
City of London | Local Development Framework
Bow Lane Conservation Area
Draft Character Summary and Management Strategy SPD

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Introduction

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

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

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



Cannon Street

3. Summary of character

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

- A richly historic area which retains a dense street pattern of lanes, alleys and courts at its core;
- an area which includes two Grade I listed churches of exceptional significance, as well as numerous other listed and unlisted buildings of a high architectural quality;
- an area with an intimate human scale that contrasts with large 19th, 20th and 21st century developments and thoroughfares at its perimeter;
- an area where discrete open spaces, courts and alleys sit within a tight urban grain;
- a dominantly pedestrian-friendly area of mixed uses which creates a vibrant atmosphere.

Details of features and characteristics which help to define the special interest of the conservation area are described below.

4. Historical Development

Early history

Cheapside, established by 1104 to intersect with a main Roman road at its western end, was the widest street in the City throughout the medieval period, and linked a series of lanes leading between the Thames and central parts of the City. The road had been a major east-west route through London for a number of centuries, and its early origins are evident as a Roman gravel roadway discovered by Wren and used as a foundation for the tower of St Mary le Bow Church. Historically, Cheapside was referred to as 'Westcheap' to distinguish it from Eastcheap, two of the premier City markets. Cheapside was most prosperous as a general market area in the 12th century prior to the formation of the Stocks Market at Bank junction and the increase in riverside trading.

The names of streets leading from Cheapside reflect the goods which were sold there at this time, for example Bread Street and Milk Street. In the middle ages the area became associated with the sale of luxury goods and it has remained the City's principal shopping street to the present day. The iron balcony on the tower of St Mary le Bow is said to be reminiscent of the temporary market 'silds' or grandstands which existed on Cheapside in the 12th and 13th centuries.

Watling Street, which runs east-west between Queen Victoria Street and New Change, takes its name from a corruption of its former name of *Athelyng strate* and has nothing to do with the Roman route of the same name. The alignment follows the Roman road to Ludgate and remained the main route between St Paul's

Cathedral and the Tower of London, to the east, until the mid 19th century when Cannon Street was extended west of Walbrook.

Churches within the conservation area have had a significant influence on its historical development and urban form. The Church of St Mary Aldermary is the oldest church in the City dedicated to Mary and was first mentioned in 1080, although it is known to pre-date this. Little is known of the early development of the church, although it is understood rebuilding works took place in 1510-28 and 1626-29. The survival of substantial medieval remains in the Great Fire, including a large proportion of the tower, resulted in the rebuilding of the church in a 17th century Gothic revival style which is now an extremely rare example of its type.

The Church of St Mary le Bow, initially known as 'Mary New Church' was rebuilt by the Archbishop of Canterbury, Lanfranc, in c.1077-87 with the intention the church would become his principal archiepiscopal fee. The church was said to be the first in London to be built with stone arches, hence the name 'de arbicus' or 'le bow'. Above ground the church was rebuilt by Wren following the Great Fire, with only the crypts surviving from the 11th century. Damage in World War Two was severe, with only the tower and an outer shell of brick and stone escaping the need for reconstruction.

Established slightly later, in the 13th century, All Hallows Bread Street was first mentioned in the 13th century. The family of John Milton were members of the congregation in the early 17th century, and John was baptised here in 1608. Destroyed in the Fire and rebuilt by Wren, it was finally demolished in 1876 to make way for warehouses. Its parish, which is identified by boundary markers in Watling Street and Watling Court, was merged with St Mary le Bow and the church's pulpit was removed to St Vedast Foster Lane.

