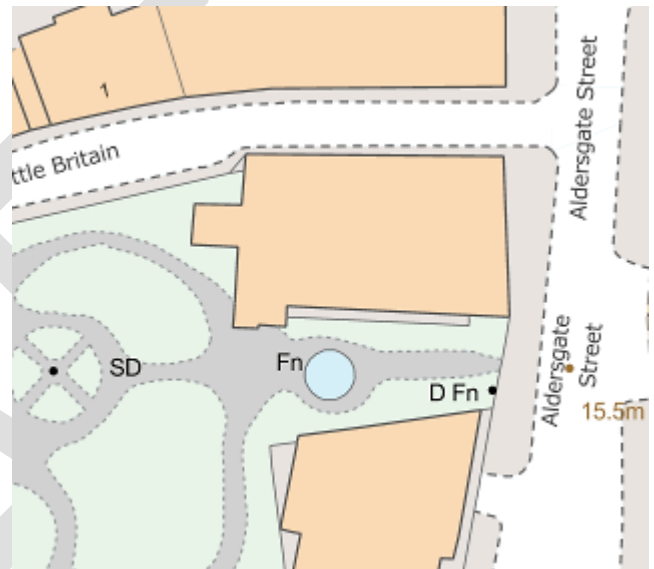
Other enhancements

- Interpretation through signage or other means of the building's former use in the streetscape and in Postman's Park



View from within Postman's Park

St Botolph Aldersgate



View looking NE from Postman's Park; map view

Other designations

Grade I listed building

Character & Significance

Unusually, St Botolph Aldersgate was unaffected by the Great Fire of 1666 but was rebuilt in 1789-91 on the site of the preceding medieval church. Churches dedicated to St Botolph, the patron saint of travellers, were built at Aldgate, Billingsgate and Bishopsgate. The presence and name of this church are important evidence for the demolished Aldersgate, which previously stood nearby.

To the north, south and west elevations there are modest brick elevations punctured with simple arched window openings characteristic of the 18th century, while the stuccoed east (liturgical) end is finished more decoratively, employing classical architectural devices including Ionic columns, a Venetian window and a pediment. The design of this elevation dates from 1829, when Aldersgate Street was widened and the elevation was rebuilt further back. The low square tower is of brick with a lead dome and small bell-cote.

Postman's Park is an amalgamation of the churchyards of St Botolph, St Leonard Foster Lane and Christchurch Greyfriars. There is still a strong visual relationship between St Botolph's church and the former churchyards, though this could be better interpreted for the public. The simplicity of the church's materials, detailing and modesty of scale sympathise with the greenery of the surrounding park and contrast effectively with the more ornate elevations of Nomura House and Nos. 1-6 Little Britain. The intactness and domestic scale of this church makes for a striking contrast with the ruined Christchurch Greyfriars to the south west.

St Botolph Aldersgate

Management Strategy

St Botolph's is a Guild church and holds regular Evangelical Anglican services; the London City Presbyterian Church holds services on Sundays. As a grade I listed church in use for ecclesiastical purposes, alterations to the building are managed under the Ecclesiastical Exemption instead of the LBC system. Planning permission is required for works that would result in a material change to its external appearance.

The church is a key building in the conservation area and makes a strong positive contribution. Its inherent special architectural and historic interest is recognised through its grade I listing. Any changes to the building's appearance could affect its positive contribution to the conservation area. Works to the facades, and individual elements such as windows, should be limited to conservation and enhancement. Repairs should follow best conservation practice, including the use of traditional methods such as lime mortar and materials that suitably match those of the existing building.

Small-scale proposals such as signage or CCTV should be located and designed to be subservient in scale and appearance to the church.

Traffic signals and signage on Aldersgate Street currently detract from views of the east elevation.

Other enhancements

- More information about the history of the church and churchyard within Postman's Park.



View of the E end from Aldersgate Street

Nos. 1-6 Little Britain



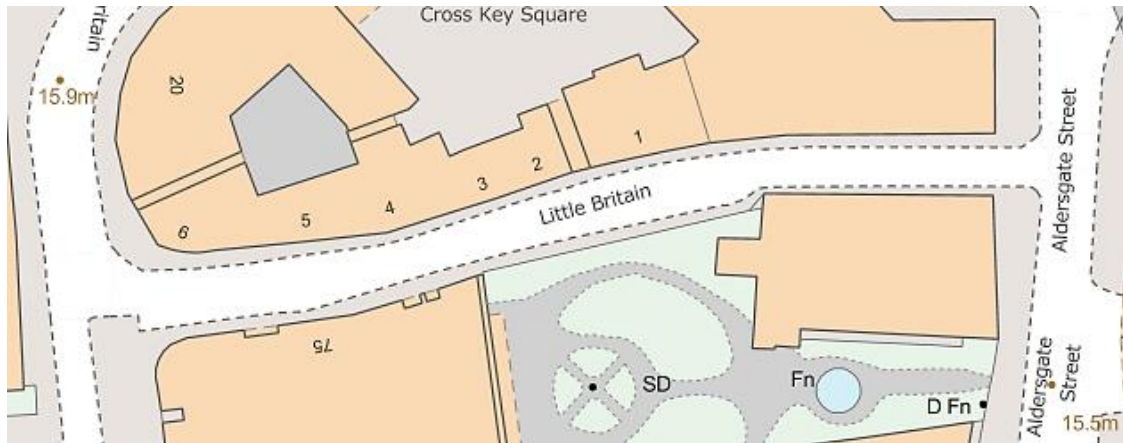
View from Postman's Park; view E along Little Britain (below)



Other designations

No.2 and No.4 are grade II listed buildings.

Nos. 1-6 Little Britain



Plan in relation to churchyard

Character & significance

General

An important, characterful group of late 19th century frontages in a rich mixture of materials, detailing and architectural styles. They are the only group of buildings in the conservation area to retain vestiges of the traditional, narrow plot widths characteristic of the medieval City (with Victorian re-fronting giving them their present appearance); despite the later development on the site behind, there are vestiges of former routes through into Cross Key Square. This group is important in framing Postman's Park from the north; views of the group from the park have a characterful interplay of varied aesthetics with the railings and abundant planting. They make an important contribution to the character and appearance of the conservation area. Following the development of 1985, the frontages were renumbered and, in some cases, combined under one address, though they read separately in the street.

No.1 is the former White Horse public house and slender elevation directly to the east. Incorporates passage, gated and locked, into Cross Key Square behind. Both frontages are of red brick with stone detailing.

Nos. 2-3 (grade II listed) former offices of 1897 with Tudor detailing and two arched entrances framing a large central ground floor window. This is of paler stock brick with robust stone dressings.

No.4 two frontages – the slim, relatively plain three-bay brick elevation with red brick and terracotta detailing, then the four-bay warehouse of 1859 with regular arched window openings carried on slender iron colonnettes (this part grade II listed). This building has a particularly vivid contribution to the conservation area through its repeating arches.

No.5 six-bay plain brick frontage with stucco ground floor and 6/6 sashes; three-bay stone offices of 1924.

No.6 corner building comprising two elevations – plain stone five-bay elevation to Little Britain/King Edward Street with stucco ground floor; two-bay brick elevation to King Edward Street with stone dressings and ornamented gable.

Nos. 1-6 Little Britain

Management Strategy

The group of buildings are in residential use. The two listed buildings will be subject to listed building consent (LBC) for any works affecting their special architectural or historic interest and subject to additional relevant policies.

This group of frontages makes a substantial contribution to the character and appearance of the conservation area. The contribution they make relies on the interplay of different architectural elements, detailing and materiality and this should not be undermined through poor quality alterations or repairs.

Works to the facades should be undertaken to conservation best practice employing traditional materials, finishes and fittings that match the existing as closely as possible.

Changes to the roofline and windows are particularly sensitive due to the buildings' traditional scale and design. The roofline in particular remains of traditional scale and proportions. Proposals for roof extensions or other alterations should avoid breaching the existing roofline. Changes to windows should replicate an appropriate 19th- or early 20th-century window style and avoid an overtly modern appearance, whether in style or reflective properties.

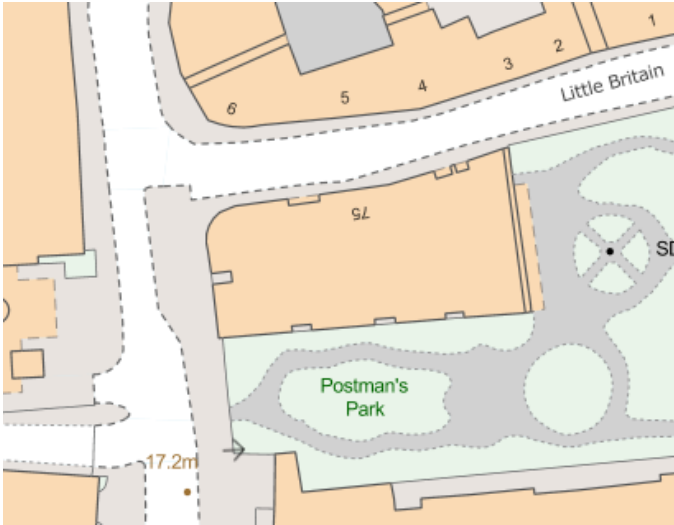
Other enhancements

- Reopen the connections between Little Montague Court, Cross Key Square and Little Britain;
- Explore options for pedestrian and cycle prioritisation along Little Britain (while maintaining existing vehicular access requirements) and the integration of the street into a cultural spur between St Paul's Cathedral and the Culture Mile;
- Improve the currently unsympathetic rear setting of these buildings in future development schemes.



