

## Appendix 2 – Consultation Statement

### 1. Summary

- 1.1. The Development Division of the City of London conducted a public consultation on a potential new conservation area, known as Creechurch Conservation Area. The aim of the consultation was to gather the views of the public and relevant stakeholders on the proposed conservation area and its potential boundary. This report encapsulates the analysis of the responses, recommendations and information gathered during the consultation process.
- 1.2. In total 976 completed responses were received, 943 responses through Commonplace, 30 via email and three completed hard copies in the last drop-in session.
- 1.3. The majority of respondents were from individuals / members of the public while 17 respondents were stakeholders, including an MP, businesses, heritage groups and organisations.
- 1.4. Overall, there was welcome, unprecedented levels of engagement for a City conservation area proposal and there was an overwhelming support for the designation of the Creechurch area as a conservation area. We have received invaluable contributions throughout the consultation process which are discussed and analysed below. Details of the consultation responses are discussed below, while all the redacted responses are compiled in Appendix 4.
- 1.5. The contents of this analysis report have been collated and organised to provide a comprehensive overview of the consultation's outcomes and insights. This report includes information about the extent and reach of the consultation. The main aim of the findings and recommendations presented herein is to inform next steps and decisions in relation to the proposed conservation area and definition of its boundary.

## 2. Background and Methodology

2.1. The consultation period lasted for just over six weeks from Thursday 21st September 2023 until 6th November 2023.

2.2. Notification emails were sent to 2,703 existing subscribers in the Commonplace database that have opted to be notified of new Commonplace engagements around the Creechurch area. Notification emails were also sent to 495 recipients who are listed on the City's Local Plan Database, which included the following:

- City residents who are listed on our database and resident associations/groups
- Historic England
- Greater London Authority/Mayor of London
- SAVE
- The Georgian Group
- Victorian Society
- Twentieth Century Society
- Bevis Marks Synagogue Heritage Foundation
- London Business Forum
- The Portal Trust
- Bevis Marks Synagogue
- St Botolph's Church without Aldgate
- The Guild Church of St Katharine Cree
- London Boroughs, including City of Westminster, London Borough of Camden, London Borough of Hackney, London Borough of Islington, and others
- Barbican & Golden Lane Neighbourhood Forum

2.3. The aim of the consultation was to allow stakeholders, businesses, organisations and the public to share their opinions on whether the Creechurch area should be designated as a conservation area and to identify their preferred boundary. The consultation presented three options for the conservation area boundary with a fourth option to allow respondents to suggest an alternative.

2.4. A bespoke website hosted by Commonplace was created for the consultation, as well as a webpage in the City of London website, including information about the consultation and a link to Commonplace.

2.5. Hard copies of the consultation material were placed at:

- Artizan Street Library
- Shoe Lane Library
- Barbican Library
- Planning Information Desk (Guildhall)

2.6. The public consultation was advertised in the press including September's Members' Briefing (which is a public document) and City Resident.

2.7. 12 site notices were placed in and around the proposed conservation area.

2.8. Three drop-in sessions were held at:

- Artizan Street Library 20<sup>th</sup> October – 5 people attended;
- Holland House 26<sup>th</sup> October - 5 people attended;
- Bevis Marks Synagogue 30<sup>th</sup> October - 8 people attended.

2.9. Three options were presented for consultation, with an additional fourth option giving consultees the opportunity to suggest an alternative boundary.

**Option 1** - An initial assessment for the wider area prepared by the City of London Corporation. The assessment undertaken by CoL Officers was provided via a link here.

**Option 2** - Following presentation of Option 1 to the Planning and Transportation Committee meeting, this option was suggested by Members as an alternative. Option 2 includes the same area as Option 1 with the addition of the building at 31 Bury Street.

**Option 3** - This option was tabled by representatives of Bevis Marks Synagogue. It includes the same area as Option 2 with the addition of the buildings to the north of Bevis Marks/Duke's Place, 1 Creechurch Lane and Cunard House at 88 Leadenhall Street. An assessment was commissioned by the Bevis Marks Synagogue to accompany this option, prepared by Alec Forshaw and Esther Robinson Wild was provided via a link here.

**Option 4** – This option allowed for an alternative boundary to be suggested.

2.10. The consultation posed eight questions:

1. Do you agree that the Creechurch area should be designated as a conservation area?
  2. Which is your preferred option? (Option 1, Option 2, Option 3, Option 4 – Alternative Boundary)
  3. If you choose Option 4, please describe your preferred boundary.
  4. Why do you think your selected area is of special architectural or historic interest?
  5. Please share any additional general information and facts about the area to support your choice.
  6. Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010? An Explanation of the Equality Act - Section 149 was included as an external link.
  7. Please explain your answer to Question 6.
  8. Is there anything that could be done to mitigate any impacts identified?
- 2.11. The Commonplace page included a Map with some identified buildings and places of interest. The map was interactive and respondents could add new places of interest and/or information and comments on existing points. The consultees could answer any of the following questions:
- What contribution do you think this place makes to the area?
  - What is the place, building, street or green space that you have marked on the map?
  - Do you think this should be included in the proposed conservation area?
  - Please provide information about the place you identified and its relationship to the proposed conservation area.
- 2.12. There were 41 comments in relation to the map, these are included and discussed in the section below.

#### Reporting Methodology

- 2.13. A total of 976 completed responses were received, 943 responses through Commonplace, 30 via email and three completed hard copies in the last drop-in session.
- 2.14. The main themes and issues raised are discussed in this report, alongside an Officer's response. Due to the large amount of the responses, not all of the responses are included in this report. The consultation responses can be viewed on the Commonplace website [here](#). The responses received via email are reproduced in full in Appendix 5. Personal information has been redacted and not shared or published in the report.
- 2.15. The consultation engagement has been undertaken in line with the City's adopted Statement of Community Involvement, details of which can be found here: [Statement of Community Engagement](#) .

### 3. Summary and analysis of responses

3.1. Questions 1, 2, 4, and 6 received the highest number of responses (Fig. 1). The majority of the respondents shared their preferences on boundary options and their views on potential impacts on individuals with protected characteristics. While many respondents expressed opinions on Question 6, few elaborated or suggested mitigation, as per Questions 7 and 8. Additionally, most respondents provided input on designating the Creechurch area as a conservation area. The limited responses for Question 3 indicate the count of consultees choosing Option 4 – Alternative Boundary."

