

# **Appendix 1**

## **Historic Environment Strategy - Introduction**

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*“Local authorities should set out... a positive strategy for the conservation and enjoyment of the historic environment”*

*National Planning Policy Framework 12.126*

The Historic Environment Strategy is a suite of documents containing advice and guidance on the historic environment. The strategy includes adopted and proposed Supplementary Planning Documents (SPDs) and evidence based papers within the policy framework of the City of London Local Plan. It provides policy and advice on all aspects of the City's historic environment, including designated and non-designated heritage assets. It fulfils the City's obligations under Government policy and expresses its sense of stewardship and responsibility for London's historic core.

### **Understanding the Historic Environment**

The City of London is a complex, multi-layered historic entity that has adapted and evolved to meet the changing requirements to continue to fulfil its role as the world's leading international financial, business and maritime centre.

First settled by the Romans in the 1<sup>st</sup> century – a timber drain dated to AD47 has been found below No. 1 Poultry – the City has been an administrative and mercantile centre for around 2000 years. Knowledge of Roman London has largely been gained from archaeological investigation and the discovery of very limited written evidence. Monuments and archaeological remains from the Roman period survive above ground in places but mainly as buried deposits, below building basements, roads and open spaces and are evident in the modern street pattern and street names. Sections of the City wall survive above and below ground representing the Roman and medieval defences of the City. Ancient monuments and archaeological remains constitute important evidence of the growth, development and activities of the City and its communities.

The historic environment influences City life in numerous ways. Cobbles, granite setts or old paving slabs can evoke past centuries just as potently as buildings, sculpture or inscriptions. The varied nature of the streetscape enriches daily life and makes an interesting, distinct and diverse environment. Streets, alleyways and open spaces allow for the discovery of historic routes through modern streetscapes, and tranquil spaces to escape the intensity of modern city life. All of these aspects of the historic environment contribute to the diversity, enrichment and well-being of City workers, residents and visitors.

Some components of the City's historic environment are unique in a London context. The surviving sections of the Roman and medieval City wall, often visible above ground, indicate the City's Roman boundary and consequently its status as the historic urban core from which the rest of London developed. The extensive presence of Livery Halls and churches and churchyards – often a stone's throw from one another – hint at the past mercantile and religious bustle of the medieval City enclosed and protected within these walls. Large Victorian and Edwardian banks and company headquarters, such as those in and around Bank Junction, convey the prosperity and importance of the City during the British Empire.

The Barbican and Golden Lane estates illustrate the ingenuity of the City Corporation's attitude to post-war rebuilding and the residential population.

The longevity of the City's existence has proven its ability to adapt to changing demands and requirements over the course of 2000 years. In a modern context, its historical success as a centre of finance, commerce and development provides a sense of stability and strength attractive to businesses. The physical and visible presence of the past in the townscape is a vital part of the City's success, contributing to the sense of confidence and pride. The historic environment will continue to be part of the City's growth and adaption to changing needs of the future.

## The Structure of the Historic Environment Strategy

The Historic Environment Strategy is a suite of documents. Each document can be read independently, and there are links to be made across the different elements of the strategy. The documents that are, or will be SPDs, are identified below, as are the documents that form part of the evidence base for the Local Plan.

1. Introduction  
Introduction  
Understanding the Historic Environment  
Structure of the Historic Environment SPD  
Managing change and the Historic Environment  
Historic Environment legislation and policy  
Selected bibliography

2. Characterisation of the Historic Environment

3. Townscape Analysis

4. Conservation Areas Character Summary and Management Strategy SPDs:

<b>Bank</b>	<b>Eastcheap</b>	Leadenhall Market	St Helen's Place
<b>Bishopsgate</b>	<b>Fenchurch St Station</b>	<b>Lloyd's Avenue</b>	<b>St Paul's Cathedral</b>
<b>Bow Lane</b>	<b>Finsbury Circus</b>	New Broad Street	Temples
Brewery	<b>Fleet Street</b>	Newgate Street	<b>Trinity Square</b>
<b>Chancery Lane</b>	<b>Foster Lane</b>	Postman's Park	<b>Whitefriars</b>
<b>Charterhouse Square</b>	Guildhall	<b>Queen Street</b>	
<b>Crescent</b>	Laurence Poutney Hill	<b>Smithfield</b>	

Adopted SPDs are listed in **bold**. The remainder are forthcoming.

5. Buildings and Building Recording
  - Listed Building Management Guidelines SPD – Barbican
  - Listed Building Management Guidelines SPD - Golden Lane
6. Archaeology and Development Guidance (SPD)
7. Churchyard Statements of Significance
8. Interpretation Strategy for Monuments and Archaeology (SPD)
9. Registered Parks and Gardens

<b>Introduction</b>					
<b>Characterisation of the Historic Environment document Townscape Analysis document</b>					
<b>Conservation Areas</b>	<b>Buildings and Building Recording</b>	<b>Archaeology</b>	<b>Churchyards Statements</b>	<b>Interpretation</b>	<b>Parks and Gardens</b>
Conservation Area Character Summaries and Management Strategy SPDs	Listed Building Management Guidelines – Barbican SPD Listed Building Management Guidelines – Golden Lane SPD	Archaeology and Development Guidance SPD	Churchyard Statements of Significance Evidence Base	Interpretation Strategy for Monuments and Archaeology SPD	Registered Parks and Gardens in the City of London – Evidence Base

## **Managing change and the Historic Environment**

The City of London is unique. Although little more than one square mile in size, it is densely developed and is the world's leading international financial and business centre. The City's economic dynamism means there is a high rate of change and development. There are significant demands to accommodate new office development housing, social and community facilities and improved transport infrastructure.