Eighteenth century and nineteenth centuries

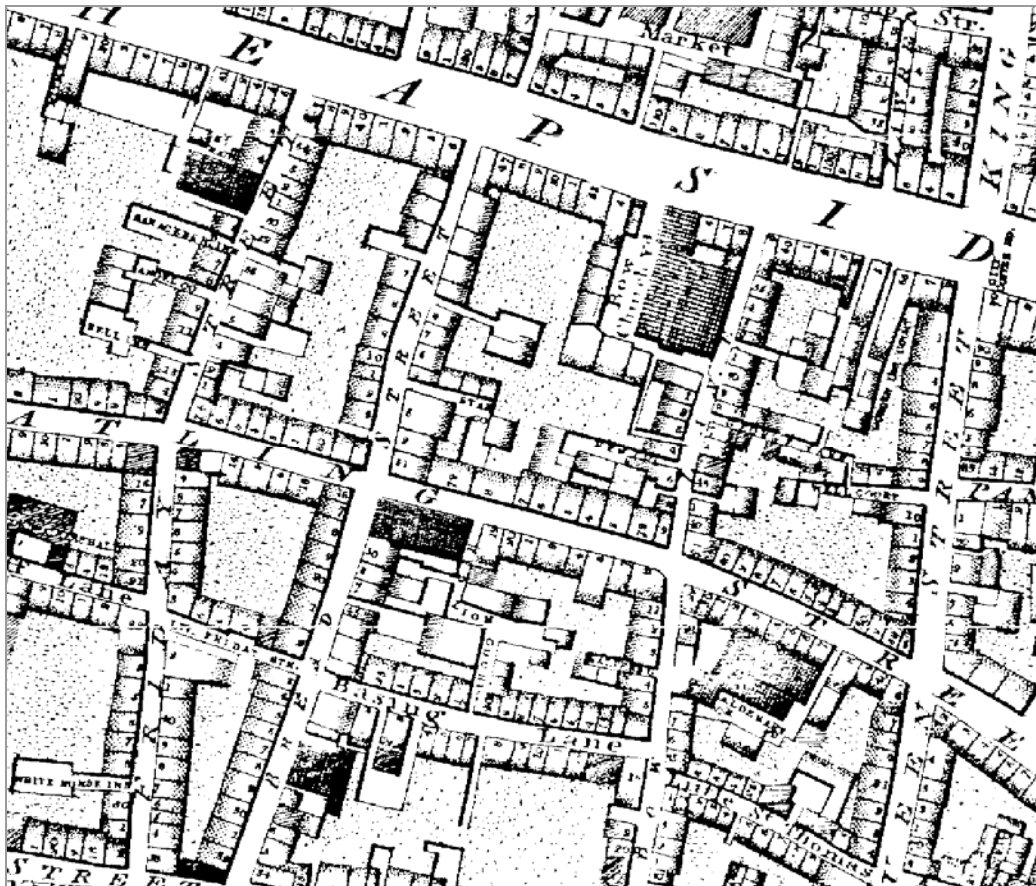
Queen Street was one of the only new streets formed after the Great Fire by Sir Christopher Wren as part of a processional route between Guildhall and the Thames, linking with King Street north of Cheapside.

Cannon Street, which had previously consisted of a narrow medieval lane between Gracechurch Street and Walbrook, was widened and extended to the west to St Paul's Cathedral in the 1840s. This, and the construction of Queen Victoria Street in the 1870s, this had a major impact on the area, bisecting the rectilinear pattern of lanes and introducing an element of Victorian grandeur which is still evident in the vicinity of St Mary Aldermary and marks the southern boundary of the conservation area.

Cheapside was largely rebuilt in the 19th century to accommodate warehouses and office chambers, although survivals from this period were virtually eradicated in the bombing of World War Two and subsequent redevelopment.



Ogilby and Morgan 1676-79



R. Horwood 1792-99

Twentieth and twenty-first centuries

The first post-War reconstruction plan prepared for the City Corporation by the City Engineer F.J. Forty was rejected following criticism of its radical approach, and an alternative plan was drawn up for the City by C. Holden and W. Holford. This particularly addressed those areas most affected by bombing, including the Cheapside and Paternoster Square areas near St Paul's. New planning powers facilitated the rapid construction of substantial and simplified orthogonal blocks, whilst streets would be widened and existing buildings removed where they impeded such development. St Mary le Bow required substantial reconstruction between 1956 and 1964. The present-day form and layout of Cheapside still owes a great deal to post-war planning decisions.

In 1949 plans were drawn up to widen Bow Lane by redeveloping the eastern side to a new building line, and for the creation of an underpass between Cheapside and Cannon Street accessed from Bow Churchyard. Although these plans remained unimplemented, the set back building line opposite St Mary le Bow at the junction of Cheapside and Bow Lane, the widening to the north-west of Watling Street, and the set back of Nos. 10-15 Queen Street on Watling Street illustrate the affect this plan might have had on the area.

In the late 20th century, the pedestrianisation of Bow Lane and the restriction of traffic along Watling Street have created a much improved pedestrian environment, reinforcing the area's historic character. Various initiatives to improve shopfronts, signage and the public realm have in recent years sympathetically contributed to the conservation area's historic character and appearance.