Gated entrance to Cross Keys Square

No. 75 Little Britain



Plan; view from Postman's Park

Character & Significance

A block of flats by GMA Architecture, completed in 1996. The building is roughly rectangular with seven storeys, clad in brick with stone dressings. At its east end the grade II listed Watts Memorial is attached to the wall. The elevations to Little Britain and King Edward Street are broken down into alternating bays and recessed balconies, echoing traditional narrow plot widths, with a rounded corner. The materials and scale of the building make a neutral contribution to the conservation area.

Management Strategy

The building is in residential use. The adjoining grade II listed Watts Memorial is a key consideration in any proposals affecting this site and relevant additional policies will apply.

Alterations to the existing building should be in sympathy with the building's existing character and employ similarly traditional materials and finishes.

Watts Memorial to Heroic Self-Sacrifice



Character and significance

Constructed in 1899 on the initiative of the Victorian artist George Frederick Watts, the loggia-style structure is of timber with a pitched tiled roof sheltering rows of glazed plaques mounted above a brick plinth. They commemorate people who lost their own lives while attempting to save that of another.

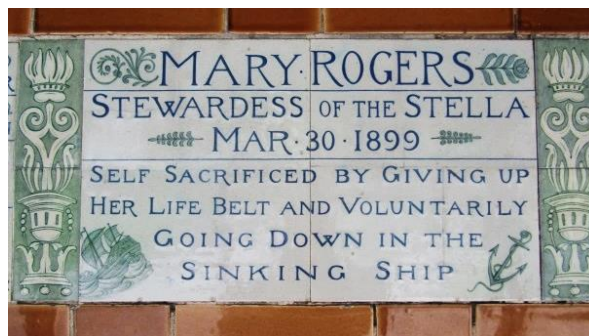
There are 54 ceramic tablets, commemorating 62 individuals. The last was added in 2009. They have high aesthetic and communal value. The memorial has historic value for its associations with the well-known Victorian artist G.F. Watts.

The presence of the memorial adds a further layer of cultural richness to the park and its commemorative purpose aligns well with the former use of this place as a burial ground.

Management Strategy

The Watts Memorial is listed at grade II. Because Postman's Park is a former churchyard still subject to the Ecclesiastical Exemption (in the curtilage of St Botolph's Aldersgate), works that affect the special architectural or historic interest of the memorial are managed through the Faculty system. Planning Permission is required for material changes to its external appearance.

The Memorial is managed by The Friends of the Watts Memorial on behalf of the PCC of St Botolph Aldersgate. In order to sustain and enhance the special interest of the memorial and the positive contribution it makes to the conservation area, only sensitive works of repair and conservation are considered appropriate.



Tower of Christchurch Greyfriars

Other designations

Grade I listed building. The site is a scheduled ancient monument. The site is affected by the St Paul's Heights policy area.

Character & Significance

The tower and ruins of the church stand on the site of the Greyfriars friary church, one of the largest and richest religious establishments of the medieval City with royal patrimony. Below ground, the remains of this complex survive and are scheduled. After the dissolution of the monasteries, their church became a parish church and was destroyed in the Great Fire of 1666.

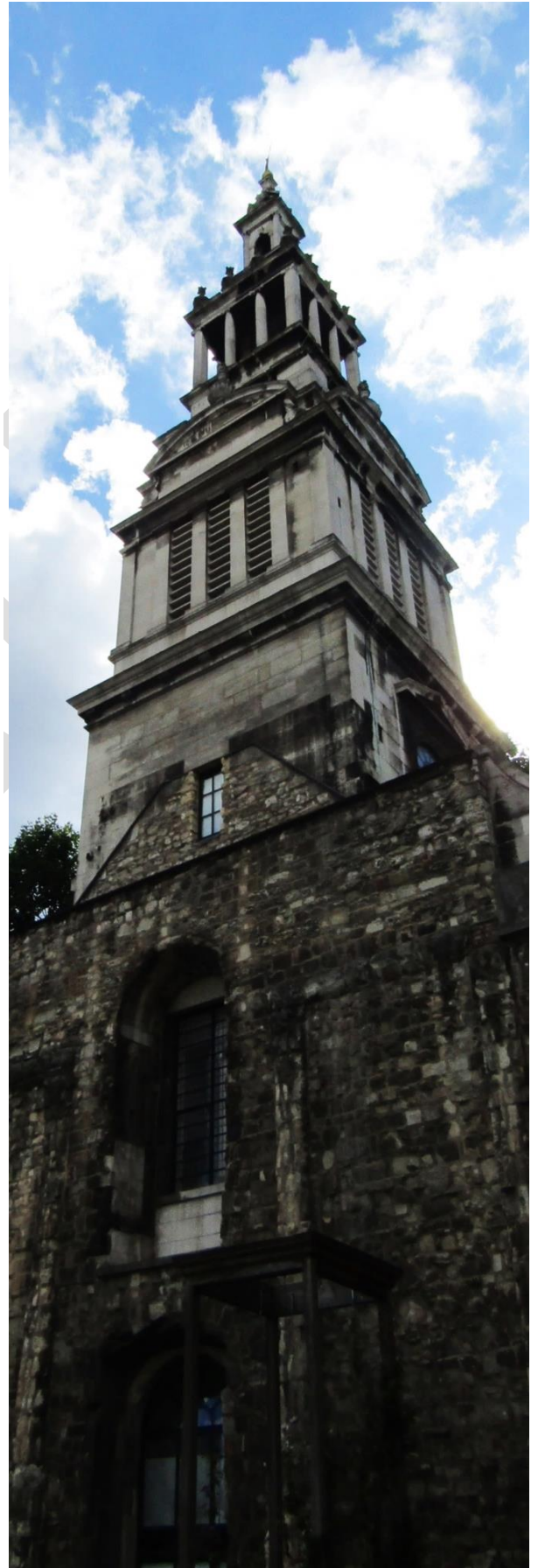
Wren rebuilt the church in 1677-87 and the tower was completed in 1704. Widely recognised as one of Wren's finest designs, the main body of the church was again destroyed in WW2. The tower has the architectural complexity, capitalising on the effects of light and shade, which is characteristic of the best of the City churches. Its prominence makes it a key landmark of the conservation area.

Surviving monuments from the church are fixed to the north wall of the tower.

Management Strategy

The tower has been converted to residential use. Its inherent special architectural and historic interest, and high significance, has been recognised through its grade I listing. LBC is required for any works that affect its special interest.

Only high quality conservation works, when necessary and appropriate, are suitable for this building. Alterations to its facades, architectural detailing or individual elements such as windows could affect the strong positive contribution the building makes to the conservation area and its inherent special interest. Proposed alterations should consequently be minimised, in favour of conservation-led maintenance and repair.



Vestry House

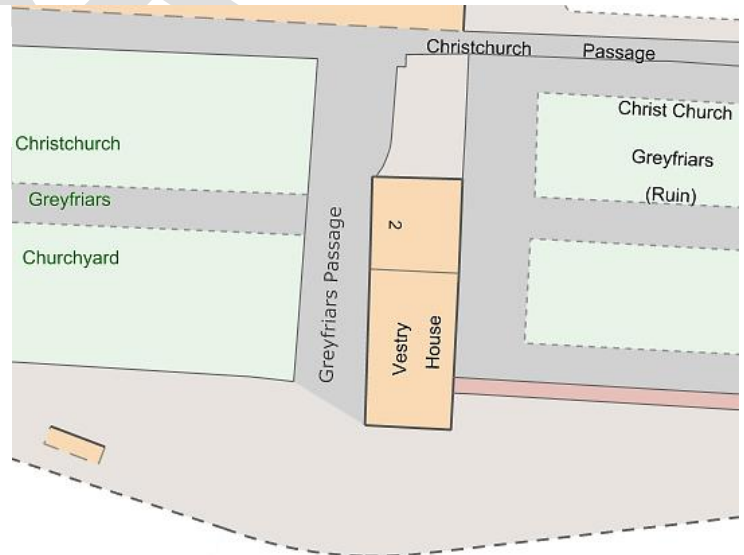


View of Vestry House from the churchyard

Character & Significance

A neoclassical building in brick with stone dressings. Completed in 1981 by the Seely & Paget Partnership, the building's style and scale relate to a vestry that was previously on the site.