The City of London is a major part of London's and the nation's economy, contributing 14% of London's GDP and an estimated 3% of the UK's GDP. It provides employment for over 400,000 people who mostly use public transport to commute to work from across London and the surrounding regions. Offices make up over 70% of all buildings and many of them are occupied by financial and business services. Over 16,500 firms are located in the City of London, and 98.6% of these firms are small or medium sized enterprises (SMEs), employing less than 250 people.

In addition, the City has approximately 10,000 residents, over 29,000 students, numerous arts and cultural facilities and over 10 million visitors a year. It has a distinctive, high quality environment with modern architecture, historic buildings and areas.

Careful management and enhancement of the historic environment provides a pleasant and interesting place which has a distinctive character and appearance. It provides spaces for people to dwell, is vibrant and engaging and includes calm places for wellbeing.

## Historic Environment legislation and policy

The historic environment strategy has been written with regard to relevant historic environment legislation and policy, and an overview of this is given below. Details of policies relevant to specific issues are given in each chapter.

**The Ancient Monuments and Archaeological Areas Act 1979** –consolidated and amended the law relating to ancient monuments to make provision for the investigation, preservation and recording of matters of Archaeological or historical interest including the protection of Scheduled Ancient Monuments.

**Planning (Listed Buildings and Conservation Areas) Act 1990** –controls the listing of buildings of special architectural or historic interest, designation of conservation areas, and management of change to these designated assets.

**National Planning Policy Framework (NPPF) 2012** - sets out the government planning policies for England and how these are expected to be applied. Section 12 relates to conserving and enhancing the historic environment.

The NPPF requires that local planning authorities set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

**The NPPF defines a designated heritage asset as** – ‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

**The London Plan 2016** – This is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. This provides the strategic, London-wide policy context within which boroughs should set their detailed local planning policies.

**City of London Local Plan 2015** – sets out the City Corporation's vision, strategy, objectives and policies for planning the City of London. It provides a spatial framework that brings together and co-ordinates a range of strategies prepared by the City Corporation, its partners and other agencies and authorities. It includes policies for deciding development proposals. It takes account of projected changes in the economy, employment, housing need, transport demand, and seeks to maintain the quality of the City's environment and its historic environment. It provides the strategy and policies for shaping the City until 2026 and beyond.

### **Core Strategic Policy CS12: Historic Environment**

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors, by:

1. Safeguarding the City's listed buildings and their settings, while allowing appropriate adaptation and new uses.
2. Preserving and enhancing the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them.
3. Protecting and promoting the evaluation and assessment of the City's ancient monuments and archaeological remains and their settings, including the interpretation and publication of results of archaeological investigations.
4. Safeguarding the character and setting of the City's gardens of special historic interest.
5. Preserving and, where appropriate, seeking to enhance the Outstanding Universal Value, architectural and historic significance, authenticity and integrity of the Tower of London World Heritage Site and its local setting.

The following Development Management Policies relate to different heritage assets:

Policy DM 12.1 – Managing change affecting all heritage assets and spaces

Policy DM 12.1 – Development in conservation areas

Policy DM 12.3 – Listed Buildings

Policy DM 12.4 – Ancient Monuments and Archaeology

Policy DM 12.5 – Historic parks and gardens

### **Non-designated Heritage Assets**

The City Corporation follows guidance in the NPPF for identifying undesignated heritage assets within the planning process.

The vast majority of archaeological remains in the City are non-designated heritage assets and are identified and managed in the planning process.

**Historic England Conservation Principles, Policies and Guidance** for the sustainable management of the Historic Environment set out four values to be considered: evidential, historical, aesthetic and communal.

**Historic England Good Practice Advice (GPA)** - provides supporting information looking at the principles of how national policy and guidance can be put into practice. It follows the main themes of the planning system - plan-making and decision-taking - and other issues significant for good decision-making affecting heritage assets.

GPA1 - Local Plan Making

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA3 - Setting and Views

GPA4 - Enabling Development (forthcoming)

**Historic England Advice Notes** - detailed, practical advice on how to implement national planning policy and guidance.

Historic England Advice Note 1 - Conservation Areas

Historic England Advice Note 2 - Making Changes to Heritage Assets

Historic England Advice Note 3 - The Historic Environment and Site Allocations in Local Plans

Historic England Advice Note 4 - Tall Buildings

Historic England Advice Note 5 - Setting up a Listed Building Heritage Partnership Agreement

Historic England Advice Note 6 - Drawing up a Local Listed Building Consent Order

Historic England Advice Note 7 - Local Heritage Listing