

Leadenhall Market SPD

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Draft March 2017





Leadenhall Market, detail of east entrance

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Introduction

The Leadenhall Market SPD comes in two parts.

Conservation Area Character Summary and Management Strategy (part 1)

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 Historic England document *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1* (2016).

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 relevant policies of the NPPF (2012), London Plan (2015) 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.

Listed Building Management Guidelines (part 2)

Relating solely to the Market buildings, the listed building management guidelines are intended to be a tool for the positive, proactive management of Leadenhall Market as a listed building and guide to future change. They provide a structured framework from which informed decisions can be made. They offer guidance on the special architectural and historic interest of the Market, the types of changes that may or may not require Listed Building Consent, and the conditions in which these may be acceptable.

1. Location and context

Leadenhall Market Conservation Area lies to the eastern side of Gracechurch Street.

The area is bound by Gracechurch Street, Ship Tavern Passage, Fenchurch Street, Cullum Street and Leadenhall Place, with the market buildings forming the northern boundary.

Leadenhall Market conservation area is in the Wards of Lime Street and Langbourn. It covers an area of 1.68 hectares.

The area immediately adjoins Bank Conservation Area on Gracechurch Street.

Boundary

The conservation area boundary is tightly drawn and is defined in several instances by the interaction between traditional building heights and forms and larger modern development. This is particularly noticeable around Lime Street and Leadenhall Place, where the Victorian eclecticism of the Market sharply contrasts with the hi-tech Lloyds building (grade I listed) and the newer buildings beyond.

The Market's relationship with neighbouring tall buildings is only one characteristic of its setting. There are a number of lower-rise modern buildings in the vicinity that mitigate the impact of these and provide variety on the local skyline.



2. Designation history

16 May 1991

Designation of conservation area

14 June 2007

Re-designation to include the entire site of 37-39 Lime Street and 34-36 Lime Street/Cullum Street and exclude areas of street space of Lime Street and Leadenhall Place.

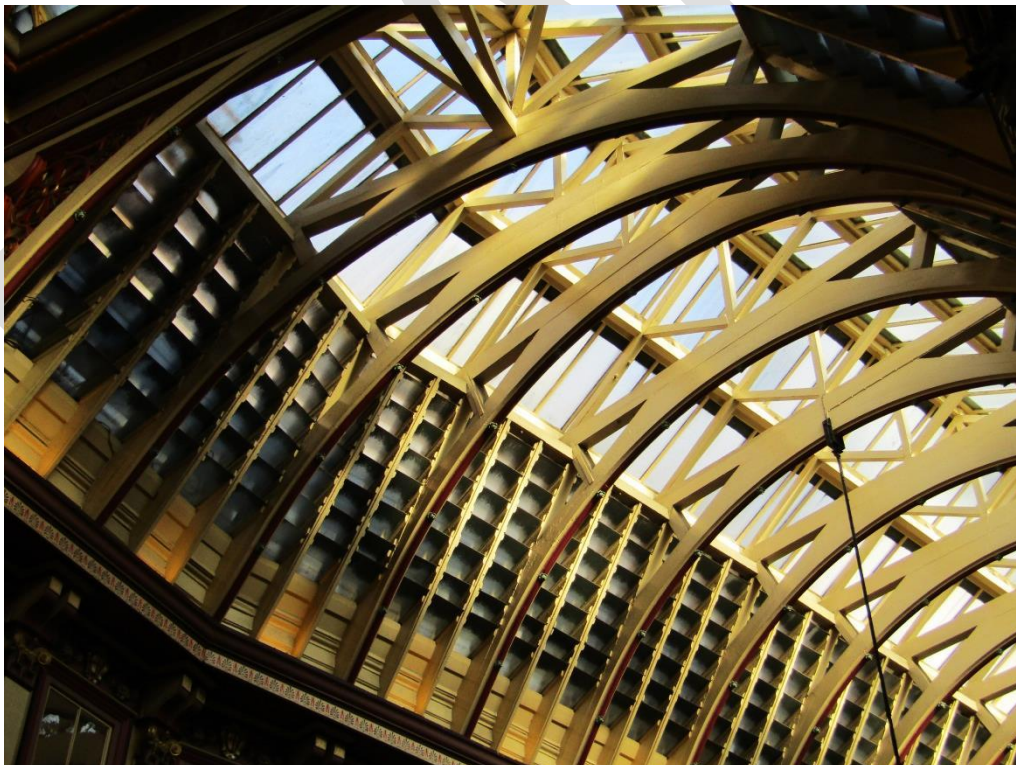


Designations map

3. Summary of Character

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

- The grade II* listed Victorian buildings of Leadenhall Market are an outstanding example of a Victorian market and offer a remarkably cohesive and immersive experience;
- A vibrant mix of uses and activity, strongly complimenting the predominantly financial and insurance activities in the area
- Highly significant archaeological remains relating to the 1st Century Basilica Forum and medieval Leaden Hall;
- A place where the predominant scale of buildings, streets and spaces contrasts greatly with those in its immediate setting, resulting in dramatic townscape views;
- Preservation of the medieval street plan within the 19th century market buildings, offering an intricately layered plan form and retained historic thoroughfares;
- An area which is increasingly experienced from higher level view points and where the appearance of its roofscape is of special importance.



Leadenhall Market roof detail

4. Historical Development

Early history

Leadenhall Market Conservation Area stands east of Cornhill at the heart of Roman London. The area of high ground, on the east of the Walbrook river valley, was one of the first areas settled by the Romans in London. They established the first Basilica and Forum in the vicinity of modern-day Gracechurch Street, later replacing it in c.100 AD by a larger aisled basilica building and forum between Fenchurch Street and Cornhill. It was the largest basilica forum built north of the Alps and lay at the centre of the road network connected to the first London Bridge (just downstream of the present bridge), aligned on Fish Street Hill and Gracechurch Street. Roman roads are still apparent in places in the modern street plan, for example, Bishopsgate, Cheapside and Leadenhall Street.

In the early 2nd century the Forum-Basilica was rebuilt in this area following the revival of London as a Roman centre under Emperor Vespasian from AD70; the city was at the peak of its prosperity at this time, reflected in the enlargement of its civic centre. The east-west axis of the Basilica cuts across the north side of Leadenhall Market. The remains of a pier base survive in the basement of No.90 Gracechurch Street. The Forum-Basilica's function was primarily that of civic administration, but it was also used as a market place, originating the mercantile use that continues today.

The later phases of Roman London saw the transformation of governance away from the previous civic model. In the late 3rd century the Forum-Basilica was dismantled; following the withdrawal of the Roman administration in c.410, there is little evidence that the area within the city walls continued to be occupied. It was not until the Saxon and Norman periods of the tenth and eleventh centuries that settlement activity returned to this area of London. It was this period that created the distinctive pattern of streets, alleyways and courts that largely survives today.

Medieval

By 1270 Lime Street, Fenchurch Street and Cornhill had sprung from the Roman north-south route centred on Gracechurch Street, creating the general form of the conservation area as it is today. Lime Street is so named for the lime burners and sellers once living and working here; Fenchurch Street is thought either to derive from a reference to *faenum* (hay) or from the fen-like ground by the banks of the Langbourn River.

In the immediate vicinity four churches were established in the 11th and 12th centuries, of which only one, St Peter Cornhill (recorded by 1040), survives today. St Dionis Backchurch (1098) stood on the corner of Fenchurch Street and Lime Street, dedicated to the French patron saint and named because of its location behind a row of shops and houses. It was rebuilt in 1674 by Sir Christopher Wren following damage in the Great Fire and ultimately demolished in 1878.