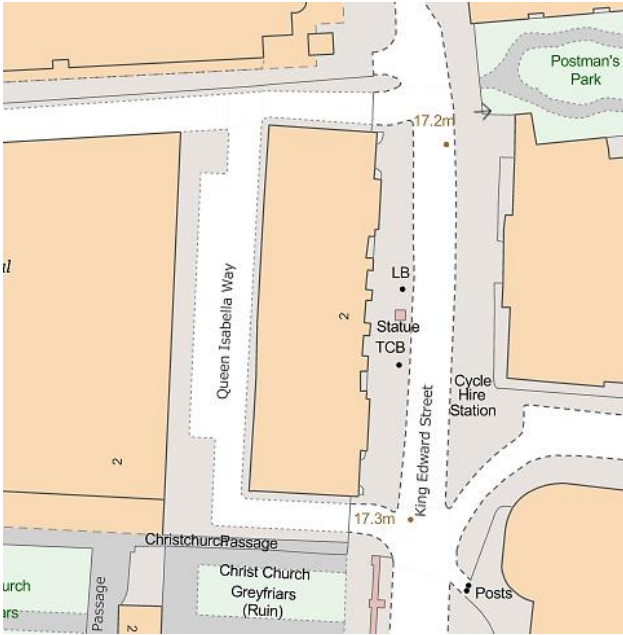
The building's scale complements the scale of the tower and church ruins and the churchyard nearby. The classical architectural language of round-arched openings, pediment and sash windows are sympathetic to the character and appearance of the conservation area. Its brick and stone materials sit comfortably among the stone, brick and ironmongery that characterises this part of the conservation area.



Management Strategy

The building is currently in commercial use. The building is affected by the St Paul's Heights policy area. It is considered to make a positive contribution to the character and appearance of the conservation area. Any proposals for alteration should seek to sustain and enhance this positive contribution.

Bank of America Merrill Lynch – King Edward Buildings



Plan; view looking SW from Postman's Park; detail of E elevation (below)

Other designations

Grade II* listed building. The building is affected by the St Paul's Heights policy area.

Character & Significance

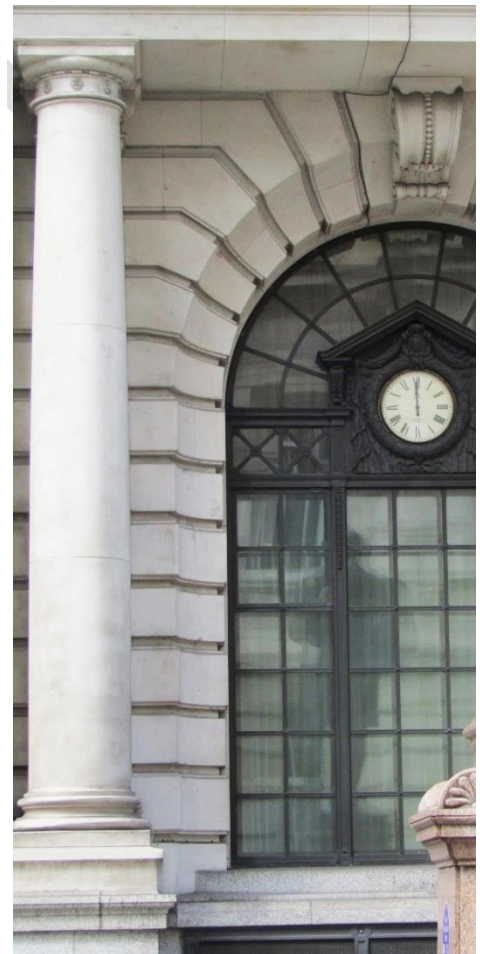
Like Nomura House, formerly part of the GPO and completed in 1911 to designs by Sir Henry Tanner. It was the 3rd of the complex of GPO buildings on this site and was built on the former site of Christ's Hospital. The building is of a similarly free classical style in Portland Stone to Nomura House and reads as a group with that building (and the statue of Rowland Hill). There are a few subtle differences – this building is slightly lower with a consequent effect on the proportions of the architecture. It is less altered than Nomura House.

The building is valuable evidence of the scale and importance of the GPO in the late Victorian and Edwardian periods, and of the architectural character deemed fitting for such buildings.

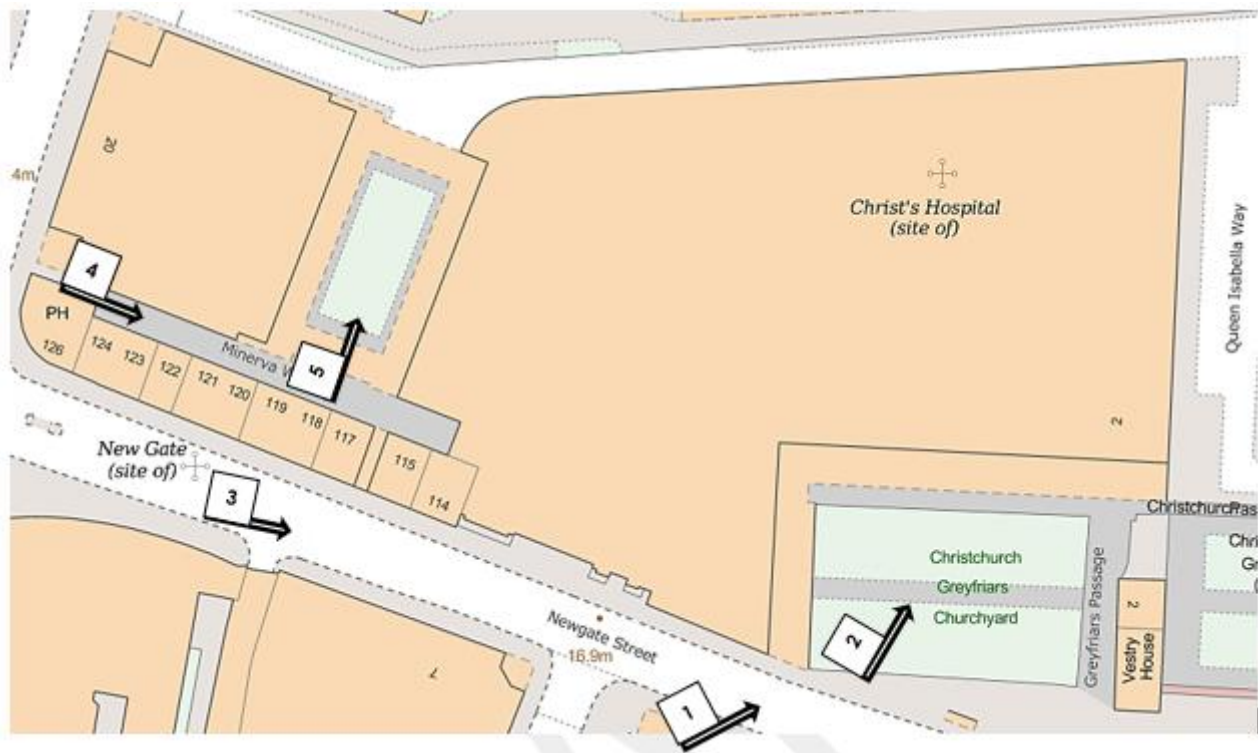
Management Strategy

The building makes a substantial contribution to the conservation area. It is listed at grade II* and subject to the listed building consent process.

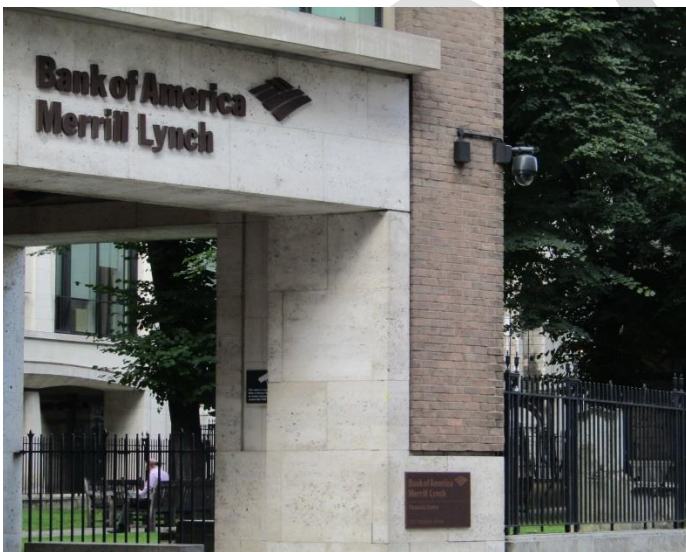
The building remains in office use. Proposals for alteration must sustain and enhance the positive contribution of this building to the conservation area. Alterations to the building should be sympathetic to its 19th century classical, official character. Alterations should seek to sustain and enhance this character and avoid discordancy.