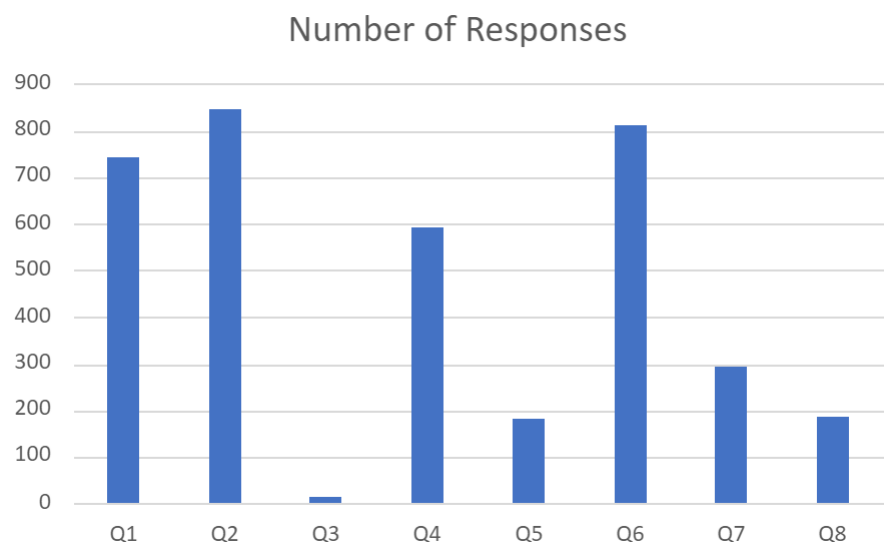


Figure 1: Responses per question

- Q1:** Do you agree that the Creechurch area should be designated as a conservation area?
- Q2:** Which is your preferred option?
- Q3:** If you choose Option 4, please describe your preferred boundary.
- Q4:** Why do you think your selected area is of special architectural or historic interest?
- Q5:** Please share any additional information and facts about the area to support your choice.
- Q6:** Do you have any views on potential impact of the proposals on people with protected characteristics?
- Q7:** Please explain your answer to Question 6.
- Q8:** Is there anything that could be done to mitigate any impacts identified?

3.2. Of the respondents, approximately, more than 70% identified their relationship to the area. Approximately 40% of the respondents identified themselves as visitors, approximately 13% as workers and approximately 10% as residents, as can be seen in **Figure 2** below.

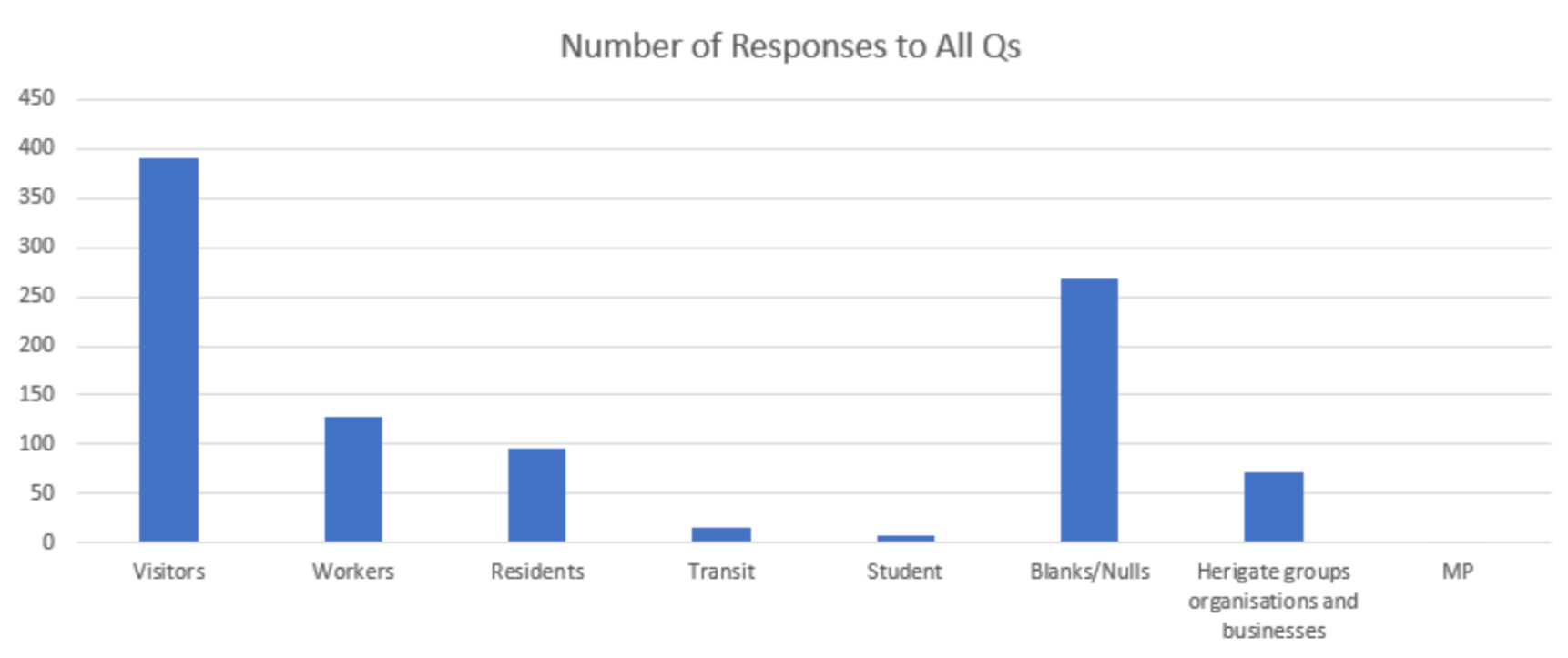


Figure 2: Relationship of respondents to the proposed conservation area (Null means that the respondent chose to enter no information to the respective question)

3.3. Below are analysed the responses to each survey question (as presented in paragraph 2.10).

**Q1: 'Do you agree that the Creechurch Area should be designated as a Conservation Area?'**

3.4. Figure 3 below shows the responses to whether the consultees agreed that the Creechurch Area should be designated as a conservation area. The majority of the respondents (73%) agreed with the proposed designation while a small percentage (1.9%) did not agree with the designation of the area.

Q1. Do you agree that the Creechurch Area should be designated as a conservation area?