5. Spatial Analysis

Layout and plan form

The conservation area takes the form of a loose grid, with three north-south routes (Bread Street, Bow Lane and Queen Street), intersecting with the east-west thoroughfares of Cheapside, Watling Street and Cannon Street. Its layout largely follows the street pattern established in the medieval period with lanes leading south from Cheapside and connected by Watling Street. The construction of Queen Street in the late 17th century created an intervention in the street pattern which further separated it from the triangular block south of Poultry to the east.

To the south-east corner, Queen Victoria Street cuts across Cannon Street and Queen Street, contributing to the complexity of the road layout at this junction.

The post-war widening of Cheapside and Bread Street, as part of the redevelopment of bomb damaged sites, has given these streets a more formal, regularised layout which contrasts with the historic grain of adjoining routes.

Accessed from Bow Lane and Watling Street are a number of discrete alleys and courts, including Watling Court, Groveland Court and Well Court, which evoke the intricacy of the historic street pattern and contribute strongly to the character of the conservation area.

Building plots

At the heart of the conservation area, along Bow Lane and part of Watling Street, historic building plots have been perpetuated and are reflected in 18th and 19th century redevelopment, maintaining a tight urban grain. The grouping of narrow frontages along Bow Lane are a significant reminder of the type of development which would have existed across the City prior to World War II, and now only survive in small enclaves such as this one.

Buildings fronting Bread Street, Watling Street and Cannon Street illustrate the enlarged size of post-war building plots that were implemented in the area around St Paul's. Despite the substantial footprints of these buildings, each of which accounts for numerous combined historic plots, Bow Bells House and Watling House have succeeded in retaining historic building lines, courts and alleyways.

Building heights

There is a contrast in height within the conservation area between larger commercial blocks at its perimeter and the domestic-scaled buildings which lie at its core. In Cheapside, Bread Street, Cannon Street and Queen Street buildings rise to five storeys or more, whereas those to Bow Lane and Watling Street are largely of four storeys with attics or mansard roofs. A variety of traditional shopfronts and restrained features define each storey and enliven the front elevation of the building.

The general restriction in building heights across the conservation area allows the spire of St Mary le Bow and the tower of St Mary Aldermary to retain their prominence within the streetscape.

The conservation area is subject to policies and constraints relating to St Paul's Heights, St Paul's Strategic Views, St Paul's Setback limitations, and London View Management Framework (LVMF) protected views. Details of these are set out in the management strategy.

Views and vistas

Local views are essential to the character of the conservation area, achieved in the narrow alleyways and courtyards where the medieval street plan frequently results in unexpected changes in direction, providing interesting glimpses of rear elevations and otherwise hidden buildings. St Paul's Cathedral dominates views to the west, while views of the churches are generally experienced unexpectedly from close and oblique angles.

The following illustrates a range of distant and local views which exist in Bow Lane Conservation Area. This list is not comprehensive, and the area provides numerous further opportunities to capture long, short and kinetic views.

- From Bank Junction facing west, towers of both St Mary Aldermary and St Mary le Bow can be seen in a single view.
- North along Queen Street to the Guildhall.
- West along Cannon Street to St Paul's Cathedral.
- West along Watling Street to St Paul's Cathedral.
- West along Cheapside to St Paul's Cathedral.
- North along Bow Lane to spire and south-east corner of St Mary le Bow.

-
- East along Queen Victoria Street to Bank junction (the Royal Exchange).

Details of protected views relevant to Bow Lane Conservation Area are identified in the management strategy. The area is subject to St Paul's Heights and St Paul's Depths restrictions.

6. Character Analysis

The conservation area has a mixed character with a tight urban grain based upon historic building plots and a medieval street pattern at its heart, and the larger developments at its perimeter primarily lining principal routes such as Cannon Street and Queen Victoria Street.

Bow Lane and Bow Churchyard

Bow Lane is a narrow, gently curving, pedestrianised shopping street lined by buildings on a domestic scale with a consistent, predominantly nineteenth-century character. Building frontages are narrow and clearly distinct from each other, yet unified by consistent heights and proportions, traditional shopfronts and the arrangement of window openings. The narrow front elevations and the arrangement of windows create a vertical rhythm along the street. A number of buildings are former warehouses built of brick with stone dressings, often with iron colonnettes separating large tripartite sash windows to the first floor. Ornate shopfronts, which either incorporate original 19th century elements or have been sympathetically replaced in a traditional style, add further character and consistency at street level. Traditional fascias and restrained projecting shop signs hung on decorative iron brackets are characteristic of Bow Lane.