Established by 1125, St Gabriel Fenchurch stood on an island site in the middle of Fenchurch Street (commemorated by a blue plaque on Plantation Place). It was lost in the Fire but a portion of its churchyard remains in Fen Court, including three table tombs. The parish was united with St Margaret Pattens after 1666. St Benet

Gracechurch was established on the corner of Gracechurch Street and Fenchurch Street by 1181, rebuilt after the Great Fire by Wren and eventually demolished in the 1860s.

Leadenhall was one of the most important markets in medieval London and should be considered in the context of other markets operating throughout the City. For meat and poultry Leadenhall took precedence over Smithfield, which was until the 19th century chiefly a livestock market. There were other markets at Eastcheap (meat), Cheapside (poultry), Woolchurch (wool), Stocks (meat and fish) and Newgate Street (meat), while Billingsgate was the primary fish market.

The Leaden Hall was a 13th century lead-roofed mansion owned by Sir Hugh Neville and a market was first recorded in its grounds in 1321. It stood in approximately the north-west quadrant of the existing market site. 'Foreigners' – as traders from outside the City were then termed – began to operate their stalls at the Leaden Hall as business overflowed from the recognised poultry market at Cheapside (which was wound up by the 16th century). In 1377 'foreigners' were given additional rights to sell cheese and butter here.

The City Corporation acquired the Lordship of the Manor in 1411 as a gift from Lord Mayor Richard Whittington and proceeded to develop the property as a 'garner' or grain store with a courtyard to contain the market in 1439. These works were largely funded by Simon Eyre, Lord Mayor (1445-6), completed in 1455, and the expenditure indicates the importance of the market to the City Corporation. The new market complex was declared a general market for poultry, victuals, grain, eggs, butter, cheese and other comestibles.



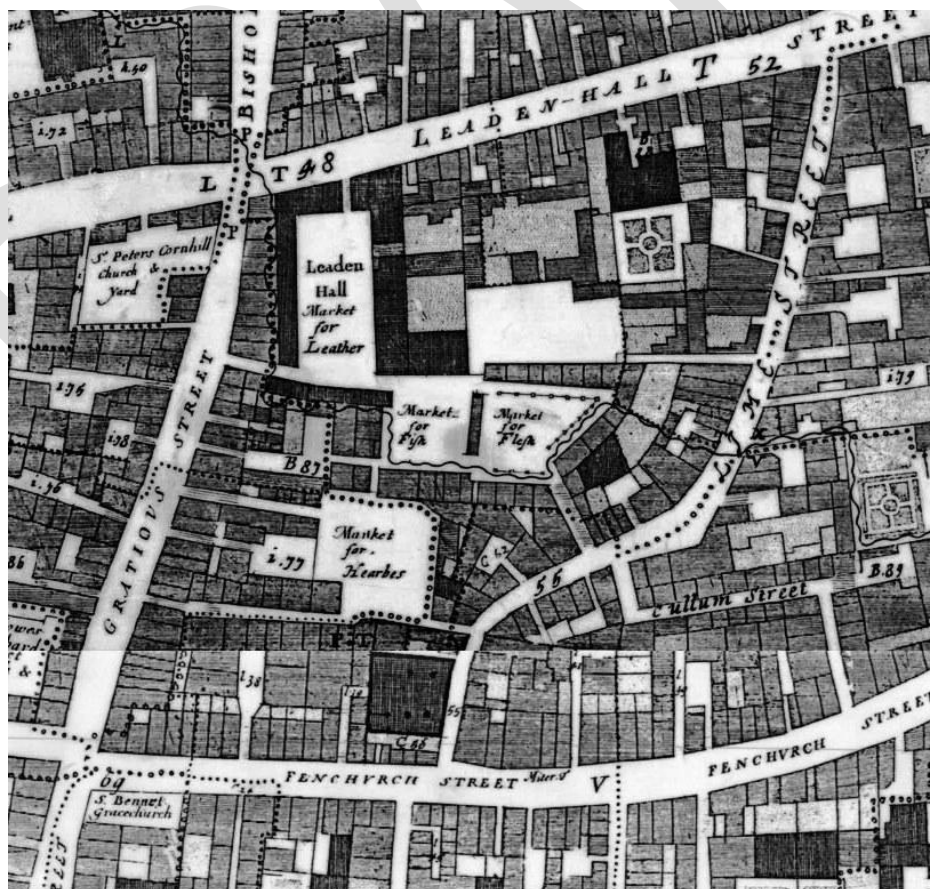
'Agas' map of c.1570

Seventeenth and eighteenth centuries

In the Tudor and Stuart periods Leadenhall was one of the show places of London and its prosperity became a spectacle for visiting tourists. In the 17th century the Spanish ambassador remarked during a visit that more meat was sold at Leadenhall than in all of Spain. With success came demand for space that exceeded supply, to the point where one member of the Common Council found Leadenhall Street to be "so thronged that common passage is hindered".

The Great Fire of 1666 consumed only part of the area, halting at the southern portion of the market. Named from landowner Sir Thomas Cullum, Cullum Street was laid out during the rebuilding of the City while St Dionis Backchurch (demolished in the 19th century) was one of the first City churches to be rebuilt to designs by Sir Christopher Wren.

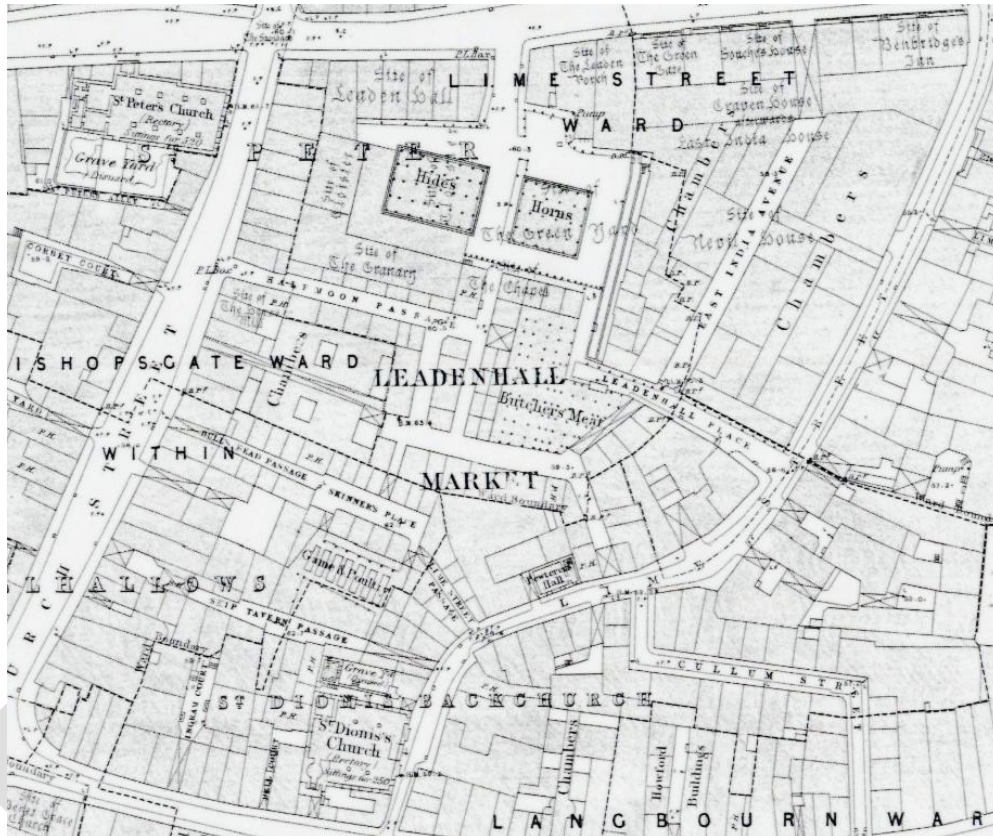
Only partially burned in the Fire, the 14th century hall and 15th century market buildings were reconstructed. Seizing the opportunity to introduce some order to the sprawling medieval arrangements, the City Corporation laid out the remaining space around three large courtyards. The first held the beef market where leather, wool and raw hides were sold. The second yard was intended for veal, mutton and lamb but the stalls of fishmongers, poulterers and cheesemongers were located here too. The third yard held the herb market for fruit and vegetables. The Ogilby and Morgan map of 1676 shows the layout in detail, including the narrow entranceways from Gracechurch Street that remain unaltered to the present day.