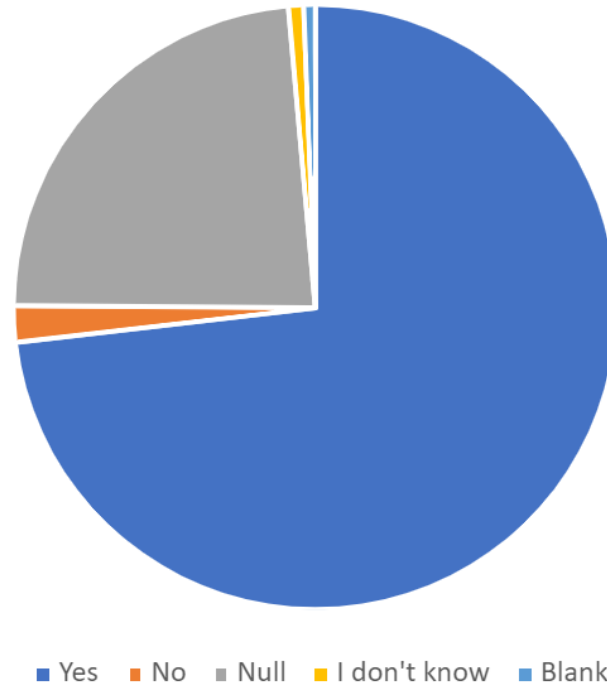


Figure 3: Answers to Question 1

**Q2: 'Which is your preferred option?'**

3.5. The options included the following:

- Option 1 - An initial assessment for the wider area has been prepared by the City of London Corporation.

- Option 2 - Following presentation of the potential conservation area to the Planning and Transportation Committee meeting, this option was suggested by a Committee member. Option 2 includes the same area as Option 1 with the addition of the building at 31 Bury Street.
- Option 3 – The option tabled by Bevis Marks Synagogue. It includes the same area as Option 2 with the addition of the buildings to the north of Bevis Marks/Duke’s Place, 1 Creechurch Lane and Cunard House at 88 Leadenhall Street.
- Option 4 – This option allowed for an alternative boundary to be suggested.

3.6. The overwhelming majority of the consultees (approximately 84.5%) who engaged with the survey and answered Question 2, chose Option 3.

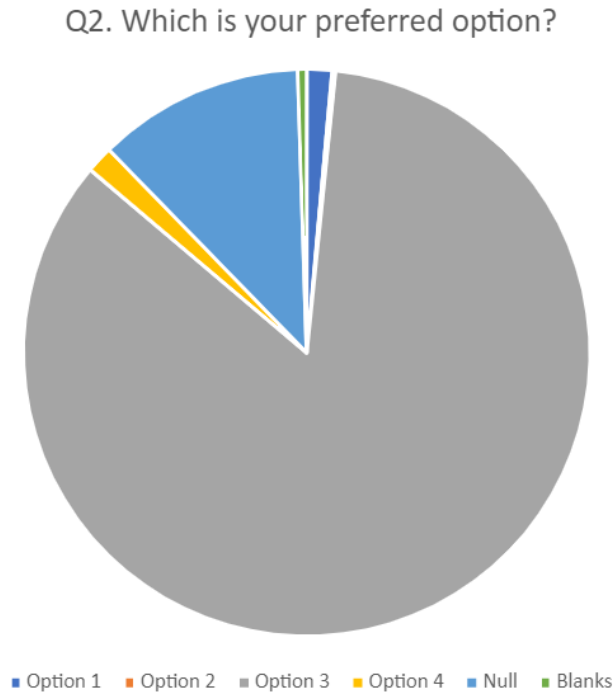


Figure 4: Answers to Question 2



**Q3: 'If you chose Option 4, please describe your preferred boundary'.**

3.7. Of the consultees who selected Option 4 and responded to Question 3, the responses provided by stakeholders, groups and organisations provided via email, these are analysed in detail below. In terms of the rest of the answers to Option 4 (approximately 2.6%) the main themes of the responses are summarised below:

- Extensions of the proposed option 3 to include areas to the west, east and south, including the Gherkin and associated plaza; Aldgate Tube Station; alternative boundary as proposed by SAVE; and the adjoining frontages on the south side of Leadenhall Street and east side of Aldgate High Street.

Officer's response: Please see section 3.5 of the revised Conservation Area proposal on the proposed additions of other buildings to the south and east.

- Six of the responses to this question, expressed their disagreement with designating a conservation area.

Officer's response: Please see section 3.3 of the revised Conservation Area proposal on the eligibility for conservation area status.

**Q4: 'Why do you think that your selected area is of special architectural or historic interest?'**

3.8. The word cloud below shows the key themes that emerged in answers to this question, with the size of the word reflecting the frequency of use.



3.9. While the wordcloud above gives an indication of why respondents have selected their preferred option, a more in depth look into the responses identified the following main themes.

- Option 1 or No conservation area

3.10. Respondents who answered negatively to Question 1 ('no conservation area') or chose Options 1 or 4 also responded to Question 4, offering justifications for their choices. Their reasoning revolves around the protection that existing listed buildings also benefit from questioning the necessity of designating the area as a conservation area or advocating for the smallest possible designated area. Examples of such answers are reproduced below:

*"I do not think this. Because the historically important buildings within the Creechurch area are already listed, it is unnecessary to provide further protections to such an area as a whole. (Nonetheless, I have selected Option 1 in question 2, as this option would minimise the architectural restrictions imposed by a conservation area.)"* – Option 1

*"There should be no conservation area. This is an aggressive attempt by NIMBYs and people against any change to block development under bad-faith arguments about preservation by creating additional pinch points during the development application process."* – Option 4

*"The area in question already has numerous listed buildings, such as Holland House, the Bevis Marks Synagogue, the Church of St Katherine Cree and Sir John Cass School, amongst others. There is no need for additional conservation area designation given extant listed status."* – Option 4

- Option 3

3.11. A very high number of the responses to this question were in support of Option 3. These included, as a whole or in parts, the following themes:

- Surprising the area is not a Conservation Area already;
- unusually rich heritage;
- Conservation Area protects the settings and context of important buildings;
- not all buildings included in Conservation Areas have to be of specific heritage interest themselves;
- Option 3 boundary is not arbitrary;
- 31 Bury Street is a highly contentious site;
- The argument that the existing building at 31 Bury Street is not worthy of inclusion is fallacious.