At the northern end of the street St Mary le Bow projects beyond the building line to form a partial stop when looking north up the lane, strongly marked by the stone quoins and base on the corner, and creating a narrow passage when approached from Cheapside. Opposite, No. 54 Bow Lane is late 18th century, built of stock brick with Georgian sash windows with an attractive 19th century shopfront, whilst No. 52 is a former warehouse with rich detailing in stock brick, red brick and stone. The access to the passage to the right-hand side of the building is blocked and uninviting.

Nos. 49-51 is a 1980s building of red brick which harmonises with the general proportions and character of the street but lacks adequate depth to its window openings. No. 48, incorporating the entrance to Well Court, is similar in date and has a narrow frontage of dark brown bricks with a strong vertical emphasis. Nos. 46-47 is well articulated with a sandstone frame and red brick aprons to the large window openings. No. 44 is typical of former warehouse buildings on Bow Lane with a strong emphasis to the ground floor and large windows to the first floor. The façade of Nos. 41-43 Bow Lane is a refined Classical composition with a stucco finish and Egyptian influenced capitals to the columns. Set back through a passageway, No. 42 Bow Lane is a late 19th-century former warehouse in stock brick with tripartite windows divided by iron colonnettes, characteristic of the conservation area. No. 40 (and Nos. 70-71 Watling Street) is in an Italianate style, built of a high quality buff coloured brick with florid detailing and a surviving crane to an upper storey. Opposite, No. 9 is

early-19th-century with post-war repairs, and well-proportioned elevations that crisply defines the corner.

To the west of Bow Lane, Nos. 2 and 3 are stock brick former warehouses, No.2 is larger with a solid stone shopfront and darker brick, whilst No.3 has small pane timber sash windows and a timber shopfront. Nos. 4 and 5 have painted façades and tripartite sash windows to the upper storeys, with traditional lead-clad dormers behind the parapet of No. 4 and stout decorative columns between the windows of No. 5. Both have shopfronts set back into the entrance of Groveland Court.



Bow Lane facing north



Groveland Court



Bow Lane facing south

Groveland Court is a narrow courtyard accessed between two shops and forms the setting for a striking collection of red brick Neo-Georgian buildings with flush timber sash windows and refined detailing. No.1 Groveland Court, Williamson's Tavern, has historic origins and was sensitively rebuilt in 1932 by architects Gunton and Gunton in a Neo Georgian style that reflects the previous building's early 18th century appearance. The adjacent listed 18th century gates are said to have been completed to commemorate the visit of William and Mary to the tavern. No. 12 is a much-altered 17th century house with a pedimented doorcase, and an 18th century north elevation to Bow Churchyard.

South of Watling Street, Nos. 10-11 Bow Lane has its entrance on the splayed corner, and a painted stone shop front with solid classical details below its simple 19th century stock brick façade. No. 37-38 has a rendered façade to Bow Lane with restrained classical detailing, and a southern façade with further windows overlooking St Mary Aldermary churchyard.

No. 1a Bow Lane (and No. 10 Bow Churchyard) is a well detailed late-19th-century public house faced in cream-coloured glazed brick, painted to the ground floor, with stone dressings. No. 9 Bow Churchyard is of high quality rubbed bricks with a richly modelled corner that responds well to the constricted site. The Edwardian building shows evidence of post-war repairs that may have removed some detail.

Well Court, which connects Bow Lane to Queen Street, is largely made up of buildings completed 1978-83 to the designs of Fitzroy Robinson and Partners behind the retained facades of Nos. 44-47 Bow Lane. The buildings are domestic in scale and make use of largely sympathetic materials and details that fit relatively well within their historic context. Nos. 7-10 Well Court is of two storeys in red brick with a solid timber shopfront and cornice. No. 11 has the retained stock brick façade of a small 19th century warehouse, whilst No. 12 is a 1980s interpretation of the same building type on a grander scale with large horizontal windows and good vertical elements. No. 13 incorporates a barrel vaulted passageway of dark red brick, with a restrained façade facing south at the Queen Street end of Well Court. West of this façade is a good example of a Victorian warehouse building with tripartite sash windows in a tripartite arrangement, with floor plates expressed by exposed iron beams.

Watling Street

The street comprises an eclectic range of buildings from different periods in varying styles and materials. The harmony of the street, which affords some of the area's best views of St Paul's Cathedral, is maintained by the consistent scale and proportions of buildings which range from the substantial modern developments to the east and west and the earlier nineteenth-century properties at the junction with Bow Lane.