Ogilby and Morgan, 1676

Towards the end of the 18th century, the market for poultry grew at the expense of that for meat and there was no room for the considerable hide market regularly held there. Between 1794 and 1812 the majority of the market complex, excluding the west and south walls, had been demolished to make way for new buildings by Dance the Younger. These were roofed buildings supported by open colonnades. The plan form of the old market was altered but the narrow entrances along Lime Street and Gracechurch Street remained.

Nineteenth century



O/S 1875

Leadenhall Market maintained its importance and success into the 19th century, but suffered from increasingly negative perceptions on the part of City merchants and financiers, who considered the crowded and unruly stalls inappropriate for their central location. Eventually bowing to this pressure, the City Corporation secured Parliamentary powers to abandon the hide and meat markets. From the 1860s onwards the main focus of the meat trade began to shift to Smithfield following the construction of new market buildings there.

Fresh from his work at Smithfield (1867) and Billingsgate (1878) Sir Horace Jones, the City Surveyor, was instructed to re-house the market for poultry in a new arcade. His work at Leadenhall differed from the others in that the buildings here took their plan form from the medieval street pattern, rather than being superimposed over it. Jones' ornate glass-roofed market building was constructed in 1881. Its design was influenced by Mangoni's Great Galleria in Milan (1875-77) which addressed a

comparable context by siting a formal arrangement within an irregular historic street plan.

The market's main elevation to Gracechurch Street was built in a Queen Anne Revival style with a wide entrance, frontispiece and gable, supported to each side by what have been described as Dutch-style houses. Secondary entrances were created at each end of the north-south avenue with similarly ornate features on a smaller scale. Each arcade was built to house a series of commercial shops with a uniform design, comprising a basement and ground floor retail space with office or storage space above. Individual internal spiral staircases linked the ground and first floors. At the centre of the market is an octagonal crossing with a pitched roof and lantern supported by giant Ionic cast-iron columns with dragons over the capitals.

The cost of the building was £99,000, and the creation of suitable approaches to such a congested area was a further £148,000. The new market buildings were built over a series of established rights of way, explaining the Market's crooked cruciform plan and its use as a thoroughfare by people not having immediate business there. The rationalisation of the market created a smarter, more regulated commercial environment; the new designs removed the itinerant salesmen who were now unable to rent the new, permanent stands. Though the character and atmosphere of the new market diverged from its previous incarnations it enjoyed a similar level of success. This resulted in a necessity for additional space, with simpler brick extensions made to both side of Lime Street Passage, and new glazed passages in the south-west quadrant, both in 1885.

In the 1860s and 1870s St Dionis Backchurch and St Benet Gracechurch were demolished for road-widening schemes.



Twentieth and twenty-first centuries

During the inter-war years, the majority of the market's wholesale trade moved to the Poultry Market at Smithfield, but other retail activities increased enormously to take its place. In the 1970s around fifty tons of poultry per week passed through the market, with the amount becoming unquantifiable over the festive period. Contemporary allocation plans show most of the units occupied by butchers, poulterers, fishmongers and grocers. The sites of the Lamb Tavern, Half Moon and Grapes public houses have all functioned as such since the market buildings were completed.

During the late 20th and 21st centuries the market would become better known for having restaurants, bars and shops instead of wholesale produce. Today, it remains a trading community and provides one of the main concentrations of retail activity in the City as one of its five Principal Shopping Centres. In recent decades there has been a programme of improvements to the market designed to recover its opulent Victorian character. The most dramatic improvement to the buildings was the redecoration scheme implemented in 1990-91, which transformed the market's appearance by implementing an authentic decorative scheme based on historic research and, enhancing historic features such as decorative panels and restoring lost elements such as lighting. The character and appearance of the market established in the 1990s restoration project has been maintained and has proved adaptable to the changing requirements of occupiers.

Along Lime Street in the early 20th century offices were developed for insurance and shipping businesses seeking proximity to Lloyd's. With 17th century origins, the firm moved to this locality in the early 20th century, with offices at 12 Leadenhall Street and then at 51 Lime Street before the current building designed by the Richard Rogers Partnership was opened in 1986.

Outside the market, the area has continued to support a mixture of office and retail uses appropriate to the scale and historic nature of the building stock. The retail focus of the market, including restaurants, cafes and coffee shops, is complementary to, and meets the requirements of, the large-scale offices and financial institutions that operate in this part of the City, and ensures that the area remains vibrant throughout the week. Leadenhall Market's role in this respect will intensify with the imminent expansion and occupation of the Easter Cluster of tall buildings located to the north. This will expose the Market to a new audience and intensify its significance.

5. Spatial analysis

Layout and Plan form

The layered form of street and spaces within the conservation area is the result of numerous changes and additions over several centuries. The combination of irregularly aligned medieval streets and narrow alleys leading from Gracechurch Street, overlaid with the cruciform Victorian market complex creates a complex layout unique to this part of the City. When the market was constructed it was designed to incorporate a series of historic routes and rights of way. The resulting pattern of narrow passageways within the conservation area has remained largely unaltered and continues to provide pedestrian permeability. The historic street layout and tight urban grain of the conservation area contributes greatly to its character.

Building plots

Building plots in the conservation area relate to the form and alignment of each street. The intricate historic street pattern surrounding Leadenhall Market has resulted in a series of irregular building plots in the area of Lime Street and Cullum Street, whilst buildings facing Gracechurch Street and Fenchurch Street are more formal and regular in their alignment. The majority of building plots have been amalgamated at different times to create larger footprints, with historic maps demonstrating the much finer urban grain that existed before the 19th and 20th centuries. Lime Street, Ship Tavern Passage, Beehive Passage and Bulls Head Passage illustrate the historic scale of earlier buildings in the area.

Within the market the shop units are arranged with a great degree of uniformity, resulting in a series of largely regular building plots. The relationship between these and the neighbouring buildings provides a clear distinction between different phases of development in the area.

Building heights

Building heights are relatively consistent across the conservation area, and the predominant scale of the historic area makes it clearly distinguishable amidst the larger developments located at its perimeter.

The buildings of the market are of two or three storeys, rising to the height of three storeys at the entrances, arcades and central crossing. Despite the grandeur of the buildings their scale is essentially domestic.