Bank of America Merrill Lynch Buildings



Map showing location of views displayed below



Views 1 & 2

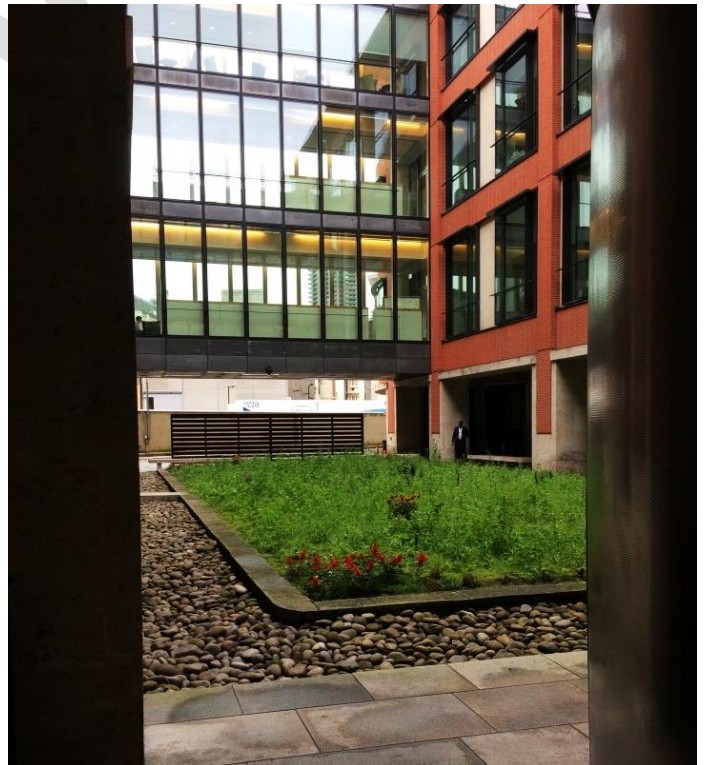
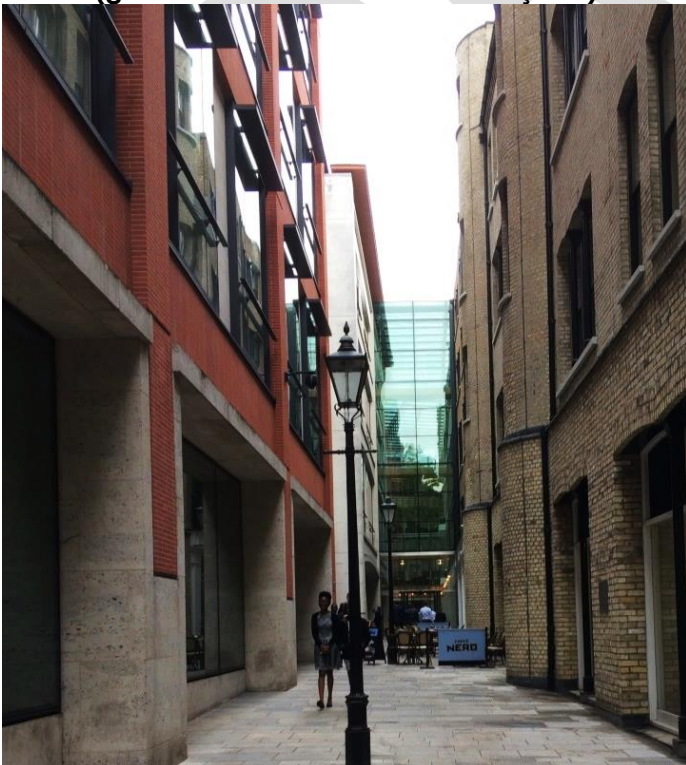
Other designations

The Roman wall and bastion under the west part of the site are designated as scheduled ancient monuments; the retained façade to Newgate Street is listed grade II*; the site borders the scheduled remains of the London Greyfriars. The site is affected by the St Paul's Heights policy area.

Bank of America Merrill Lynch Buildings



View 3 (grade II* listed retained stone façade)



Views 4 (Minerva Walk) & 5 (courtyard)

Bank of America Merrill Lynch Buildings



Image source: Google Earth screenshot © Google 2017

Character & Significance

Bank of America Merrill Lynch occupies a large part of the former GPO site and comprises a series of three interlinked buildings with different elevational treatments that have been successfully stitched into the surrounding historic townscape. The site and setting are particularly sensitive. As well lying within the Postman's Park conservation area, it borders the Newgate and Giltspur Street conservation areas to the west and the settings of numerous listed buildings. Remains of the Roman and medieval City wall and a bastion are scheduled and lie below the new buildings. The scheduled London Greyfriars site is located immediately to the east of the buildings.

The primary materials are Portland stone and brick – used in varying shades of brown and red. These are used in different combinations, from the brown brick and roach-bedded stone of the Newgate Street elevation to the entirely stone-fronted façade facing south onto the churchyard. The latter is particularly well-detailed with recurring column motifs expressed above the colonnade.

The development incorporates the grade II* listed retained former Sorting Office Newgate Street façade of 1911 by Sir Henry Tanner, the architect who designed the postal buildings elsewhere in the conservation area. The line of the Roman and medieval City wall is marked in paving on Minerva Walk. Public access to the Roman and medieval City wall and bastion is possible via Giltspur Street.

The quality of this development has been recognised through a City Heritage Award, a Civic Trust Award, a Worshipful Company of Architects Award and a IAO/OAS Best Central London Development Award, all given in 2002.

Management Strategy

This award-winning development is recognised to make a contribution to the character of the conservation area. In scale, design, detailing and materials it responds appropriately to its sensitive context. Proposals for alteration should seek to sustain and enhance the development's contribution to the conservation area.

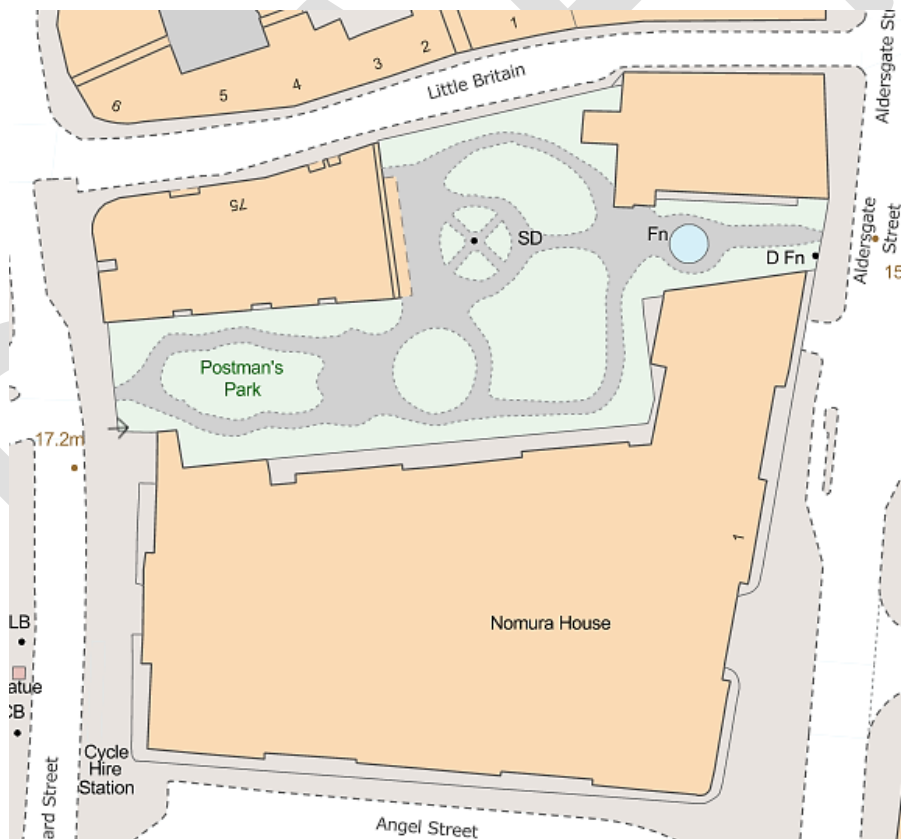
Other enhancements

- Exploring future opportunities to open the route through the buildings between Minerva Walk and Christchurch Passage;
- Enhanced information displays about the history of the site;
- More information displays about the scheduled ancient monument.

Green Spaces Postman's Park



Birds' eye view looking approx. south-west (Source: Google Earth screenshot © Google 2017); view of the Watts Memorial



Plan view

Postman's Park

Other designations

One Tree Preservation Order; grade II listed gates and railings to east entrance; grade II listed Watts Memorial; scheduled ancient monument section of London Wall

Character & Significance

A verdant park of irregular shape that links Aldersgate Street at its eastern entrance with King Edward Street at its western entrance. Within, there are sinuous circuits of attractively-paved Yorkstone paths traversing large areas of greenery and planting. Relocated gravestones line the boundaries with buildings; good quality railings form the other borders. The Watts Memorial to Self-Sacrifice and St Botolph Aldersgate contribute interest and richness to the park.

The name derives from its associations with the General Post Office to the south; the park was formerly three separate burial grounds (serving St Botolph Aldersgate, St Leonard Foster Lane and Christ Church Newgate) closed by 1875, a use seen in the raised level of the park, its relationship to the church and the numerous gravestones lining the boundary.

Postman's Park is one of the largest churchyard spaces in the City and makes a valuable contribution to amenity through its trees, greening and multitude of interesting features. Its status as three former burial grounds is unique. It is one of the anchoring features of the conservation area, to which it gives its name.