No. 19-28 is one of the area's grandest former warehouses, now a bar, and has a façade made up of small-paned sash windows divided by painted stone pilasters and iron colonnettes, with opulent lion-head door hoods and guard railings at street level. No. 29, Ye Olde Watling Public House, is a modest early 19th century corner building of stock brick with a black painted timber pub frontage.



Watling St. facing east



Watling St. facing west



24-26 Watling St.

No. 30, positioned against the north-west corner of St Mary Aldermary in contrasting red brick, is vaguely traditional in appearance but undermined by shallow, squat window openings to its facade.

East of Bow Lane, Nos. 67-69 Watling Street is another rare example of faience in the City, which is used as a white frame around distinctive turquoise glazed brick panels. No. 72 is of red brick in a distinctive Queen Anne revival style that

incorporates high quality moulded brick detailing and decorative iron grilles above its shopfront, whilst No. 73 has a neatly symmetrical arrangement to its stone façade. A mid 20th-century incursion is Nos. 74-75, which is of a broadly appropriate scale for the street, but otherwise departs from the predominant character by being set back from the building line with an overly horizontal emphasis. No. 76 has a striking presence on Watling Street for its use of attractive green and white faience to its well-modelled 1920s façade. No. 77 is a heavily modelled building with eclectic detailing, and a pilaster remaining from the former neighbouring building to its south-west corner.

Cheapside

The historic market street of Cheapside was subject to substantial re-planning in the mid-20th century which saw the creation of a series of amalgamated building plots with large footprints, as exemplified by One New Change. Amidst the 20th and 21st century developments to both sides of the street the church of St Mary le Bow remains the dominant focal point. Within the conservation area boundary to the east of the church are a series of narrower building frontages that provide an indication of the street's pre-war character. The red brick and Portland stone of the church provides a point of reference for other buildings

On the corner with Queen Street, Nos. 67-69 Cheapside (and Nos. 1-5 Queen Street) has a solid Portland stone elevation with simple classical details but weak vertical elements. One of the more distinctive buildings on Cheapside, Nos. 64-66, has broad expanses of glazing split into small panes and separated by a giant order of inverted columns, above a solid rusticated base which incorporates the entrance to Crown Court. In contrasting materials, Nos. 60-61 is of red brick in a Neo-Georgian style, with flush windows which reflect the basic design of the originals but in poorer quality materials. Nos. 60 and 61 Cheapside occupy narrow plots which reflect the historic development of the street, and are uniformly clad in Portland stone with dark slate window aprons to No. 60.

The treatment to the corner of Bow Lane and Cheapside, opposite the church, could benefit from enhancement, whilst the widened opening to the street reflects the first stage of an unimplemented post-war scheme to widen the lane. Nos. 56-57 Cheapside is a 1950s former bank positioned tightly against St Mary le Bow, conforming to the height of the lower stages of the church tower but faced in polished grey granite with horizontal windows that contrast with neighbouring buildings. Nos. 46-52 Cheapside, Bow Bells House, is a substantial early-21st-century block faced in Portland stone to the churchyard elevations, a metallic finish to the roof and Cheapside frontage, and deeply reset square window openings. Nos. 1-4 Bow Churchyard is also faced in Portland stone, and is further embellished by granite columns that create a more opulent appearance.

A rare survival of the historic street pattern on Cheapside, Crown Court is a small enclave accessed through Nos. 64-66 Cheapside and enclosed by recent buildings. No. 1 is stock brick with projecting bay windows framed in bronze-coloured metal, whilst No. 2 (Cheyne House) has a compact classical façade with moulded red brick detailing and a stone doorcase.

Cannon Street

No. 33 Cannon Street, Watling House, is richly modelled and strongly articulated with stone vertical elements and projecting bays that give depth to the façade. Similarly monumental in scale, Nos. 47-53, incorporating an entrance to Mansion House Underground Station, is faced in pale masonry with a strong verticality and interesting detail to the roofline. Whilst the building relates to the larger scale of buildings on Cannon Street, it otherwise fails to conform to the wider character of the conservation area.

On the junction with Queen Victoria Street, south of St Mary's Church, is one of the most important groupings of Victorian buildings in the City. These form an important connection to Queen Street Conservation Area which lies to the south-east. Nos. 61-62 forms part of the triangular block on the south side of Queen Victoria Street which includes the listed buildings at Nos. 65 Cannon Street and 39-63 Queen Victoria Street. The building has a well modelled façade painted of brick with bold classical detailing.