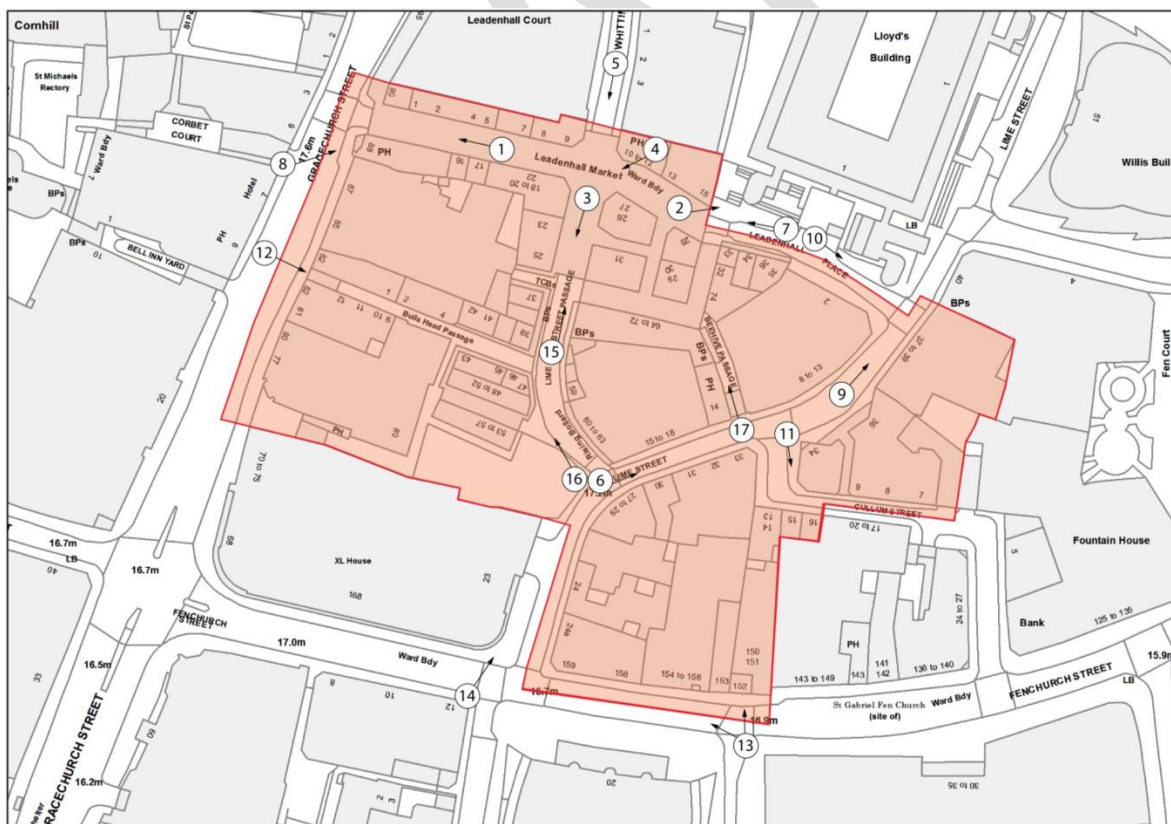
Buildings elsewhere in the conservation area predominantly rise to a height of between four and six storeys, with a number incorporating additional set back upper floors that are often concealed from street level views.

Views and vistas

Distant and local views make a strong contribution to the character of the conservation area. The cruciform pattern of the market building and its approaches allows for important local views into and out of the market. The facades of listed buildings at 147 Leadenhall Street, 7-12 Gracechurch Street and 37-9 Lime Street terminate three of the 'framed' vistas out of the Market. Other surrounding buildings make an important contribution to the setting of the conservation area, particularly those which align and help to define the narrow approaches to the market.

The following illustrates the range of distant and local views which exist in Leadenhall Market. This list is not comprehensive, and the area provides further opportunities to capture long, short and kinetic views.

1. View from within the market to Gracechurch Street
2. View of Lloyd's Building from within market to Leadenhall Place
3. View from within the market along Lime Street Passage
4. View from inside the Lamb Tavern of the centre of the market
5. View along Whittington Avenue of north market entrance
6. View east from junction of Lime Street and Lime Street Passage with Lloyd's building at the rear
7. View west through market from Leadenhall Place
8. View from Corbet Court to Gracechurch Street market entrance.
9. North east up Lime Street towards Willis Building
10. East along Leadenhall Place towards 37-39 Lime Street
11. View south from Lime Street towards 13-16 Cullum Street
12. View from Gracechurch Street into Bulls Head Passage
13. View of Nos. 150-159 Fenchurch Street from the top of Rood Lane
14. View into the conservation area from Fenchurch Street
15. View of the south market entrance from Lime Street Passage
16. View of Bull's Head Passage from Lime Street
17. View into the market along Beehive Passage



Views map

6. Character analysis

The conservation area boundary is tightly drawn around the market buildings and the historic streets which provide its townscape setting. The scale of market and surrounding buildings is smaller than the area's office blocks and towers and those buildings on Gracechurch Street, Lime Street and Leadenhall Street. This interplay of scales defines the conservation area's immediate backdrop, particularly the variation in building heights that create a dynamic setting.



Southern entrance



Central crossing



Southern shopfronts

Leadenhall Market

The arcades of the market form an enclosed environment with a unique character distinct from the surrounding area. Upon entering one of the market's pedimented entranceways, the buildings are of a consistently domestic scale and the environment is almost entirely pedestrianized. The glazed roof shields pedestrians and enhances the sense of enclosure. When approaching the exits from within the market a number of townscape views can be captured, including those to buildings outside the conservation area, which often combine to form striking vistas. These are enhanced by the repetition of columns and roof trusses that create a rippling effect. Horace Jones adapted his new structure to the existing irregular medieval plan form, rather than superimposing over it. Consequently there is a characterful irregularity of plan resulting in different views from each quarter.

The richness of the market's decorative scheme is key to its character. Crowning the many entrances are elaborate stone pediments carved with dragons, swags, shields and other devices, with a particular emphasis on City heraldry. They are variously sized to reflect the hierarchy of entrances, and the larger ones have the market's name and date inscribed upon them. Throughout the market are columns on plinths bearing the City Corporation arms with angled Ionic capitals. The more prominent of these have intricate dragons playing a pseudo-structural role. An abundance of floriate and foliate detail covers the walls of the cruciform section. This detailing is enhanced by a bold colour scheme executed in the 1990s, drawing upon archival research undertaken by the City Corporation. An immersive opulence is the chief effect of all of this, indicating the intentions of Jones and the City Corporation at the time and enhancing the market to this day.



South market parade



Beehive passage entrance



Detail of central dome

The main entrance to Leadenhall Market is on Gracechurch Street. Recessed from the building line, it is a major architectural focal point on the street as well as the entrance to the network of arcades and lanes to the east. The double height entrance is flanked by tall, narrow gabled red brick and Portland stone blocks in a C17th-century Queen Anne Revival style. Above it sits a giant, decorated Dutch gable with the name of the market inscribed underneath. The adjacent buildings to the south have a continuous retail frontage which is punctuated by entrances to pedestrian ways (Bulls Head Passage and Ship Tavern Passage) into the Market and the heart of the conservation area. Other market entrances are from Whittington Avenue, Leadenhall Place and Lime Street Passage. These are crowned by carved Portland stone pediments, ornamented according to their prominence.

The decorative scheme frames the activities contained within the shop units and arcades, producing a particularly vibrant atmosphere. The aesthetic is fundamentally sympathetic to the listed buildings, with only temporary reversible elements such as internal shop fittings and furniture being in a contemporary style. It is the policy of the City Corporation to maintain and enhance this consistently Victorian appearance, preserving original features like the iron racks for hanging game, as part of its general duty to preserve and enhance grade II* listed buildings.

Despite later additions of plant and other servicing the market's sequence of traditional pitched roofs is intact and is an interesting and important visual element in its own right, particularly when seen with the spires and gables of other historic buildings nearby. Increasingly, public viewing galleries are being proposed for new buildings near the market. The market's external roof structure will become an important element in views from these galleries and its appearance will be managed accordingly.