3.12. An example of the most frequently recurring response, either wholly or in part, is provided below.

*"1. This area very much deserves to be designated a Conservation Area. It is surprising it has not been designated as a Conservation Area before now."*

2. *The heritage of the area is unusually rich, both in terms of Jewish history (Bevis Marks; the site of the first synagogue of the resettlement; and the site of the Great Synagogue) and Christian history (the Guild Church of St Katharine Cree and the church of St Botolph Without Aldgate). It is a great thing for inclusivity and community coherence that here both traditions can be celebrated and protected together.*

3. *Protecting individual buildings can be achieved by Listing. The point of a Conservation Area is that it protects the settings and context of important buildings, and has an intangible as well as a tangible dimension. It is important that this Conservation Area is drawn widely enough to properly embrace the settings of all the Jewish and Christian sites (as well as the very important site of the Roman city wall).*

4. *It is very clear from official guidance that buildings included in Conservation Areas don't have to be of specific heritage interest themselves. Indeed, they don't even need to make a positive contribution. They should be included if doing so makes for a more relevant and coherent Conservation Area. All the buildings shown in Option 3 should be included for these reasons.*

5. *The Option 3 boundary is not arbitrary. It was drawn up by two experienced heritage experts commissioned by the Synagogue.*

6. *31 Bury Street is a highly contentious site. If redeveloped with a tower, as the owners would like, it would cause irreparable damage to the Synagogue. The City rightly rejected a proposed tower only a couple of years ago, but it appears the owners are going to try again. This makes it particularly important for the site to be included in the Conservation Area so that the heritage considerations can be given full weight if and when further planning applications are submitted.*

7. *The argument that the existing building at 31 Bury Street is not worthy of inclusion is fallacious. It is an unremarkable piece of 1990s architecture that is respectful of its setting and makes at least a neutral contribution to the heritage value of the area. It must be included to ensure the Conservation Area has coherence, quite apart from the fact that its unsympathetic redevelopment has the potential to cause great harm. – this response has come up more than once, quite a few times.”*

- Buildings associated with Jewish Heritage

- 3.13. Another common theme in the responses to Question 4, from the respondents choosing Option 3, discussed the inclusion of buildings associated with Jewish heritage into the conservation area. An example is included below:

*“My selected area, Option 3, includes sites of great historic interest to the Jewish community; it includes the sites of the Great Synagogue (Duke’s Place Ashkenazi Synagogue which was built in 1690 and destroyed by German bombing in 1941. It also includes the site of the Creechurch Lane Synagogue (Synagogue of the Resettlement 1657-1701. These sites are of important historic significance and are testament to the lasting connection of the Jewish community with the area, which has endured over the centuries right up until today.”*

Officer's response: The responses to Question 4 have been carefully considered and have informed the proposed boundary of the conservation area. The Creechurch Conservation Area Proposal (Appendix 3) provides more information on how the proposed boundary has changed to align with Option 3.

**Q5: 'Would you like to share any additional general information and facts about the area?'**

3.14. The image below shows key words that were used the most when answering Question 5 (with size indicating the frequency of use).



- 3.15. The wordcloud above gives an indication of additional information that was shared by respondents. From the most frequently used words, it is concluded that the Bevis Marks Synagogue was one of the most common themes, with respondents sharing their views on the history and importance of the existing and previous Synagogue buildings in the area. Some examples of the additional information that was shared as a response to Question 5 have been included below.

*"I researched the area when briefly working for the CoL on Aldgate Square and learnt about the area's rich textile/merchants history - one of the first places to sell secondhand clothing (off Bevis Marks) - and one of the first dept stores - Gardiners (Aldgate High St). Some of the churches had herb gardens, held plays and facilitated small businesses. Would need to dig out my notes!"*

*"It is vital that commercial pressures do not undermine the historical character of the City which is one of its biggest differentiators. We must keep the city unique, and not let it become a dreary, uniform over-developed financial hub as we see all over the world."*

*"Imposing a conservation area here will limit the architectural progress of the Square Mile, and indeed of London as a whole. The existing protections for the area's historical buildings are quite sufficient."*

*"The only amendment we would suggest to Option 3 is the inclusion of the Aldgate Pump. Whilst not in its original location due previous planning decisions, it is of historic significance as a distance marker from points east to the Tower Division and major supplier of water to the area."*

*"The first two options exclude the area around Bevis Marks Synagogue, the oldest Synagogue in the United Kingdom, and the oldest in Europe to have been in continuous use, along with parts of the former priory site, significantly impacting on the cohesion of the proposed Conservation Area and the protections that it seeks to bring to what makes our area so special."*

*"The site of the Old Tea Warehouse pub, used to house a salvage warehouse. Goods such as cargos or from warehouses perhaps partially damaged by fires or floods etc , and on which an insurance payment had been made were often salvaged and sold to the public from this warehouse. They were usually in excellent condition , as only a small part of the insured goods would have suffered damage. Many bargains were to be found."*

*"Option 3 seems the most balanced- taking into account many cultures, stories and histories in the one area- the priory and Cree church, St Botolph-without-Aldgate (an notable waypoint historically, I believe, for people entering the city), the square by the school, a portion of the old London wall, and also the Jewish heritage."*

Officer's response: Helpful information shared has been noted and used to inform the Creechurch Conservation Area Proposal (Appendix 3) and the proposed boundary. Please refer to Appendix 3 and the Committee report for more information.

**Q6: 'Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?'**

**Q7: 'Please explain your answer in relation to the question above'**

3.16. Figure 7 below shows the responses to Question 6. Approximately 29.6% of the respondents answered "no" to whether they have any views on the potential impact of the proposals on people with protected characteristics with a similar percentage 27.8% who answered "yes".

3.17. Approximately 30% of the people engaged in this consultation provided a response to Question 7, explaining their answer to Question 6 above. Examples of the responses are included below:

- *"Good impacts: Greater knowledge of community histories will help inclusion"*
- *"Bevis Marks is a jewish place of worship. Development blocking daylight to the synagogue affects the protected characteristics of both religion and race. To not allow Option 3 could contravene ss 149(1)(c) and (3)."*
- *"That part of London has a many layered history with many communities moving through it, from British people to Huguenots, Jews, Bengalis , Eastern Europeans and others. It is a small remnant of a poorer part of London which nevertheless represents the opportunities that London offers for upward social mobility and diversity."*

Officer's response: An Equality Impact Screening Report has been undertaken, which concluded that the proposal to adopt Option 3 could have positive impacts for groups that share a protected characteristic, and would not have negative impacts. The Screening Report, which can be found in Appendix 5, concluded that a full Equality Impact Assessment is not considered necessary.



Q6. Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?