Postman's Park is managed as an open space by the City Corporation.

Management Strategy

As an amalgam of three former burial grounds, subject to faculty jurisdiction, a faculty would be required for works to Postman's Park. Depending on the proposal, planning permission may also be required. Works to the listed gates and railings and other individual features would be managed under the faculty process.

Proposals should aim to preserve and enhance the existing character of the space. The park is considered to make a key contribution to the special interest of the conservation area through its openness, greenery, layout, boundaries and structures within. Alterations to or removal of any of these elements would affect the integrity of the park, its special interest and its contribution to the conservation area.

Like-for-like repair and maintenance of the structures is acceptable, but it is advisable to contact the Development Division to discuss. Maintenance of the planting scheme and trees is acceptable, though works to trees in conservation areas or that are subject to TPOs will require consent.

Postman's Park has been identified as a proposed Site of Importance for Nature Conservation (SINC).

Other enhancements

We encourage proposals for the following works:

- Repair and conservation of –
 - Watts memorial
 - gravestones
 - gates and railings
 - Drinking fountains
- Greater physical interpretation of the site's history, particularly its use as three former burial grounds
- Access improvements, including the correction of uneven pathways and the removal of trip hazards, where these would not conflict with sensitive historic features.

Postman's Park



View 1: 1884 (Collage) View 2: 1928 (Collage)



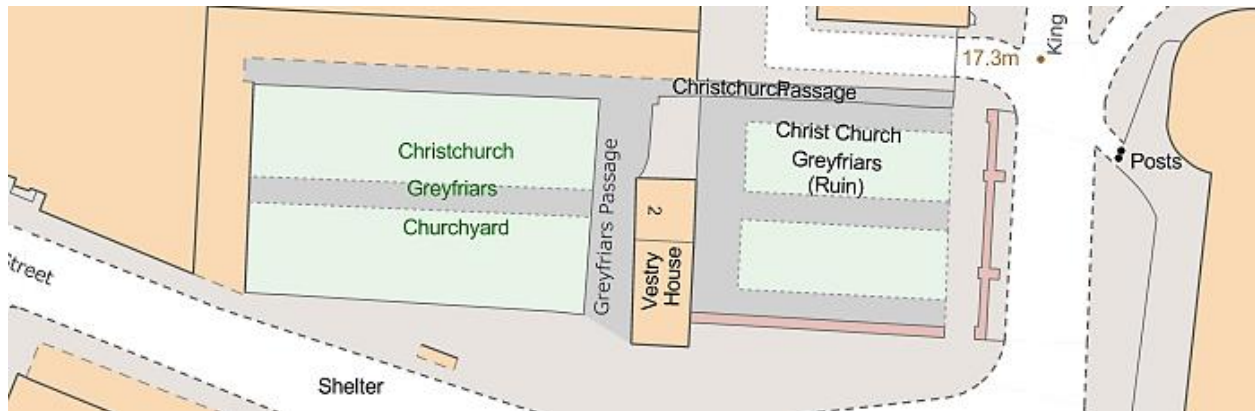
c.1880 map (credit: Locating London) View 3 (below): 2017



Christchurch Greyfriars Churchyard



Christchurch Greyfriars Churchyard



Other designations

The London Greyfriars SAM covers the entire churchyard and the Christchurch Greyfriars garden to the east. The 18th century railings, gates and piers to the east end of the churchyard are listed at grade II. The site is affected by the St Paul's Heights policy area.

Character & Significance

With the ruins of the 17th century Wren church to the east, this churchyard occupies the site of the Greyfriars friary, one of the largest and richest religious establishments of the medieval City. Below ground, the remains of this complex survive and are scheduled. Established in 1225, their church, one of the largest in the medieval City, became a parish church after the dissolution of the monasteries and was destroyed in the Great Fire of 1666. Following this, the western half of the old site of the Friary church became this churchyard. The former nave of the Friary church is marked by the path and avenue of trees.

Like Postman's Park, this is one of the larger churchyards in the City and provides a significant amount of green space, a welcome contrast against the surrounding buildings. It has an important relationship with the remains of Christchurch Greyfriars to the east as both occupy the long rectangular former site of the Friary church. It is an evocative place from which to view the remains of the 17th century church. The churchyard contains ledger stones, chest tombs, lamp standards and is bounded by traditional-style railings, all of which reinforce its contribution to the conservation area.

Management Strategy

The churchyard is an open space managed by the City Corporation. It will be subject to the SMC process and relevant policies. As a former churchyard subject to faculty jurisdiction, a faculty would be required for works to the churchyard and to individual elements such as the listed gates and railings to the east. Depending on the proposal, planning permission may be required.

The existing form and layout of the churchyard is considered to make a strong contribution to the character of the conservation area and should be retained. The ground plan relates to that of the former Friary church and significant alteration to this could cause harm to the conservation area. Otherwise, minor alterations should aim to sustain and enhance the existing character of the space. The rectangular perimeter could be enhanced to incorporate more seating, circulation space and access points.



Garden and Ruins of Christchurch Greyfriars



Other designations

The ruins of the church are listed at grade I. The London Greyfriars SAM covers the site and the churchyard to the west. The site is affected by the St Paul's Heights policy area.

Character & significance

With the churchyard to the west, these ruins occupy the site of the Greyfriars friary, one of the largest and richest religious establishments of the medieval City. Below ground, the remains of this complex survive and are scheduled. Established in 1225, their church became a parish church after the dissolution of the monasteries and was destroyed in the Great Fire of 1666. Wren rebuilt the body of the church in 1677-87. It was a spectacular, generously proportioned interior with sumptuous decoration. Unfortunately, the church took a direct hit in the Blitz and the interior was completely destroyed. Road widening in 1974 saw the whole of the east end, which had survived to its full height, demolished (a low stone wall has since been added to mark the limit of the east end). The garden within the remaining, consolidated ruins was laid out in 1989 and the large square structures mark the former positions of the columns of the Wren church.

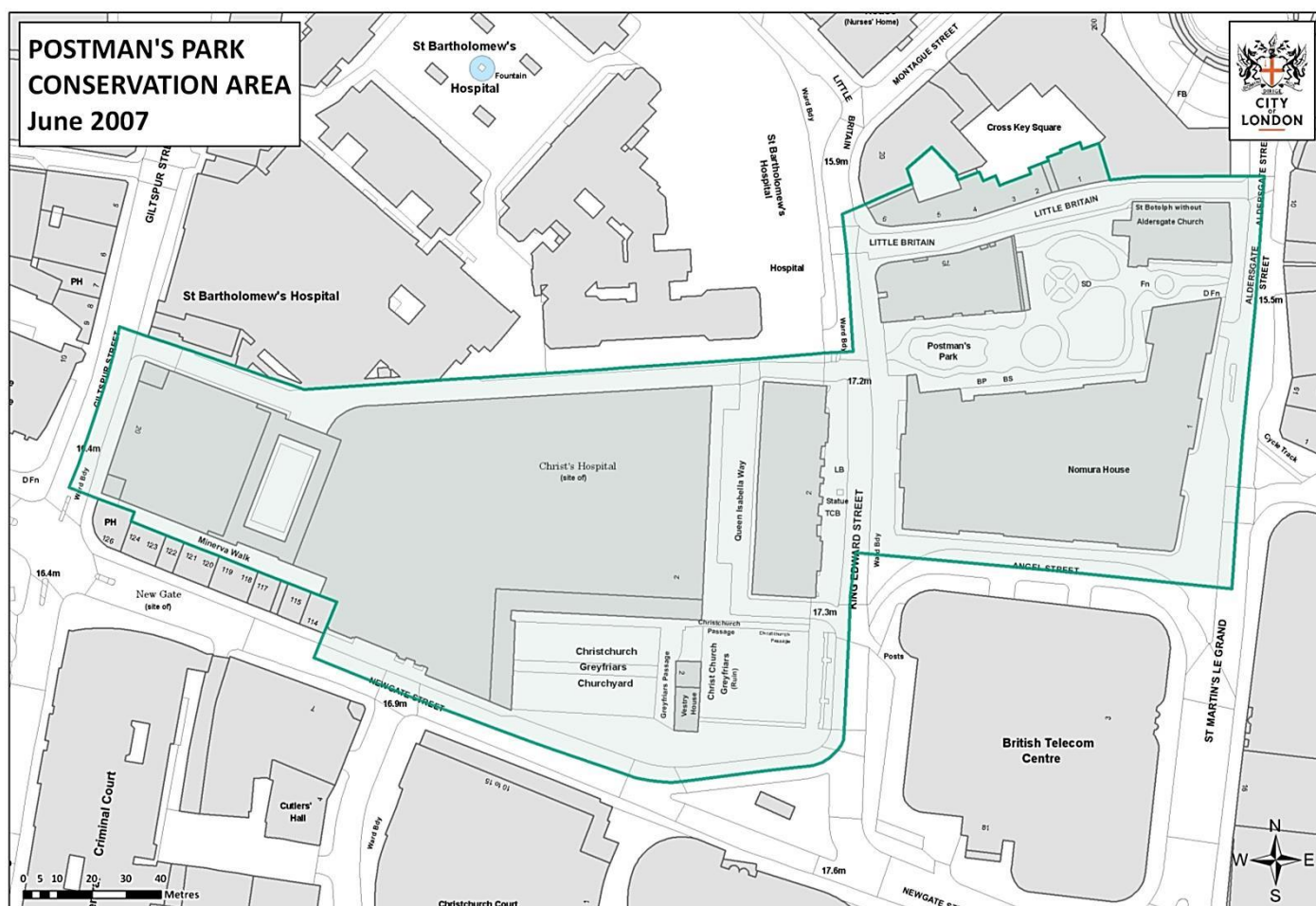
This is an arresting part of the conservation area. The exposed rubble walls of the ruin, still substantial despite their 1970s truncation, are a dramatic prospect and contrast with the soft planting of the garden. Long and short views across and from within the conservation area provide a number of ways in which to experience the structure. The textures of the ruins contrast with the intact, architectural formality of the surrounding buildings.