Cannon Street



Cheapside

Queen Street

Nos. 6-7 Queen Street is a stone faced Edwardian building (1907 by Detmar Blow) with good modelling and detail to selective parts of the façade, including the roofline. A substantial Victorian landmark in this location is Nos. 8-9, the Golden Fleece Public House. It is of four storeys in Bath stone with a mansard roof, and large window openings to the former restaurant at first floor level, embellished by decorative iron balconies.

Nos. 10-15, Aldermary House, is a well-proportioned nine storey 1960s building faced in pale grey stone, with framed windows, a double-height entrance storey and a clear hierarchy to each storey. The building has a lower wing to the west which relates positively to the scale and cornice line of neighbouring buildings on Watling Street although the building line is set back.

7. Land Uses and Related Activity

The variety of land uses which exist in the conservation area is one of its most distinctive features, contributing to its special character and continued vitality. Bow Lane and Watling Street are lined with retail premises that include small independent shops and high street chains, as well as pubs, bars and restaurants. The pedestrian-friendly, intimate environment combined with small scale retail uses serving a large working population, results in a vibrant atmosphere throughout the day.

Victorian former warehouse buildings, predominantly along Bow Lane and Queen Street, have been successfully converted to office use with shops to the ground floor and offices or residential to the upper floors.

Larger 20th and 21st century buildings to the perimeter of the conservation area, including those on Cannon Street, Bread Street and Queen Street house office uses, often with additional mixed uses at street level.

8. Architectural Character

Architects, styles and influences

The churches of St Mary Aldermary and St Mary le Bow, both by rebuilt Wren after the Great Fire, are the conservation area's two most significant and prominent buildings. They are notable City churches in their own right, and the prominent classical features of St Mary le Bow contrast greatly to the exceptionally rare 17th century Gothic architecture of St Mary Aldermary.

The architecture of the conservation area is predominantly classical, and the 19th century buildings centred on Bow Lane and Watling Street make use of an eclectic range of classical columns, pilasters, corbels, cornices and other features. Many of these features are typical of the building type and period of their construction, although they succeed in providing further architectural unity to each street. The scale and proportions of these buildings is also key to the harmony of the area, and features such as vertical window openings and strong cornice lines and simple vertical elements are picked up by later buildings including Nos. 10-15 Queen Street, Nos. 1-6 Queen Street and Nos. 5-9 Well Court, further integrating them into the area.

Striking examples of other architectural styles in the conservation area include the prominent Italian Gothic façade of No. 22 Queen Street, which was possibly influenced by its proximity to St Mary Aldermary; the distinctive Queen Anne style of No. 72 Watling Street; the Neo-Georgian of Nos. 62-63 Cheapside; and the restrained early 21st century treatment of Bow Bells House.

Building ages

The heart of the area, along Bow Lane and Watling Street is predominantly 19th century, with buildings dating from across the Victorian period and earlier, including many outstanding listed and unlisted examples. Other notable Victorian buildings in the area include those grouped around St Mary Aldermary either side of Cannon

Street. Buildings with earlier origins, aside from the two churches, include the Georgian townhouse at No. 54 Bow Lane and buildings to Groveland Court.

The early 20th century is represented by the grouping of buildings on Cheapside between Bow Lane and Queen Street, as well as examples on Watling Street and Queen Street. Substantial post-war, late-20th century and 21st century buildings such as Nos. 10-15 Queen Street, Bow Bells House, Watling House, and No. 39 Cannon Street are located at the outer edges of the conservation area. Smaller 20th century developments, such as the 1980s buildings along Well Court, have been discreetly knitted into the earlier street pattern.

9. Local details

The conservation area is enriched by a range of statuary, memorials, plaques, decorative architectural features and other details. Features to buildings such as the bracketed hanging signs on Bow Lane and the grade II listed 18th century iron gates in Groveland Court make significant contribution to the townscape as does the grade II listed K2 telephone kiosk on Watling Street. The open space of St Mary le Bow is enhanced by the presence of the grade II listed statue of Captain John Smith, whilst the 2007 Cordwainer statue by artist Alma Boyes, marking the centenary of the Cordwainer Ward Club, is located on the north side of St Mary Aldermary.

Blue plaques

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

- Bread Street – The poet and statesman John Milton was born in Bread Street in 1608.
- No. 25 Cannon Street – Site of the church of St. John the Evangelist, Friday Street, destroyed by the Great Fire in 1666.