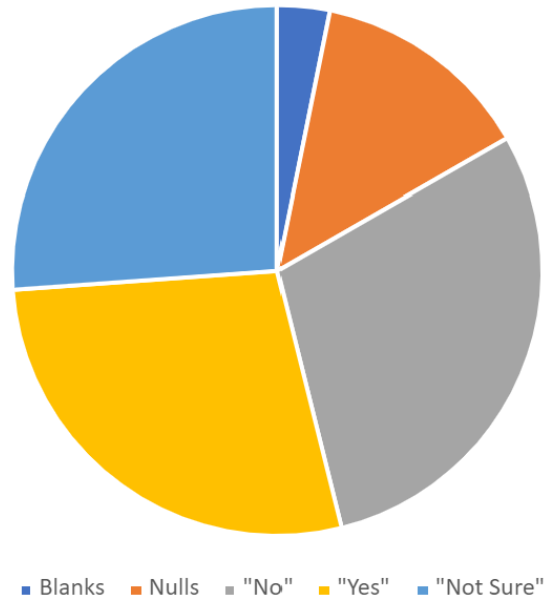


Figure 7: Responses to Question 6

**Q8: 'Is there anything that could be done to mitigate any impacts identified?'**

3.18. Approximately 19% of the respondents answered this question, with some example responses included below:

- "What are the impacts, there is no information about them here. Is there an EqIA, or is one required?"
- "If it is declared a Conservation area, I consider the impact to be positive."

- *“To ensure that the right to worship unmembered within the confines of Bevis Marks Synagogue is protected. This can be achieved by respecting a reasonable boundary and not reducing further it's already limited light.”*

Officer's response: An Equality Impact Screening Report has been undertaken, which concluded that the proposal to adopt Option 3 could have positive impacts for groups that share a protected characteristic, and would not have negative impacts. The Screening Report, which can be found in Appendix 4, concluded that a full Equality Impact Assessment is not considered necessary.

#### 4. Summary and analysis of email and paper responses, including from individual stakeholders, businesses, heritage groups and organisations

4.1. Responses from stakeholders, businesses, heritage groups and organisations received via email, are included below, alongside an Officer's response. Some of these responses followed and expanded on the questions posed in the Commonplace survey, while others provided a more bespoke response. Reproduced

Respondent	Option	Response/themes	CoL response
<b>Bahagia Investments Ltd (Cunard House)</b>	1	<ul style="list-style-type: none"> <li>- Does not consider that Option 3 can be justified based on 'legitimate conservation requirements'</li> <li>- Intangible factors should not be a basis for including buildings in a CA (para 2.18)</li> <li>- CAs should be designated as buffers for listed buildings (2.18), nor to prevent redevelopment</li> <li>- No evidence to suggest that Cunard House makes a positive contribution to the area as set out in the appraisal for option 3</li> <li>- Blue plaques alone not sufficient to justify inclusion</li> <li>- Inclusion of Cunard House within the CA boundary would be inappropriate</li> </ul>	<p><b>Intangible Factors/Blue Plaques</b> – legislation requires the City (from time to time) to determine which parts of their area are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (s69(1) 1990 Act). It is considered that the sites of the lost Synagogues are of special historic interest which it is desirable to preserve or enhance, and that their inclusion is not incompatible with the legislation.</p> <p><b>Positive/Negative Contributor</b> The NPPF recognises that, in practice, conservation areas may contain a small proportion of buildings which are not positive contributors or of special interest. At para 207 states that 'not all elements of a Conservation Area... will necessarily contribute to its significance'. It is considered that legislation and policy aims to avoid the inappropriate designation of whole areas as conservation areas (at NPPF para 191), rather than warranting the exclusion of individual sites within an area that has been identified as eligible for this status.</p>
<b>Bevis Investment Holdings</b>	-	<ul style="list-style-type: none"> <li>- Existing building not considered to be of high architectural quality</li> <li>- Would make a neutral contribution to the CA</li> </ul>	Agreed and this will be included in the SPD.

<b>(10-16 Bevis Marks)</b>		<ul style="list-style-type: none"> <li>- Please say this in the forthcoming SPD</li> </ul>	
<b>Merchant Land (33 Creechurch)</b>	1	<ul style="list-style-type: none"> <li>- The extent of the Conservation Area should not be drawn on the basis of one stakeholder's assessment of the area (Option 3), which will inevitably bring a bias to the process.</li> <li>- Option 3 is not in line with policy and guidance in respect of designation criteria. The inclusion of buildings lacking special architectural or historic interest within the proposed boundary has not been justified</li> <li>- Decision makers should give limited weight to the submission for option 3</li> </ul>	<p><b>Bias/Extent of the Conservation Area</b> The initial assessment interrogated the Synagogue's proposal and identified the core of special architectural and historic interest. The proposed boundary has been formed following commentary from many stakeholders received during the consultation. That it now aligns with the boundary proposed in Option 3 is a reflection of the wealth of new information and detail arising from the consultation.</p> <p>See <b>Positive/Negative Contributor</b> above</p>
<b>Welput (31 Bury Street)</b>	1	<ul style="list-style-type: none"> <li>- Intangible factors like archaeology or associations should not be a basis for including buildings in a CA (2.9)</li> <li>- CAs should not be designated as buffers for listed buildings, nor to prevent redevelopment (2.10)</li> <li>- The juxtaposition between the finer grain historic buildings and modern tall buildings is an underlying characteristic of the Creechurch locality and should be recognised as part of its special interest (4.7)</li> <li>- Amendments to map required to reflect legal ownership</li> <li>- 31 Bury Street is not of sufficient merit to justify inclusion in a CA</li> </ul>	<p>See <b>Intangible Factors</b> above</p> <p><b>Redevelopment Buffer</b> Legislation and policy is clear that conservation areas are 'areas of special architectural and historic interest, the character of which it is desirable to preserve or enhance'. Therefore, legislation explicitly contemplates states that part of the function of this designation <b>is</b> to facilitate preservation or enhancement to the character or appearance of an area. This may include preventing certain kinds of inappropriate redevelopment that would affect the special interest identified. Conservation areas should be designated on the basis of the statutory criteria, and not by the desire to protect a particular building, or to resist particular development, or to create a buffer.</p> <p><b>Juxtaposition of scale</b> This has been noted in the revised proposal (para 4.2.vi)</p> <p><b>Amendments to the map</b></p>