Leadenhall Market roofscape seen from the east, with the turrets of St Peter Cornhill in the background

Gracechurch Street



Nos. 85-87

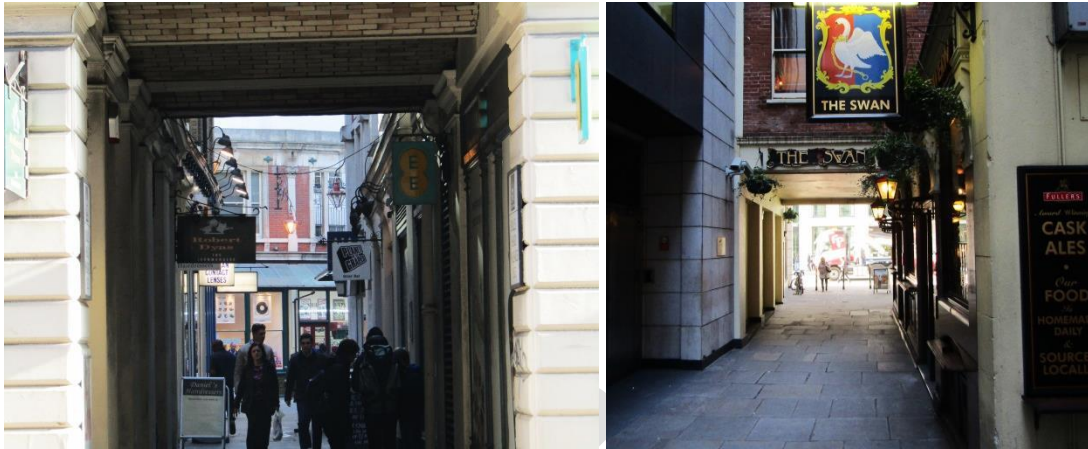


Nos. 81-82

Buildings on Gracechurch Street within Leadenhall Market conservation area relate closely to those on the opposite side of the street within Bank Conservation Area. Together they form a grand sequence of buildings lining the main north-south thoroughfare, sharing common characteristics in terms of scale, materials and architectural character. For the Gracechurch Street elevation of the market, see **Leadenhall Market** above.

The Gracechurch Street frontage of the conservation area terminates at its southern end with the Swan public house (1898, E.B L'Anson) that is constructed in red brick and set back from the main building line, forming an important adjunct to its neighbours. **No. 77** Gracechurch Street dates from 1983-6 and is a Portland stone postmodern office building that relates to the conservation area in terms of its general scale and style, but despite some strong modelling lacks convincing detail and has an awkward curved corner and incorporates a splayed entrance. **Nos. 81-82** (grade II listed) is an Italianate Portland stone building, dating to 1874, rich in features that include round headed windows, channelled piers and rustication.

Dating to the 1930s, **Nos. 85-87** has a far simpler Portland stone street elevation with minimal surface decoration save for Greek detailing and a strong central granite entrance with prominent keystone. The building has been sympathetically remodelled at street and first floor levels to provide a symmetrical retail frontage.



Permeability in the conservation area: entrance to Bull's Head Passage (L) and view of Gracechurch Street from the Swan public house.

Bulls Head Passage

A piece of earlier townscape (predating Leadenhall Market) is embedded in Bulls Head Passage and relates strongly in character to the alleys of Bank conservation area directly to the west. Buildings to both sides are domestic in scale and are generally brick with timber shopfronts with recessed storm porches, timber sash windows, restrained signage, lighting and other traditional features. Those to the north were built for the Skinner's Company in 1841. The restrained character and surviving features of the passage relate closely to the adjacent market buildings.

Nos. 1-4 date from 1841 and have refined double height arched recesses around small-paned tripartite sash windows. A feature of the buildings is the elegant curved corner on the eastern end which is emphasised in the shopfront fanlight by a decorative glass panel. **Nos. 9-12** and those opposite are the rear flanks of **Nos-81-82** Gracechurch Street and form a transition in materials and scale with buildings to the east.

Lime Street



Looking NE



Nos. 27-29 from Lime Street Passage

Lime Street was established by 1187. Its curving alignment and the narrowness of the adjoining streets restrict views within the area and help to achieve an intimacy and human scale in a close-knit townscape. The effect is to evoke a more labyrinthine City. It remains linked to the market and is still intimate in character despite some post-war erosion, with the narrow building plot widths surviving on the south-west side. The small shops and pubs along its length complement and extend the commercial activity of the Market into the immediate surroundings.

The southern end of the street comprises a sequence of largely pre-war buildings, which display a range of architectural styles and materials yet are united by a broadly consistent scale reinforced by consistent building heights and proportions. The scale and character of buildings on Lime Street forms an important transition between the listed market and those grander or more imposing buildings.

The relatively small scale, narrow building plots, continuous retail frontage and vitality in the elevational design are characteristic of much of Lime Street. These are perpetuated for a short distance along the neighbouring Cullum Street and Fenchurch Street. Here, the two corner buildings are particularly important as pivotal buildings, allowing the shared character to flow from Lime Street to the adjoining frontages. Many of the buildings in these streets have richly detailed characterful elevations and some have been much altered behind original facades, preserving the character and appearance of the area.

Nos. 8-13 Lime Street is a recent building incorporating numerous characteristics appropriate to its context including Portland stone elevations with deep modelling and tall vertical elements that reflect the pilasters of **Nos. 37-39** opposite, as well as bronze coloured spandrel panels and window frames. Its flank elevation to Beehive Passage is appropriately composed of yellow brick with stone dressings. **No. 14** is a distinctive late-19th century building which includes the archway to Beehive Passage. Its sandstone narrow façade sits above a red granite ground floor, with timber sash windows accounting for a large proportion of the frontage. It is otherwise rich in classical detailing and forms a striking pivot between its two

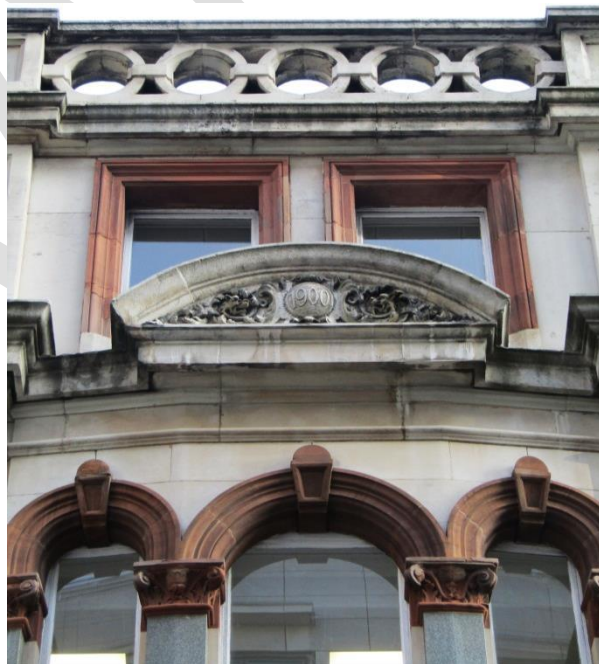
substantial neighbours. **Nos. 15-18** has a broad Portland stone elevation of seven bays with minimal modelling and depth, punctuated by a prominent central pediment over the entrance, with a deep cornice at roof level. It has slim, dark metal window frames within shallow reveals, breaking with the consistently deep reveals elsewhere on the street.

No. 21 Lime Street is under construction at the time of writing. Planning permission was granted in 2015 for an eight storey, stone-clad building with regular window openings and glazed uppermost levels.