Management Strategy

The site is an open space managed by the City Corporation. The grade I listed ruins will be subject to LBC and associated policies, including the ground surface, and additional controls under the SMC process. The present arrangement of the ruins and the garden make a very high contribution to the conservation area and should be retained in their present form. This site is no longer subject to faculty jurisdiction.

Only high-quality repair and conservation works, when required, will be appropriate for the ruin structures. All works are likely to require consent. Any proposed alterations could affect the special interest of the ruins and their strong contribution to the conservation area. Some variation in the planting scheme could be accommodated, but only if the net amount of greening is maintained.

Streets, Routes, Public Realm & Transportation



Local Plan Policy DM12.1 Managing change affecting all heritage assets and spaces

3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.

Key transport issues

Aldersgate Street south of London Wall, King Edward Street, Little Britain between Montague Street and King Edward Street, Newgate Street and St Martin le Grand are borough distributor roads and form a gyratory section of the City's northern relief route, which is designed to keep motor vehicle traffic, particularly heavy goods vehicles, out of the City's core. It also forms an important part of London's bus network. By concentrating motor vehicle traffic, particularly goods vehicles, on it, the northern relief route has a major adverse impact on the areas through which it passes, including the Postman's Park conservation area.

The City Corporation is reviewing the costs and benefits of removing this gyratory system and restricting the northern relief route in this part of the City to a single two-way road. Removal of the gyratory is likely to enable the number of junctions in the area that need to be controlled by traffic signals to be reduced. Cycle hire docking stations on King Edward Street and Newgate Street are useful amenities to facilitate more active travel and less taxi use but are prominent features in the local streetscapes.

Streets, Routes, Public Realm & Transportation

Aldersgate Street/St Martin Le Grand

This street is Roman in origin, with the Aldersgate through the City wall established in the Roman period. Remains of this survive below the road and pavement surface. Widened in 1829, when the east end of St Botolph Aldersgate was rebuilt. This is one of the main arteries of the conservation area, forming its western border. Only the southern section of Aldersgate Street lies within the CA, up until its junction with Little Britain. Just south of the entrance to Postman's Park, under the carriageway, are the scheduled remains of the Roman and medieval City wall incorporating the remains of the medieval Aldersgate. As well as the scheduled monument, there are two grade II listed items of street furniture – a police call box and the gates and railings to the churchyard. There are traffic signals next to the east end of the church that it would be desirable to move.

Little Britain

Recorded as *Brettonstrete* in 1329. Forms the north-east boundary of the conservation area. It is a quietway/cycle route that could benefit from pedestrian/cycle prioritisation. Disabled parking bays on Little Britain east of King Edward Street form an important facility for St Bartholomew's Hospital but encourage cars to park in this otherwise quiet street.

Angel Street

Probably late 16th century in origin, formed across part of the dissolved Greyfriars precinct. Now a much-truncated short street forming the south-east boundary of the conservation area. Part of the St Paul's gyratory. Coach parking bays on Angel Street provide a facility primarily for tourist traffic to St Paul's Cathedral. However, the coaches detract from the views of grade II* listed King Edward Buildings and of Nomura House.

King Edward Street

Recorded as *Stukandelane* in 1275, known as *Stinking Lane* in the Middle Ages, then as *Butchers' Hall Lane* from the 17th century until 1843 when it received its present name. Until 1552 the church of St Nicholas Shambles stood at the south east end. It is a short street linking Newgate Street with Little Britain and a key north-south route through the conservation area. It would be desirable to relocate the bus stand where queueing buses interrupt views of No.2 King Edward Street and St Paul's Cathedral

Queen Isabella Way

Formed by the Bank of America development in the late 1990s.

Christchurch Passage/Greyfriars Passage

These evocative and relatively tranquil routes have existed since the late 16th century following the dissolution of the Friary. They add valuable permeability to the conservation area and offer differing perspectives from which to experience the ruins of Christchurch Greyfriars and the associated churchyard.

Minerva Walk

Formed by the Bank of America development in the late 1990s. The route was originally part of a cross-site route that led from Christchurch Passage through the Bank of America buildings. There is an evocative contrast between the 19th century rear brick walls to the south and the newer façade to the north. The line of the Roman and medieval City wall is marked out in the paving.

Newgate Street

The Newgate was Roman in origin. By 1196 this route was called *The Shambles* in reference to the butcher's shops along it. In 1617 the route received its present name. It is a main thoroughfare in the City and one of the main conduits between the City and the West End. It frames much of the conservation area to the south and its breadth and length allow long views of landmarks.

Giltspur Street

An early medieval street, said to be named from knights attending Smithfield jousts, a small section of which falls within the conservation area.

DRAFT

Streets, Routes, Public Realm & Transportation

Public Realm schemes

Improvements to City streets and public spaces are subject to an overarching set of 16 Area Enhancement Strategies created by the City Corporation's City Public Realm team.

The **West Smithfield (2013), Cheapside & Guildhall (2015) and St Paul's (in preparation) Area Enhancement Strategies** are all relevant to the Postman's Park conservation area. They set out a series of planned improvements to the area's streets and public spaces and a delivery plan. Please see www.cityoflondon.gov.uk.