		<ul style="list-style-type: none"> <li>- Options 2 or 3 would be inconsistent with legislation and are not justifiable</li> </ul>	<p>Not required as Option 3 is proposed for designation.</p> <p>See <b>Positive/Negative Contributor</b></p>
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<b>Respondent</b>	<b>Option</b>	<b>Response/themes</b>	<b>CoL Response</b>
<b>Rabbi Morris (Bevis Marks)</b>	3	<ul style="list-style-type: none"> <li>- Exclusion of 31 Bury Street is deeply inappropriate and profoundly offensive</li> <li>- 31 is clearly part of the setting of the Synagogue and Holland House and should therefore be included</li> <li>- Cunard House is the site of the 'Synagogue of the Resettlement' and should be included without question</li> <li>- 1 Creechurch Place, site of the 'Great Synagogue', has immense historic significance and should not be excluded</li> <li>- Only by including all three sites will the cohesion of the entire area be maintained; each reflects a different stage in the Jewish community's acceptance into Britain</li> <li>- Bevis Marks/Duke's Place – the peripheral location and proximity to the wall was important in the siting of the Resettlement and therefore these buildings should be included to reflect this history</li> <li>- Exclusion of 31 Bury Street or the aforementioned synagogue sites would be at odds with the CoL's legal responsibility to promote cohesion and protect the rights of a minority community</li> <li>- Option 3 would enable the area to become a cultural destination</li> </ul>	<p>The response contains helpful information and is noted. The proposed boundary aligns with that proposed by the respondent and it is considered that this addresses the points raised.</p>

<b>St Botolph Aldgate (Laura Jorgenson)</b>	3	<ul style="list-style-type: none"> <li>- The present vibrant Jewish community and its history is respected best by Option 3</li> <li>- Historical associations of sites is just as important as the buildings upon them</li> <li>- As exclusion brings no benefit, the excluded buildings [i.e. the areas excluded by Option 1 from Option 3] should be included on the basis that their sites are important in defining the historic importance of the area</li> <li>- Cunard House should be included for its associations with the first Synagogue and for its sympathetic architectural treatment.</li> </ul>	<p>The response contains helpful information and is noted. The proposed boundary aligns with that proposed by the respondent and it is considered that this addresses the points raised.</p>
<b>Sephardi Trust</b>	3	<p><b>Cover Letter</b></p> <ul style="list-style-type: none"> <li>- No justification for options 1 &amp; 2</li> <li>- Exclusion of 31 Bury Street is ‘frankly nonsensical’, it is physically joined to Holland house and makes a marginally positive or at worst neutral contribution to the character of the area</li> <li>- 31 is a highly controversial site for a proposed tower, if excluded the Corporation’s judgement would be questioned</li> </ul> <p><b>Detailed response (Forshaw)</b></p> <ul style="list-style-type: none"> <li>- Important for boundary to be drawn to secure the objective of conserving and enhancing the character and appearance of the area</li> <li>- Commonplace for buildings of neutral or negative value to be included</li> <li>- Options 1 &amp; 2 would be too small to effectively preserve and enhance the</li> </ul>	<p>The response contains a wealth of very useful information and is noted. The proposed boundary aligns with that proposed by the respondent and it is considered that this addresses the points raised. Additionally, the Historical Information section in particular has been fed into the revised conservation area proposal.</p> <p><b>Protected Characteristics</b> Please see the Equality Impact Screening Report at Appendix 4.</p>

		<p>outstanding architectural and historical character</p> <ul style="list-style-type: none"> <li>- Emphasize great historical importance of the area and its pivotal role in the Readmission</li> <li>- The fact that the First Synagogue and Great Synagogue, Holy Trinity Priory and London Wall have disappeared does not reduce the archaeological and historic importance of their sites</li> <li>- - Strong objection to omission in option 1 of Bury House</li> <li>- Bury House should be included in the proposed CA for architectural and setting reasons</li> <li>- Cunard House should be included for architectural and historic-associative reasons (first synagogue plaque)</li> <li>- Bevis Marks/Duke's Place/Houndsditch are important in protecting the setting of the Synagogue and St Botolph's church</li> <li>- It is logical to include the whole of Creechurch Lane</li> <li>- The Roman wall runs beneath much of this block; Hebrew name for Bevis Marks is 'Gate of Heaven', a likely reference to the Wall</li> <li>- 1 Creechurch Place is the site of the Great Synagogue and should be included, even though the building would be a negative contributor</li> <li>- Welcome the general comments in section 2.3</li> </ul> <p><b>Historical Information</b></p>	
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		<ul style="list-style-type: none"> <li>-</li> </ul> <p><b>Protected Characteristics</b></p> <ul style="list-style-type: none"> <li>- Option 3 would have the most positive impact on the Jewish community</li> <li>- Exclusion of Cunard House, 1 Creechurch Place and 31 Bury Street would lead to equalities impacts on a protected group</li> <li>- establishing the right boundary in equalities and planning terms for a conservation area represents a critical opportunity for the City to discharge its legal obligation under s.149(1)(a) and (c) and foster good relations between the Jewish community and other groups.</li> </ul>	
<b>Faith Letter</b>	3	<ul style="list-style-type: none"> <li>- Options 1 &amp; 2 exclude the area around the Synagogue, significantly impact on the cohesion of the proposed CA</li> <li>- Option 3 would acknowledge the Jewish history of the area and include 31 Bury Street (implication to prevent the tower proposal from coming forward)</li> <li>-</li> </ul>	The response contains helpful information and is noted. The proposed boundary aligns with that proposed by the respondent and it is considered that this addresses the points raised.
<b>Nickie Aiken MP</b>	3	<ul style="list-style-type: none"> <li>- Fully supportive of Option 3</li> <li>- Do not consider Option 1 to be appropriate at all</li> </ul>	The proposed boundary aligns with that proposed by the respondent and it is considered that this addresses the points raised.