No. 24a Lime Street (and 158-159 Fenchurch Street) was completed in 1910 to designs by Sylvester Sullivan who designed other notable buildings in the area. It has a prominent presence on the corner of Lime Street and Fenchurch Street with grey granite elevations punctuated by rich classical detailing including vertical elements linked by carved swags. The building has a strong hierarchy to each storey, with the roofline featuring a dome on the corner. The dome remains a prominent feature of the roofscape and acts as a pivot point between Lime Street and Fenchurch Street, where there is currently an appropriate transition in scale. **No. 24** Lime Street is an early 20th century building with ornate classical features including brown /red granite pilasters supporting Portland stone framing divided by grey granite pilasters with distinctive red sandstone capitals. This kind of stone ornamentation is found on a number of buildings on Lime Street and greatly enriches the townscape. The decorative attic storey adds notable interest to the roofline.



Fenchurch Street/Lime Street



No. 24 Lime Street

Nos. 25-26 is a simple building in Clipsham stone with slim vertical elements separating buff brick panels and tall windows. These elements are echoes of those expressed more forcefully in the conservation area, and as such have townscape value. Despite its narrow façade, the building incorporates two former entrance openings, adding intricacy to the street scene.

No. 27 is a grade II listed former public house dating to 1837, designed by Robert Davidson, surveyor to Truman's Brewery. It has a well-proportioned yellow brick façade embellished with refined Greek Revival details in stucco or painted stone that convey an almost domestic vernacular. The building has a high quality historic shopfront that relates well to the proportions and features of the upper storeys. There is an opportunity to improve the appearance of the extended flank wall.

The rooflines between No. 24a and No. 27 gradually step down in scale, appropriately reflecting the transition between Fenchurch Street and Lime Street.

Nos. 28-30 is a striking Gothic Revival Victorian commercial building with a strong presence on the street. Its broad Portland stone façade is richly modelled with pointed arches over bipartite sash windows that create rhythm on the frontage. The ground floor frontage is composed of timber shopfronts with a recurring quatrefoil motif on the stallriser, separated by stone columns with slim iron colonnettes between. The building incorporates a former entrance to a yard, now gated.

Asia House, **Nos. 31-33** Lime Street is a high quality Edwardian building designed in 1912-13 by architects Fair and Myer. It has crisp elevations of white faience with a wealth of classical details that create depth and visual interest, with the chamfered corner providing a prominent focal point on the irregular historic street plan. The contrast between the rich classical detailing of Asia House and the Gothic features of **Nos. 28-30** exemplifies the range of architectural styles on Lime Street, with buildings otherwise unified by the characteristics identified above.

Nos. 34-36 Lime Street is a remodelled late-20th-century building in sandstone with an unusual form that incorporates 'wings' with ground floor retail units projecting either side of a set-back central office entrance, which has a canopy over with timber soffit. The design of the building has a particularly horizontal emphasis which is uncharacteristic of the conservation area. It incorporates a pedestrian route through to Cullum Street, a valuable increase in the permeability of the street network.

Nos. 37-39 is a Grade II listed building designed by Sylvester Sullivan dating to 1929. Its streamlined Portland stone façade is notable for the use of full height pilasters above ground floor level which give a clean modern form, dividing the bronze window frames and spandrel panels, with Greek detailing adding flourishes of decoration at the upper and lower levels.

Cullum Street



Bolton House

Cullum Street links Fenchurch Street and Lime Street in a distinctive angled form which lies partially within the conservation area. Nos. 13-14, Bolton House, is the retained façade of a building designed in 1901 and signed *AISELBY ARCHT.* notable for its green and blue tiled elevation and striking Art Nouveau detailing. The frontage's styling and materials are rarely found in the City and strike a flamboyant note among the more restrained stone elevations of Lime Street. The building was incorporated into the site of 154-156 Fenchurch Street in the late 20th century, at which time a crude and unsympathetic two storey slate extension with rooflights was added at roof level.

Just outside the conservation area boundary, the rear elevation of Sackville House (Fenchurch Street) neighbours Bolton House. It is of a simple Georgian vernacular, stone at the ground floor with brick upper levels and regular sash window openings with flat arches. It forms a sympathetic setting for the buildings in the conservation area.

Fenchurch Street

The section of Fenchurch Street within the conservation area has a varied townscape of predominantly 20th century developments, interspersed with the elements of earlier buildings, all of a consistent scale with prominent vertical detailing. It is an important southerly approach to the conservation area and therefore a key part of its setting. Nos. 150-151 is a distinctive remnant of an 1865 building with tall narrow round-headed windows and features in an Italian Renaissance style. No. 152 has a highly distinctive 1970s street elevation of bronze

tinted glass screwed over a rendered frontage referencing the preceding Georgian building on the site. The stone ground floor and elevational edge treatment is shared with the neighbouring building and was designed to unify the contrasting facades.



Nos. 150-3



Detail, No. 150-1



Nos. 158-159

No. 153 is a narrow late 19th century Queen Anne Revival building faced in high quality red brick, displaying a wealth of details to its symmetrical facade including pediments and pilasters that are carried through to the painted timber shopfront. Timber sash windows with small paned top sashes are integral to the design of the building. Nos. 155 (including 154 and 156) is a late 20th century office building comprising a dark frame enclosing Portland stone panels and shopfront surround, with a full height metal framed entrance bay to its right hand side. The building lacks some of the more refined detailing that characterises other parts of the conservation area.

Though outside the conservation area boundary, Nos. 136 to 149 Fenchurch Street have a scale and plan form that reinforces the character of the conservation area. Sackville House (No. 143-149, built 1932) has particular sympathy with the conservation area it immediately neighbours by having a stone frontage of strong verticality and faintly Baroque detailing over the main entrance.

The southern boundary at this location adjoins 20 Fenchurch Street, which because of its height and form looms over the conservation area. In this regard it could be considered detrimental to local townscape views. Aerial views of the conservation area are afforded from its publicly accessible viewing gallery.

7. Land uses and related activity

Leadenhall Market is a focal point for retail activity in the eastern part of the City and its covered, pedestrianized environment provides an attractive place for a variety of activities throughout the week. As such, a vibrant atmosphere is created by the facilities and the people making use of them. The market is one of the City's Principal Shopping Centres (PSC) for which there are policies in the Local Plan.

The retail-based economy in the area, which includes cafes, bars, restaurants and shops, spreads beyond the Victorian market to buildings across the conservation area, particularly on Bulls Head Passage and Lime Street. These smaller establishments create a vitality and mix of uses key to the centuries-old bustling character of the conservation area. Alongside these uses are offices of different types and sizes, being generally in line with, or complimentary to, the financial services industry which is a prevalent identity in this part of the City. There are a small number of properties in residential use.

The upper floors of some historic buildings, including specifically those in the Market, are in some instances vacant. Examples exist where these upper floors have been sensitively integrated into the use of the retail unit below, or else reused for other commercial purposes.

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8. Architectural character



Detail of Market entrance on Gracechurch Street



Detail of No. 40 Lime Street

Architects, styles and influences

Buildings in Leadenhall Market conservation area encompass a broad variety of architectural styles, with classical details and proportions being a common theme. The market itself makes use of a characteristic Victorian 'Free Classical' style of architecture, which utilises a range of classical precedents and features in an eclectic manner. Parts of the Market, for example the Gracechurch Street entrance building, have been described as Dutch or Queen Anne Revival in style owing to their use of prominent gables and red brick with stone detailing.

Sir Horace Jones, the market architect, was the City Surveyor and was responsible for a number of noteworthy buildings in the City. Among them are Smithfield Market and Billingsgate Market, both of which are a similar fusion of classically derived architecture and spatial pragmatism.