DRAFT

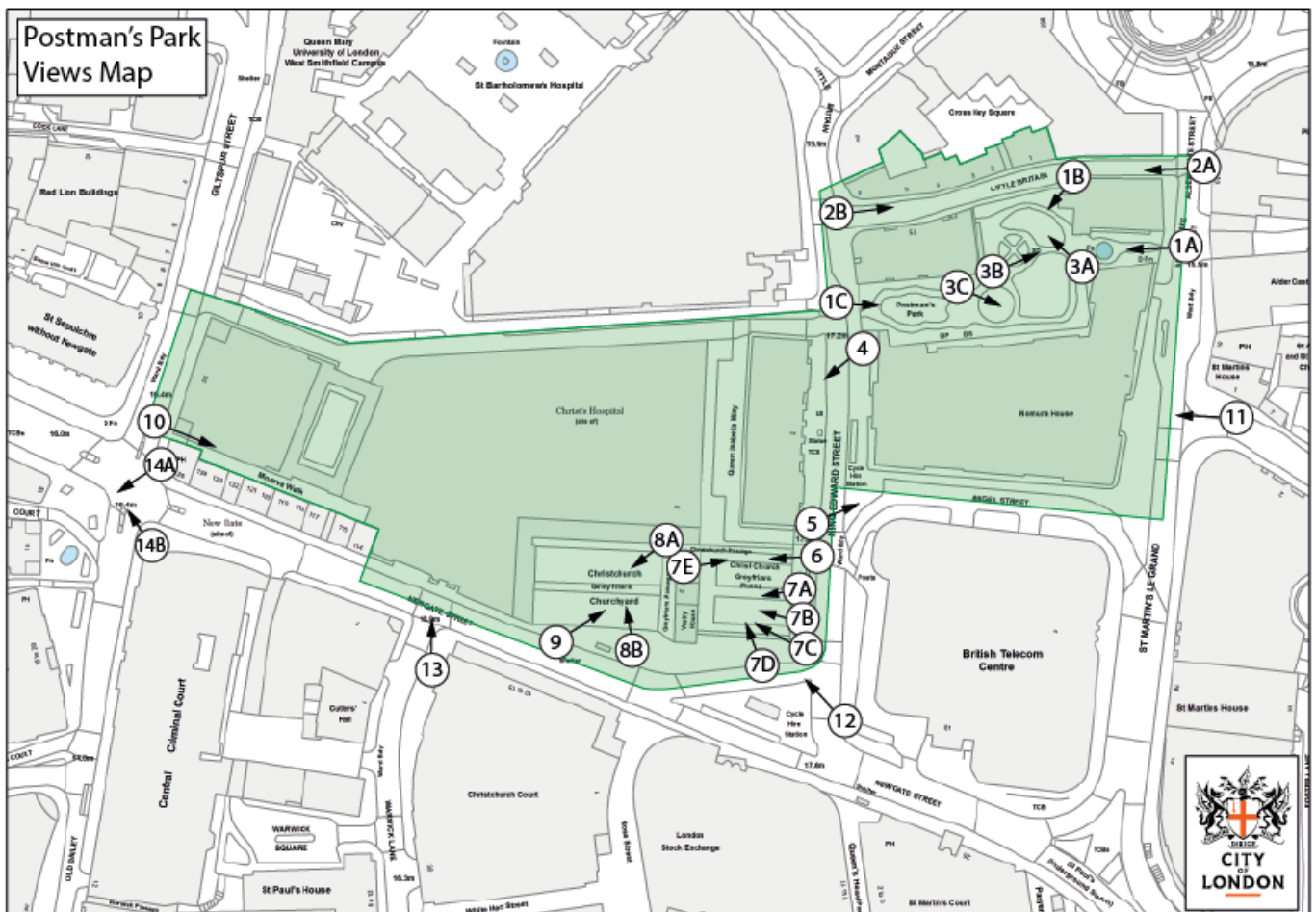
Views

Interior

1. Views into Postman's Park from
 - a. Aldersgate Street
 - b. Little Britain
 - c. King Edward Street
2. Views along Little Britain from
 - a. North of St Botolph Aldersgate
 - b. From junction with King Edward Street
3. From within Postman's Park
 - a. View of Nos. 1-6 Little Britain
 - b. View of St Botolph Aldersgate
 - c. View of Nomura House
4. View of King Edward Buildings from west entrance of Postman's Park
5. View of Nomura House from King Edward Street
6. View along Christchurch Passage from King Edward Street
7. Views into Christchurch Greyfriars garden from
 - a. North-east corner
 - b. East wall
 - c. South-east corner
 - d. South, Newgate Street
 - e. West doorway
8. Views into Christchurch Greyfriars churchyard from
 - a. Christchurch Greyfriars garden/Greyfriars Passage
 - b. Newgate Street
9. View across Christchurch Greyfriars churchyard towards Nomura House
10. View along Minerva Walk from Giltspur Street

Exterior

11. View of Nomura House from Gresham Street
12. View of Christchurch Greyfriars garden from outside BT centre
13. View of north side of Newgate Street
14. Views into surrounding conservation areas
 - a. Newgate Street
 - b. Smithfield



Nocturnal Character



(L-R) Little Britain, Postman's Park and Christchurch Greyfriars churchyard

Conservation areas are experienced by night as well as by day. Nocturnal patterns of activity and illumination can affect how their special character is appreciated. Lighting scale, intensity, colour temperature and uniformity all influence traditional townscape. For example, a particularly bright form of internal illumination can draw undue attention and be particularly strident in a historic context, whilst a modern building with a highly glazed façade can result in greater light spill, trespass and detract from a visual hierarchy at night.

Within Postman's Park conservation area, the most sensitive and suitable lighting schemes are found at Christchurch Greyfriars. In the churchyard, original lamp standards with gas mantle style fittings provide a warm golden glow that appropriately evokes the mood of a 19th-century churchyard. The light spillage from Bank of America Merrill Lynch is relatively minor and does not overwhelm this effect. The ruins of the church are subtly lit with lamps embedded in the paving, allowing the textures of the stonework and surviving architectural details to be appreciated at night.

As busy arteries brightly lit by standard street lighting, the main roads of the conservation area have a somewhat generic nocturnal character.

Locked at night, Postman's Park itself is entirely unlit and consequently provides a valuable pocket of darkness, beneficial for biodiversity as well as character. It is affected by light spillage from Nomura House.

Little Britain is currently adversely affected by overly bright LED streetlamps. The nocturnal character of the street should be similar to that of Christchurch Greyfriars churchyard: a warm orange glow issuing from traditional style light fittings. The street could be enhanced by introducing this style of illumination.

Within the draft City of London Lighting Strategy (2018), Postman's Park falls within the 'Culture Mile character area. One of the key recommendations for this area is: "*Celebrate the rich historic and iconic architecture of the area by introducing lighting which is sensitive to the original design intent.*"

Appendix 1: Historical Development

After the Claudian conquest in AD 43, the Romans swiftly established Londinium on the north bank of the Thames. In the 2nd century the city was enclosed by the Roman city wall and ditch, a stretch of which ran east-west through the conservation area. The Aldersgate and the Newgate openings through the wall were established in the Roman period. The 'Cripplegate' fort lay immediately to the east of the conservation area. In 410 AD, Britain ceased to be part of the Roman Empire and occupation of Londinium ceased.

In the 9th century, Saxons under King Alfred the Great reoccupied the walled City. In the 11th century the Aldersgate is first recorded as Ealdredsgate. The gate may have been named after Ealdred, Archbishop of York, who crowned King William I on Christmas Day 1066 during the Norman Conquest of England.

First recorded in 1138, St Botolph Aldersgate was founded outside the Aldersgate to the north and its churchyard was established before 1348. St Botolph was the patron saint of travellers and churches dedicated to him were founded at Aldgate, Billingsgate and Bishopsgate. Two other parish churches bordered the conservation area: St Audoen within Newgate, recorded by 1220, and St Nicholas Shambles, the latter of which was founded by the 11th century. The latter was named from the Shambles, a pungent row of butchers' stalls on what is now Newgate Street.

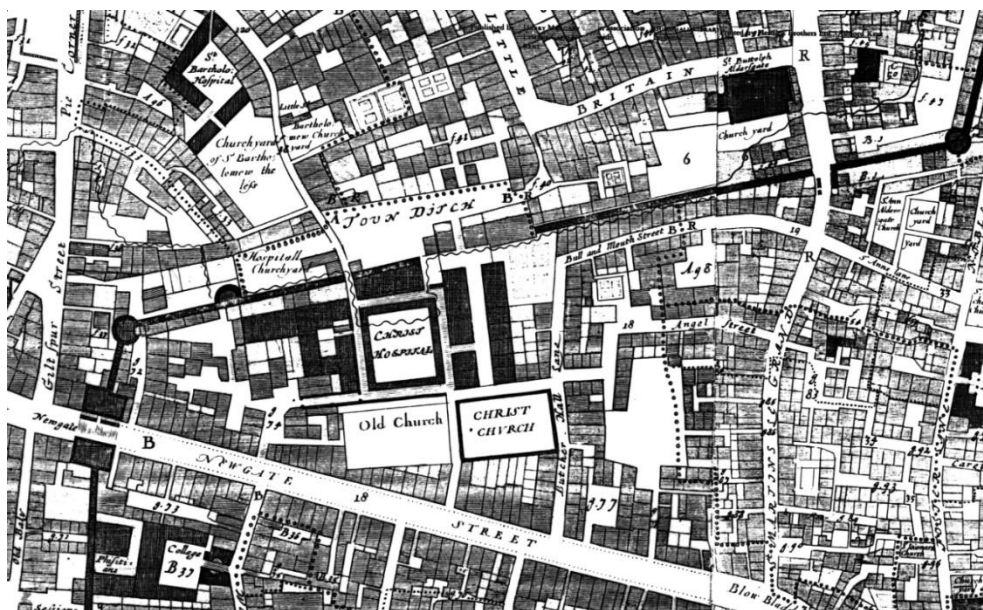
By 1250, the Franciscan 'Greyfriars' had established their friary just inside the City wall between Aldersgate and Newgate. It would develop into one of the richest such complexes. At their peak, in the early 14th century, there were about 90 friars. Their benefactors ranged from Londoners to royals. Sprawling across land accumulated from various sources, their complex occupied virtually all of the land immediately south of the City wall between Newgate, Newgate Street and Aldersgate. Occupying what are now the separate sites of Christchurch Greyfriars churchyard and garden, their church was one of the largest and finest in the City.

Another religious establishment, St Martin le Grand, was established just outside the conservation area boundary but commemorated in the street name. A collegiate church and monastic precinct, it was not subject to the City's jurisdiction and had the status of a liberty, free from all authority except that of the monarch. As such, thieves and debtors could claim rights of sanctuary there. Like the Greyfriars, it was a significant presence in the area. During the reign of Edward I (1272 – 1307) the curfew was rung from St Martin's.

Both were dissolved in the 1530s, and part of the former Franciscan friary church became the parish church of Christchurch Greyfriars. Christ's Hospital, a school for orphans, was founded in 1552 and awarded a Royal Charter by the young King Edward VI who gave the school the land and buildings of the former Greyfriars. Being superseded by Christchurch Greyfriars, St Audoen Newgate and St Nicholas Shambles ceased to be parish churches and were demolished. The precincts of St Martin le Grand were increasingly exploited as a place of sanctuary and consequently acquired a squalid and criminal character.

A famous coaching inn, the Bull and Mouth, was established by the 16th century on a site just inside the wall south of the Aldersgate. Coaching routes from it ran to the north, through Aldersgate. In 1603, James I of England and VI of Scotland entered the City through Aldersgate to formally assume the crown of England. In commemoration, in 1617, it was rebuilt with an equestrian figure of the King prominently displayed on the north face.