<b>Respondent</b>	<b>Option</b>	<b>Response/themes</b>	<b>CoL response</b>
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<b>Historic England</b>	4 (abridged version of 3)	<ul style="list-style-type: none"> <li>- Recommends an enhanced version of option 2, incorporating 31 Bury Street, Cunard House and One Creechurch Place</li> <li>- Also recommend inclusion of the SE section of Bevis Marks/Duke's Place/Houndsditch</li> <li>- Recommend production of a full CA appraisal and management plan</li> </ul>	<p>The response contains helpful information and is noted. The proposed boundary aligns with that proposed by the respondent and it is considered that this addresses the points raised.</p> <p><b>Management Plan</b> A full Appraisal and Management Plan will be drafted and consulted on in late Spring/Summer 2024.</p>
<b>SPAB</b>	SAVE proposal below	<ul style="list-style-type: none"> <li>- Excluding 31 Bury Street, Cunard House, 1 Creechurch Place and the buildings at Bevis Marks/Duke's Place would perpetuate development threats to the Synagogue and Katherine Cree</li> <li>- Area <u>as a whole</u> must meet relevant CA tests, rather than every individual building being of interest</li> </ul>	<p>The response contains helpful information and is noted. The proposed boundary aligns with that proposed by the respondent and it is considered that this addresses the points raised.</p>
<b>Georgian Group</b>	4 (buildings to E and S)	<ul style="list-style-type: none"> <li>- Development threat warrants a CA</li> <li>- Information on significance of Synagogue and St Botolph</li> <li>- Option 3 proposed with additions</li> </ul>	<p>The response contains helpful information and is noted. Please see section 3.5 of the revised Conservation Area proposal on the proposed additions of other buildings to the south and east.</p>
<b>Sharman Kadish</b>	As above	<ul style="list-style-type: none"> <li>- Supports Georgian Group option</li> </ul>	<p>The response contains helpful information and is noted. Please see section 3.5 of the revised Conservation Area proposal on the proposed additions of other buildings to the south and east.</p>
<b>Victorian Society</b>	SAVE proposal	<ul style="list-style-type: none"> <li>- Strongly supports SAVE option including buildings to the south and east</li> <li>-</li> </ul>	<p>The response contains helpful information and is noted. Please see section 3.5 of the revised Conservation Area proposal on the proposed additions of other buildings to the south and east.</p>
<b>Twentieth Century Society</b>	4 (buildings to W, S & E)	<ul style="list-style-type: none"> <li>- Recommends extending Option 3 to include the Gherkin</li> <li>- Recommends Extending Option 3 to include the group of buildings on the south side of</li> </ul>	<p>The response contains helpful information and is noted. Please see section 3.5 of the revised Conservation Area proposal on the proposed additions of other buildings to the south, west and east.</p>

		Aldgate High Street between Jewry Street and Aldgate bus station	
<b>SAVE Britain's Heritage</b>	4 ('3+' incorporating extensions)	<ul style="list-style-type: none"> <li>- Recommends an enhanced version of option 3 extended eastwards and southwards</li> <li>- Boundaries should be along the centreline of roads and not through party walls</li> <li>- 31 Bury Street should be included to preserve the setting of the Synagogue</li> <li>- Recommend the adoption of a Management Plan</li> </ul>	The response contains helpful information and is noted. Please see section 3.5 of the revised Conservation Area proposal on the proposed additions of other buildings to the south and east. The proposed boundary now runs along the centreline of roads and not through party walls.
<b>London and Middlesex Archaeology Society</b>	3	<ul style="list-style-type: none"> <li>- The only way to provide full protection to this important area of the City is the establishment of a CA as outlined in option 3</li> </ul>	The response contains helpful information and is noted. The proposed boundary aligns with that proposed by the respondent and it is considered that this addresses the points raised.
<b>City of London Archaeological Trust</b>	3	<ul style="list-style-type: none"> <li>- Recommend consulting the scholarly work on Holy Trinity Priory and including more information on the elements of medieval fabric preserved in 71 Leadenhall Street</li> </ul>	The response contains helpful information which will be fed into the draft Appraisal. The proposed boundary aligns with that proposed by the respondent and it is considered that this addresses the points raised.
<b>City of London Conservation Area Advisory Committee</b>	3	<ul style="list-style-type: none"> <li>- It contains a number of listed buildings, including three places of worship of the greatest importance and high quality commercial and public buildings of the late 19th and early 20th centuries. The area has a rich history set out in the assessment and benefits from open spaces, including the recently created Aldgate Square.</li> <li>- We believe that the more extensive area proposed in Option 3 includes some buildings of interest and will offer better protection to the buildings which form the core of the area in the light of the advice in the National</li> </ul>	The response contains helpful information and is noted. The proposed boundary aligns with that proposed by the respondent and it is considered that this addresses the points raised. A Conservation Area Appraisal and Management Strategy will be prepared in due course.

		<p>Planning Policy Framework about the setting of historic assets.</p> <ul style="list-style-type: none"> <li>- We believe that the proposal will show and enhance the City's respect for diversity, albeit in some cases (eg. the former Sir John Cass school) with appropriate explanation.</li> <li>- <i>Is there anything that could be done to mitigate any impacts identified?</i> A well-prepared Conservation Character Study and Management Strategy.</li> </ul>	
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Respondent	Option Supported	Response/themes and CoL response
Resident	Option 4	<ul style="list-style-type: none"> <li>- Recommends inclusion of Aldgate underground station – <u>CoL Response: please see Appendix 3, 3.5</u></li> <li>- Recommends that it would seem appropriate to let the response to public consultation to determine inclusion or otherwise of 31 Bury Street <u>CoL Response: please see Appendix 3, 3.4</u></li> <li>- Suggests that <i>“the exclusion of Bevis Marks/Duke’s Place (north side) should be from Goring Street to St Botolph’s Street and not Aldgate, unless you mean Aldgate Square. As the block between Goring Street and Camomile Street/Houndsditch isn’t included, this “exclusion” is irrelevant anyway.”</i> <u>CoL Response: please see Appendix 3, 3.4</u></li> <li>- Recommends inclusion of One Creechurch Place, as his block is so positioned that any significant change to it will seriously impact on the CA <u>CoL Response: please see Appendix 3, 3.4</u></li> <li>- Notes that Cunard House, 88 Leadenhall Street, is said to have retained much of the Art Deco styling of the actual Cunard House and although outside of a natural boundary, it appears to be no higher than many buildings within the CA <u>CoL Response: please see Appendix 3, 3.4</u></li> <li>- Suggests that the southern boundary of the conservation area should be as Aldgate High</li> <li>- Street/Leadenhall Street and its eastern as St Mary Axe. This would enable the inclusion of 30 St Mary Axe as well as the Grade I listed St Andrew’s Undershaft and the Grade II listed 38 St Mary Axe</li> </ul>

		<p><u>CoL Response: please see Appendix 3, 3.5</u></p> <ul style="list-style-type: none"> <li>- Comments on approach to the Barbican and Golden Lane Conservation Areas in 2017</li> </ul> <p><u>CoL Response: Comments are noted.</u></p> <ul style="list-style-type: none"> <li>- Note there is reference to buildings being of “special architectural or historic significance” but this is the test for listing, not for inclusion in a conservation area. Please explain the use of these words</li> </ul> <p><u>CoL Response: please see Appendix 3, 1.</u></p>
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Paper Responses (x3)		
Respondent	Option	
Synagogue event	3	‘for non-listed buildings that should be preserved for the general ‘Ambiance’ of the area’
Ditto	3	‘Because of the central position of Bevis Marks Synagogue, opened 1701, which is a listed building.’
Ditto	3	‘A natural addition to the City’s Conservation Areas. It has been surprising that St Katherine Cree and St Botolph Aldgate have not been so recognised before now. It helps knit together the place names and neighbourhood identity.’ ‘The area linkages in place names - Heneage- bubble up in Whitechapel - Henegae, Finch, Osborn, Chicksands and Old Montagre Street. The Osborn family estate intrerests in King Charles Nursery Gardens for 12 generations (Chicksands Bedfordshire). Conservation Area support documentation could pick up on place name and ownership of estates. Pick up on popular culture - Oranges and lemons xxx forgotten, " Bells of St. Katherine", "Old Father BaldPate" (Aldgate). Jewish community needs well covered. Anything from literature, George Eliot, Daniel Deronda.’
<b>CoL Response</b>		These responses contains helpful information and are noted. The proposed boundary aligns with that proposed by the respondents and it is considered that this addresses the points raised.