There is a green commemorative plaque on Nos. 61-63 Watling Street marking the site of a fire station.

10. Building materials

Materials relate to building ages and building types, as well as the age and scale of each street. In Cheapside, Queen Street and Cannon Street there is an extensive use of Portland stone which relates to the wider character of these principal thoroughfares and key buildings along them, such as the churches of St Mary le Bow and St Mary Aldermary. The large 20th century office buildings along Cheapside and other streets were largely faced in Portland stone, and the character established at this time has been maintained by later developments - with key exceptions.

Along Bow Lane the Victorian buildings which predominate are typically of stock brick or stucco with painted stone or iron detailing, including shopfronts, characteristic of their 19th century warehouse origins. The buildings of Groveland Court form a strong grouping which is further unified by their use of high quality red brick, reflecting their early Georgian origins.

Watling Street continues the same broad character of Bow Lane but also includes striking examples of faience and red brick. Selected ironwork on Nos. 19-20 and Nos. 24-26 Watling Street are painted in vibrant colours which adds interest to the streetscape.

11. Open spaces and trees

The dense urban environment of the conservation area is punctuated and enhanced by discreet hard open spaces, courts and alleys. Trees and planting have a limited presence, with certain exceptions, including the mature London Plane tree which forms a key landmark in Bow Churchyard, and St Mary Aldermary churchyard in Bow Lane.

12. Public realm

Paving materials are largely of York stone with granite kerbs, granite setts, stone setts or asphalt to side alleys, lanes and courts.

A number of public realm enhancement projects have been completed in the conservation area in recent years, details of which are outlined in the management strategy.



St Mary-le-Bow



St Mary Aldermary

Management strategy

The management strategy sets out the position regarding the wider policies and guidance concerning the conservation and enhancement of the Bow Lane 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 the conservation area include its street plan formed by medieval lanes and later interventions, the high architectural quality of its building stock, and the vibrant mix of uses and activities.

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

13. Planning Policy

National policy

The Civic Amenities Act, 1967, first 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 intends to replace all existing Planning Policy Statements with a new, concise, single statement of policy, the National Planning Policy Framework (NPPF), which is due to be adopted in early 2012. For up to date references to national planning policy please check the Department for Communities and Local Government website www.communities.gov.uk

London-wide policy

The London Plan (2011) forms part of the statutory development plan for the City of London and must 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 in the City of London is contained within the Local Development Framework Core Strategy 2011 and a number of saved policies from the 2002 Unitary Development Plan (UDP). Further information can be found on the website: www.cityoflondon.gov.uk/ldf

Development proposals within the Bow Lane Conservation Area have to be considered in the context of all the policies in the Core Strategy and the 55 saved policies from the UDP. Within this framework, particular account will need to be taken of Core Strategy policies CS10 'Design', CS12 'Historic Environment'. Saved

UDP policies include ENV 11 'Development in Conservation Areas' and ENV 13 'Conservation Areas: Premature Demolition'.

Protected views

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

- Parliament Hill Wider Setting Consultation Area
- Kenwood Wider Setting Consultation Area
- Primrose Hill Wider Setting Consultation Area
- Greenwich Park Wider Setting Consultation Area
- Blackheath Point Wider Setting Consultation Area

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

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

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

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 particular, areas will need to be resilient to warmer wetter winters, hotter drier summers and more frequent extreme weather events.

In adapting to meet these challenges, it is important that sustainable development is sensitive to the historic environment. Development, including the incorporation of climate change adaptation measures, should have regard to the need to protect the significance of heritage assets.

Issues specifically relevant to the Bow Lane Conservation Area include:

- Cannon Street suffers from traffic related air pollution including high levels of nitrogen dioxide and fine particulates (PM10). *The City of London Air Quality Strategy 2011-2015* (March 2011) sets out the current position and the measures required to ensure predicted improvements in the City's air quality.

- In order to minimise the risks of flooding elsewhere in the City, new development schemes will be expected to make use of Sustainable Urban Drainage Systems (SUDS) including rainwater harvesting systems and green roofs.