The architect Sylvester Sullivan is particularly well represented in the conservation area, and he also designed buildings in Gracechurch Street and Fenchurch Street. His buildings characteristically make use of classical details on buildings that are otherwise wholly modern in style. For example, Nos. 37-39 Lime Street has pilasters and other classical features that are arranged in an unorthodox manner with those above ground floor level stretched upwards to the parapet with clean modern lines.

Lime Street illustrates other popular architectural styles of the 19th century, including Gothic Revival at Nos. 31-33 and Greek Revival at No. 29. It is the scale, materials and proportions of these buildings that provide a common theme and coherent townscape in the area.

Building ages

Buildings in the conservation area largely date from the second half of the 19th century with further notable examples from the early 20th century through to the present day. The market, which occupies approximately one third of the area, forms one of the City's most significant complexes of Victorian buildings. Slightly pre-dating the market (mid-19th century or earlier), 2-4 Bulls Head Passage is an example of an

earlier survival in the area, being more Georgian and domestic in scale and character. The earliest structural element in the conservation area is the remains of the Roman Basilica-Forum preserved in the basement of 90 Gracechurch Street, a scheduled ancient monument. A collapsed 1st-century AD fresco was discovered on the site of 21 Lime Street.

Building roofscape

A mix of roof heights and structures across the conservation area creates an interesting roofscape when viewed from low, medium and high-rise vantages. This 'fifth elevation' of the City is increasingly appreciated and will only increase in visibility as new tall buildings on the fringes of the conservation area create new views.

At the heart of the roofscape are the distinctive roof structures of Leadenhall Market. Clearly discernible are the traditional hipped and pitched slate roofs with lead flashings and glazed openings, with an octagonal lantern at the centre. The proliferation of small roof structures express the multiplicity of market units below, allowing the ground plan of the Market to be understood even from this high vantage.

More traditional roof forms, including slated mansards and dormer windows, are to be found on buildings on Lime Street, particularly Nos. 26-30. Buildings on Lime Street appropriately step down in scale from Fenchurch Street, reflecting the different hierarchy of streets.

Traditional roof forms contribute to the special interest of the conservation area in the same way as other elevations of historic buildings within the area boundary. The increasing prominence of the City's roofscape means roof level works will be scrutinised in the same way as those on other elevations. Requirements for plant and M&E are one area in particular where early discussion with the City Corporation is encouraged.

9. Local details

Signage and shopfronts

Shopfronts in the conservation area are of a consistently high quality and make a strong contribution to its character, as well as the appearance of individual buildings. The uniform shopfronts of Leadenhall Market have a consistent original design including some open and some enclosed examples on Lime Street and Bulls Head Passage. Since the scheme of redecoration in the 1990s the City Corporation has successfully operated a policy of reinstating these shopfronts where they had been lost.



A typical shopfront in Leadenhall Market

The predominant form of shopfronts across the area is traditional, with a painted timber frame incorporating pilasters, panelled stallriser (or a decorative iron grille in the market), and glazing divided by mullions and transoms. Level access between shopfront and street is an essential aspect of the design. Examples on Bulls Head Passage retain the recessed storm porch which has the entrance set back from the street in a traditional format. This is an essential characteristic of a number of older shops and its loss can be detrimental to the area's appearance.

Signage in the conservation area is similarly restrained in terms of scale and method of illumination. Shop signage in the market is of a consistent style and format that is carefully controlled (see appendix), while elsewhere it is generally limited to one projecting sign and one fascia sign per elevation.

Architectural sculpture

The market arcades are richly decorated. Above the shops are classical panels depicting fruit trees, with an enriched frieze running at the upper level below the roof structure, separated by ornate capitals and corbels. The most opulent decorative elements are focused on the market crossing and entrances, with a series of City of London dragons in painted iron appearing to support the structure above. The Gracechurch Street elevation makes a grand display of carved stone panels and ornamentation as an integral part of Horace Jones's architectural treatment.

Elsewhere in the conservation area, Asia House has finely detailed Oriental figures cast in white faience.

10. Building materials

Building materials in the conservation area are generally a traditional palette of brick and stone. The market buildings are distinctive for their warm red brick elevations, accented with Portland stone features, painted iron arcades, timber shopfronts, metal grilles and timber sash windows. On adjoining streets buildings are predominantly of Portland stone or lime stone to the main thoroughfares or brick on secondary streets such as Bulls Head Passage, or where older buildings remain. Asia House on Lime Street is a distinctive example in the area of a faience building, while the coloured faience front elevation of Bolton House on Cullum Street exhibits one of the area's most striking use of materials, being notable in the area and rare in the City.

11. Public realm

The public realm in the conservation area is largely traditional in form and materials. Outside the Market the main thoroughfares, including Gracechurch Street, Leadenhall Street and Lime Street, comprise a York stone or asphalt footway with a granite kerb. A number of 19th and 20th century City of London bollards survive on the north side of Lime Street, continuing along the west side of Leadenhall Place.

The public realm of the Market itself has a carriageway of granite setts laid in the 1990s with Yorkstone footways and granite kerbs replicating the earlier surfaces. In a number of locations there are surviving black and terracotta tiles against the edge of the shop units. City of London bollards at the entrances to the Market are painted in the same colour scheme as the market buildings. A number of temporary stalls, tables and chairs populate the public areas of the Market during opening hours. These are carefully controlled and monitored to ensure they are appropriate to the historic location, and more successful examples have been sensitively designed to avoid visual clutter. Opportunities are sought to improve level access to the Market and to create through routes favouring the smooth footways instead of uneven cobbles.

Public realm enhancement works in the area of Cullum Street were completed in 2013/2014, including the creation of a new public space with feature paving and greenery (see Management Strategy).

12. Cultural associations

In the fifteenth century the market was bequeathed to the City by Richard 'Dick' Whittington, the celebrated Mayor of the City, merchant and philanthropist.

A well-known resident was 'Old Tom', a gander who evaded slaughter and became a kind of local fixture at the market. He died in 1835 at the age of 35 and was buried on site, commemorated by a plaque near the south entrance.

The location is used for filming and has appeared in films such as Harry Potter and the Philosopher's Stone.

Management strategy

The management strategy sets out the position regarding the wider policies and guidance concerning the conservation and enhancement of Leadenhall Market 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 Leadenhall Market conservation area include the grade II* listed complex of 19th century market buildings and the historic network of streets, lanes and alleys east of Gracechurch Street.

Documents produced by the City Corporation are available on the 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. 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 Historic Environment Good Practice Advice notes 1-3, produced by Historic England. See <https://www.historicengland.org.uk/>.

London-wide policy

The London Plan (2015) forms part of the statutory development plan for the City of London Corporation 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/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 Leadenhall Market Conservation Area have to 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. Other 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'.

Protected views

The above character summary identifies a number of distant and local views that contribute to the character of the conservation area (see Spatial analysis: views and vistas). Proposals will be assessed for their potential effect on these and other views of significant individual buildings, townscapes or skylines.

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 Leadenhall Market conservation area include:

- In order 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 has produced a *Climate Change Adaption Strategy* (revised and updated January 2010).

14. Environmental enhancement

The work is underpinned by the City Public Realm Supplementary Planning Document 2016. This promotes high quality design and set the highest standards

for every element that contributes to our experience of the City's streets. There are ten overarching aims that support all interventions in the City's public realm:

- A high standard of design
- Understanding context and character
- Simpler, more spacious and less cluttered streets and spaces
- Better coordination of design and more consistency
- Protecting heritage and ensuring continuity
- More sustainable streets and spaces
- Supporting and encouraging good health, wellbeing and healthy lifestyles
- Creating and maintaining exceptional streets and spaces
- Better connected and more inclusive streets and spaces
- Release the potential of the City's public realm to support commerce, culture and art.
-

These aims, along with detailed guidance, and history and evolution of streets and spaces in the City are set out in detail in the SPD.