### Map Comments

4.2. There were 41 comments in relation to the Interactive Map that was included in the Commonplace website. The map was included as an opportunity for consultees to share their views on specific buildings and places in the area. The comments can be seen in full [here](#). In summary, the following places were identified:

- The majority (80%) of the comments identified Bevis Marks Synagogue as a place which makes a very positive contribution to the area and answered yes in the question where this place should be included in the proposed conservation area. Officer's response: The information provided is noted. The building is included within the proposed conservation area.
- A single comment on the map, identified the buildings at 85 Aldgate High Street and 88 Aldgate High Street as buildings that make a very positive contribution to the conservation area and should be included in the proposed conservation area. Officer's response: Please see section 3.5 of the revised Conservation Area proposal on the proposed additions of other buildings to the east.
- A single comment identified the building at 65-68 Leadenhall Street as a buildings that make a very positive contribution to the conservation area and should be included in the proposed conservation area. Officer's response: Please see section 3.5 of the revised Conservation Area proposal on the proposed additions of other buildings to the south.
- A single comment identified the Hallmark Building at 52-56 Leadenhall Street as a building that makes a very positive contribution to the area and should be included in the proposed conservation area. Officer's response: Please see section 3.5 of the revised Conservation Area proposal on the proposed additions of other buildings to the south.
- A single comment identified 31 Bury Street as a building that makes a very positive contribution to the area and should be included in the conservation area. Officer's response: Please see section 3.4 of the revised Conservation Area proposal, the building is included in the proposed conservation area.
- A single comment identified St Katharine Cree as a building that makes a very positive contribution to the area and should be included in the proposed conservation area. Officer's response: The information provided is noted. The building is included within the proposed conservation area.
- A single comments identified One Creechurch Place as a building that makes a very negative contribution to the area. The comment includes information about the history of the site being "*the historic location of the Great Synagogue, otherwise known as Duke's Place Synagogue. It existed on this spot for nearly three centuries from when it was founded in 1690, until it was destroyed in the Blitz in 1941*". The full comment can be on the Commonplace website. Officer's response: The information provided is noted. Please see section 3.4 of the revised Conservation Area proposal, the building is included in the proposed conservation area.

**Places of interest identified by CoL Officers in the Commonplace map:**

1. Bevis Marks Synagogue – Grade I listed Synagogue, dating from 1701
2. St Katharine Cree - Grade I listed church of 1631 (the tower has been dated to c.1504)
3. St Botolph Without Aldgate – Grade I listed church (present church building dating from 1744)
4. Nos. 2-16 Creechurch Lane - Grade II listed tea warehouse building of 1887
5. Cree House, nos. 18-20 Creechurch Lane - warehouse building of 1892
6. Creechurch House, nos. 22 and 24 Creechurch Lane - pair of four storeyed tea warehouses of 1895

7. Sugar Bakers' Court – historic alley, first laid out c. 1586 by William Kerwin
8. Aldgate Square – square formally opened in 2018
9. No. 33 Creechurch Lane - modern office building
10. No. 31 Bury Street – modern office building
11. Mitre Square - the site of the former cloister of Holy Trinity Priory
12. Heneage Lane – historic alley paved with Yorkstone flags and incorporating traditional iron lamp standards
13. Nos. 12-14 Mitre Street - former tea warehouse of 1895
14. Nos. 27-31 Mitre Street – the building incorporates three different frontages of former warehouses dating from 1891 and 1888
15. St Katharine Cree churchyard – former churchyard associated with St Katherine Cree
16. Aldgate School – Grade II\* listed school dating from 1908
17. Nos. 33-34 Bury Street - early 20th-century office building
18. Holland House, 1-4 Bury Street – Grade II\* listed building of distinctive detailing and materials, built in 1916
19. Nos. 5-10 Bury Street (Copenhagen House) – modern office building with pink granite façade
20. Rabbi's House (no. 2 Heneage Lane) – Rabbi's House dating from the 19th century (between 1875 and 1916)
21. The Vestry (no. 4 Heneage Lane) - Vestry dating from the late 19th century
22. Aldgate Pump - Grade II listed pump at the junction of Leadenhall Street and Fenchurch Street

## 5. Conclusion

- 5.1. There has been an overwhelming and unprecedented response and active engagement to this public consultation. Useful information has been shared that have informed our assessment and the proposed conservation area boundary.
- 5.2. 976 responses have been received, 943 through Commonplace, 30 via email and three completed hard copies. The majority of the respondents were individuals.
- 5.3. Approximately 73% of the respondents stated that they agree the Creechurch Area should be designated as a conservation area and 84.5% chose Option 3 as their preferred option.
- 5.4. An equality impact screening report has been undertaken, which concluded that the proposal to adopt option 3 could have positive impacts for groups that share a protected characteristic, and would not have negative impacts, and therefore that a full Equality Impact Assessment is not considered necessary.
- 5.5. Overall, there has been an overwhelming support for the designation of the Creechurch area as a conservation area and for Option 3 as the preferred boundary.
- 5.6. These responses have informed the proposed assessment and conservation area boundary. In particular, the detailed information on the history and significance of the area's Jewish connections, and the sites of the former synagogues, have led to a reappraisal of their inclusion within the proposed boundary. Similarly, the influence of the Roman and medieval City wall on the area's development has led to further consideration of the inclusion of the buildings on Bevis Marks/Houndsditch. And, as a result of the responses received, particularly in respect of more nuanced consideration of the legislative and policy context, further consideration was given to the desirability of a coherent boundary for the proposed conservation area. Please see the revised Conservation Area Proposal at Appendix 3 for a revised assessment of these sites and the proposed Conservation Area as a whole.
- 5.7. Option 3 is now proposed with the addition of the Aldgate Pump to the south.