Appendix 1: Historical Development



Ogilby & Morgan map, 1676

The Great Fire of 1666 destroyed the district with the exception of the City wall, Aldersgate, Newgate and church of St Botolph. Christchurch Greyfriars was rebuilt by Sir Christopher Wren, with the body of the church completed in 1687 and the tower in 1704. Additionally, Wren rebuilt the south front of the new buildings of Christ's School, forming a set-piece with the new church. Other rebuilding was completed to designs by Robert Hooke and Nicholas Hawksmoor. The school was rebuilt again between 1793 and 1836.

After the Great Fire, in 1670, the Aldersgate was repaired. By this time the environs to the north had become a fashionable residential area.

In 1791 St Botolph Aldersgate was rebuilt and the east end was rebuilt again in 1829 when Aldersgate Street was widened.

In 1830 the Bull and Mouth was rebuilt as the Queen's Hotel, before being demolished in 1887 to make way for the grand buildings of the General Post Office. This was the first major sorting office in London and was located here because land was cheaper than in the more central districts of the City (the GPO outgrew its former site in Lombard Street) and because of the convenient proximity of the road north.

These were built in stages – initial in 1829 on the site of St Martin le Grand, then with substantial ranges on the former Franciscan friary site between 1869 and 1911. An early form of reinforced concrete, the Hennebique system, was used for the large Sorting Office building. This stood on the site of the Merrill Lynch development and linked King Edward Buildings with the entrance on Newgate Street. In 1927 the post office railway began running underneath the site.

By the mid-19th century the green space to the south-west of St Botolph was being used as three separate burial grounds: for St Botolph's, St Leonard Foster Lane and Christchurch Greyfriars. By 1875 these had been closed under the Burial Acts and made in to a public garden, further extended to the north in 1900 with building plots along Little Britain. That year, the Watts Memorial to Heroic Self-Sacrifice was unveiled in the park. The park's name derives from its associations with the General Post Office buildings. In 1902 Christ's Hospital moved to new premises in Sussex and the GPO was extended over their site.

The churchyard of Christchurch Greyfriars was closed in the mid-19th century. Responsibility for maintenance of all former churchyards passed to the City of London Corporation.

Appendix 1: Historical Development

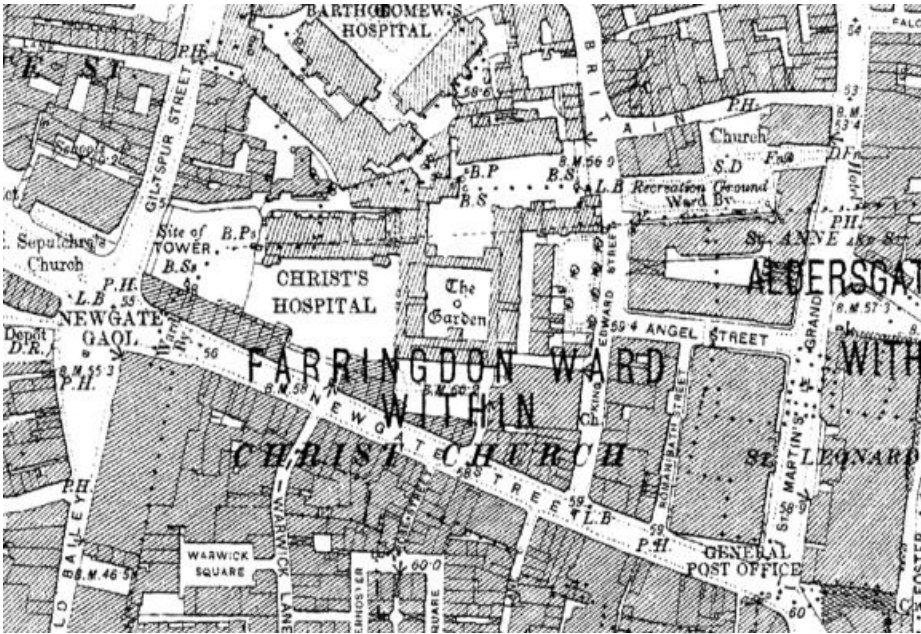


Image credit: Locating London

Ordnance Survey map, c.1880

During the Second World War Christchurch Greyfriars was hit by a bomb and the body of the church destroyed. It was later made into a public garden.

In 1990 the former north GPO range was converted for use by Nomura, a Japanese bank. A few years later, the former Sorting Office Buildings on the former Franciscan friary site were demolished and the Bank of America Merrill Lynch headquarters constructed, retaining King Edward Buildings.

Appendix 2: Local Details

Blue plaques, architectural sculpture, memorials and public statuary provide evidence of the distinctive character of the conservation area.

City of London blue plaques



No. 5 Little Britain: Adjoining this site stood the house of John Bray, scene of Charles Wesley's evangelical conversion May 21st, 1738

Nomura House (N-S, all on the east elevation):

Site of the French Protestant Church Demolished 1888

Site of Northumberland House

Site of the Bull and Mouth Inn Demolished 1888

King Edward Building (Bank of America Merrill Lynch)

Near this spot stood Poulter's Hall 1630-1666

Retained Sorting Office façade, Newgate Street (Bank of America Merrill Lynch)

Site of Grey Friars Monastery 1225 – 1538

Site of Christ's Hospital 1552 – 1902

Giltspur Street/Minerva Walk, Bank of America Merrill Lynch

Site of the Giltspur Street Compter Demolished 1854

Architectural sculpture

There are many fine examples of architectural sculpture in the conservation area, such as decorative relief motifs, lettering, sculptural groups and ornamental features. Embellishing the principal elevations underlined a building's use, identified its occupant, conveyed prestige or simply gave it greater aesthetic impact. Examples can be found on the following buildings:

- **Nomura House**
Postmaster General keystones
Spandrels with figures writing and receiving letters
- **No. 4 Little Britain**
Decorative capitals and keystones

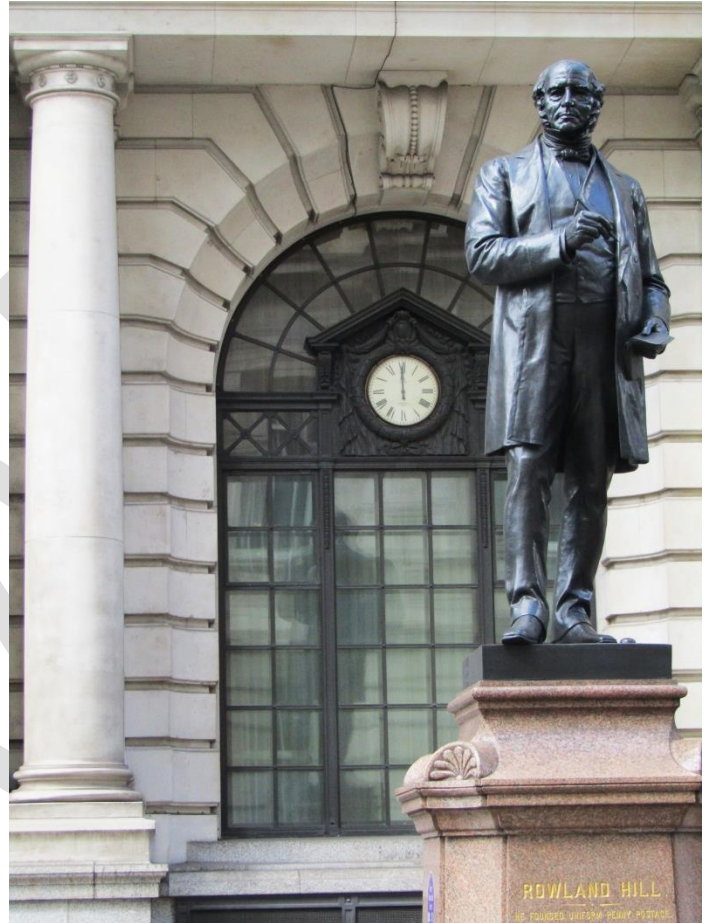
Appendix 2: Local Details

Memorials

Aside from the Watts Memorial (see below), there are a number of important memorials and funerary structures that evoke the poignancy of the former use of the churchyards in the conservation area. They are to be found in the following places:

Numerous gravestones and other funerary structures in Postman's Park.

- Gravestones and table tombs in Christchurch Greyfriars churchyard
- Memorials affixed to the north wall of the Christchurch Greyfriars' tower



Post-box and statue of Rowland Hill on King Edward Street

The statue is listed at grade II and relevant listed building policies apply.

Both items immediately evoke the significant associations of the area with the Postal Service. Sir Rowland Hill was a Victorian reformer who introduced the penny post. He died in 1879 and the statue was erected in 1881. When scanned with a smartphone, this statue 'talks', providing information on Rowland Hill. Both it and the post-box stand fittingly outside one of the former buildings of the General Post Office (GPO).

Appendix 2: Local Details



Sculpture to commemorate Christ's Hospital School

Unveiled in 2017, a public sculpture on the south wall of the Christchurch Greyfriars Church Garden commemorates Christ's Hospital School's 350 years presence in the City of London, 1552-1902. The sculptor was Andrew Brown.

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