Completed schemes in Leadenhall Market Conservation Area include:

- Section 106 funded enhancements to Cullum Street on the junction with Lime Street, including the provision of new seating and trees. New paving with a floral motif representing a 2nd century Roman detail discovered in Lime Street has been incorporated into the scheme.

15. Management of transport

The character of the conservation area is considerably influenced by the street pattern within it and the nature and volume of traffic using those streets.

Gracechurch Street and Fenchurch Street are local distributor roads. These are streets that are designed to provide defined routes for motor vehicle traffic into the local area and that have unrestricted access for frontagers. Gracechurch Street forms part of the Transport for London road network and is managed by that authority via red route controls, which provide greater priority for through traffic by prohibiting kerbside access. The City Corporation considers that there is potential to alter the traffic balance on Gracechurch Street to ensure that the character and appearance of the conservation area and the wider area is not adversely affected by unnecessary volumes of motor vehicle through traffic.

All other streets in the conservation area are local access streets, which cater for motor vehicle traffic serving the immediate locality.

Central Avenue within Leadenhall Market and the central ends of Whittington Avenue, Leadenhall Place and Lime Street Passage form a pedestrian zone into which the only vehicles permitted are those driven by permit holders and goods vehicles that require access for loading and/or unloading. No vehicles are permitted between 10 a.m. and 11 p.m. from Monday to Friday and vehicles other than goods vehicles, including cycles, are prohibited at all times.

Further details about transport proposals, including the City of London Local Implementation Plan, Cycle Plan, and Rail Strategy are available on the website. See www.cityoflondon.gov.uk

16. Management of trees

The City of London's *Tree Strategy* SPD (2012) sets out how trees will be protected and maintained and how further tree planting will be encouraged. Part 1 of the Tree Strategy contains policy and guidance on the planting, preservation and management of trees in the City and was adopted as a SPD in May 2012. Part 2 provides additional detailed guidance and information on the implementation of part 1. See www.cityoflondon.gov.uk

All trees in conservation areas are protected under section 211 of the Town and Country Planning Act 1990 (as amended) subject to a few exceptions. Anyone proposing to carry out works to a tree in a conservation area must give six weeks' notice of their intention to do so before works begin. There are no Tree Preservation Orders in the Leadenhall Conservation Area.

17. 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 *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 Leadenhall Market Conservation Area, including:

- Remains of the late 1st century Roman basilica, earlier Roman buildings and Roman roads
- Remains of the medieval Leaden Hall, medieval buildings and street pattern

18. Enforcement

Breaches of planning control are investigated in accordance with the City of London Planning Enforcement Service Standards. This sets out the manner and timescales in which breaches will be investigated. A new Planning Enforcement Policy document is in preparation. See www.cityoflondon.gov.uk.

19. Condition of the conservation area

The buildings and public realm of the Leadenhall Market conservation area are generally in good condition and maintained to a high standard. The adaption, upgrading, repair, conservation, or redevelopment of buildings is managed to have a minimum effect on neighbouring buildings, the highway and the amenity of the area.

Potential pressures in the conservation area have been identified as new development (including in the area's setting) and utilities replacement works, although these do not threaten its character. 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.

The section of Roman wall in the basement of 90 Gracechurch Street is currently classified as a Scheduled Monument at Risk by Historic England and is included on their 2015 Heritage at Risk register for London.

Further Reading and references

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

Historic England publications:

Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008).

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 on climate change and for homeowners 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* (1996).

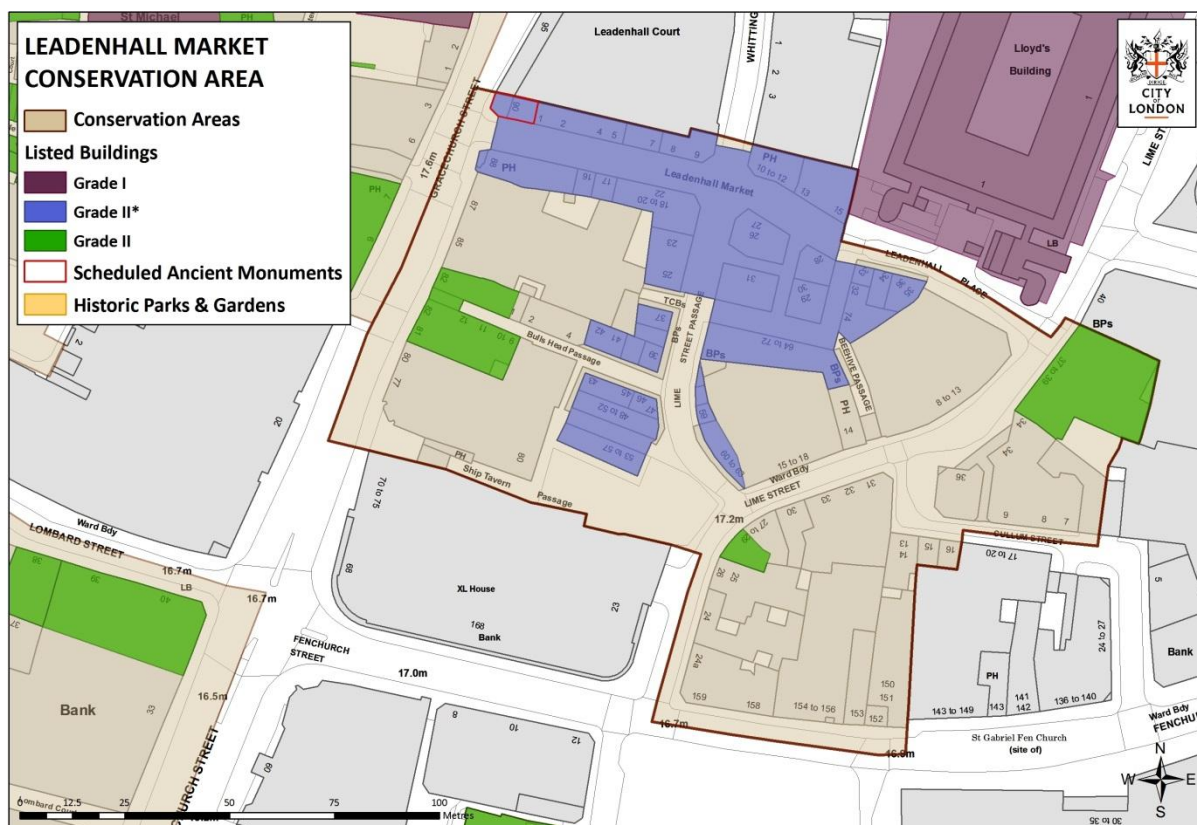
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Stephens Curl, James, *Encyclopaedia of Architectural Terms* (1992).

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

Ward-Jackson, Philip, *Public Sculpture of the City of London* (2003)

Designated heritage assets



Scheduled Ancient Monument

Roman wall in basement of 90 Gracechurch Street.

Listed Buildings

Street	Number/name	Grade of listing
Gracechurch Street	81 & 82	II
Lime Street	The Ship Tavern, No.27	II
	37-39	II
Leadenhall Market	1-36, 37-42, 43-57, 58-63, 64-74 Leadenhall Market, 89 & 90 Gracechurch Street	II*