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

14. Environmental Enhancement

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

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

The Cheapside Area Strategy Phases 1 and 2 (completed summer 2011) has drawn together a range of enhancements designed to support the retail character of Cheapside by the creation of a high quality physical environment. Completed enhancements in Bow Lane Conservation Area include:

- Works to Bow Churchyard (completed 2009) which involved laying a new paved central area of red and silver grey granite setts in a Cordovan-influenced pattern, surrounded by new stone paving, new planting and seating.
- S106 funded enhancement works to Bow Lane were completed in September 2008 to include the resurfacing of the lane with granite setts to the carriageway and York stone paving, and the addition of 12 bronze planters.
- Improvements to Watling Street were implemented in 2004 as part of the Queen Street Pilot Project, and involved the restriction of vehicular access, the installation of new gates between Watling Court and Queen Street, the laying of granite setts to the carriageway with Caithness stone banding, and new seating by St Mary Aldermary.

15. Transport

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

- The City's traffic and environment zone regulates and records motor vehicles coming into and leaving the zone and encourages motor vehicle through traffic to route around the zone.

- The Mayor of London's congestion charging zone scheme has significantly reduced motor vehicle traffic in Central London.
- The Mayor of London's low emission zone scheme has further reduced numbers of the most-polluting heavy vehicles across London.
- Queen Street between Queen Victoria Street and Cannon Street is a route for use by pedal cycles and pedestrians only.
- Bow Lane and Watling Street between Watling Court and Queen Street form a pedestrian zone that prohibits motor vehicles between 8 a.m. and 6 p.m. from Monday to Friday but allows access at all times for cyclists.
- Bread Street is closed to motor vehicles at its junction with Cannon Street but permits access for cyclists.
- Watling Street and Watling Court form a small 20 m.p.h. zone.

In adopting its Core Strategy the City has refined its highway hierarchy to further reduce the adverse impacts of motor vehicle traffic, including on the valued character of the City's conservation areas. The City will continue to reduce the impact of traffic management infrastructure wherever possible.

- Cannon Street and Queen Victoria Street are local distributor roads. These streets should only be used by motor vehicles that need access into the City core and should not be used by motor vehicle through traffic other than buses.
- All of the other streets in the conservation area are local access roads and should only be used by motor vehicles for access to local premises.

The conservation area includes several important cycling routes. Cannon Street, Cheapside, Queen Street and Queen Victoria Street all form part of the London Cycle Network. Mansion House Underground station on the Circle Line and the District Line has an entrance on Bow Lane via the subway under the Cannon Street/Queen Victoria Street junction.

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

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

16. Management of Open Spaces and Trees

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

The City of London *Open Space Strategy* (2008) details the existing open spaces of the City, what spaces are to be provided in future, and how these could be delivered. The City of London *Biodiversity Action Plan 2010-2015* (2010) outlines the importance of the City's urban greenspaces, which in Queen Street Conservation Area includes Whittington Gardens and a number of additional street trees. In addition, the City Corporation has published a Habitat Action Plan (HAP) for Urban Greenspaces, Churchyards and Cemeteries, and for Built Structures.

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

Trees in the conservation area are protected under section 211 of the Town and Country Planning Act 1990 (as amended). Anyone proposing to carry out works to a tree in a conservation area must give six weeks notice to the local planning authority of their intention to do so prior to undertaking such works.

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

17. Archaeology

Any development proposals in the City of London which include groundworks could have an impact on below-ground archaeology. Planning Advice Note 3: Archaeology in the City of London, offers advice to applicants how archaeology will be dealt with in the planning and development process. Information required to assess the archaeological potential of a site and the impact of proposed alterations or development is in Planning Advice Note 3 and guidance for applicants.

18. Enforcement

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

19. Condition of the Conservation Area

The buildings, open spaces and public realm of Bow Lane Conservation Area are generally in good condition and maintained to a high standard. Potential pressures in the conservation area have been identified as new development and utilities replacement works, 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.

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Appendices

Appendix A - Designated Heritage Assets

Correct January 2012. Please consult the City of London website for up to date information www.cityoflondon.gov.uk/plans



Listed buildings

STREET	NUMBER /NAME	GRADE
Bow Churchyard	Statue of Captain John Smith	II
Bow Lane	6-8	II
Cannon Street	65, Sugar Loaf Public House	II
Cheapside	Church of St Mary le Bow	I
Groveland Court	Wrought iron gateway and railings of Williamson's Tavern	II
Queen Street	22	II
Queen Victoria Street	39-53, Albert Buildings	II
	68-72	II
	74-82	II
	Church of St Mary Aldermary	I
	K2 telephone kiosk outside St Mary Aldermary	II
Watling Street	19-21	II
	Remains of undercroft beneath pavement at rear of Nos. 68-72 Queen Victoria Street	II

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Adopted *Insert date*

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