

Appendix 1 – Addendum to South Shoreditch Conservation Area Appraisal

South Shoreditch Conservation Area: Extension (2019)

Background

The South Shoreditch Conservation Area is situated at the southern tip of the London Borough of Hackney. It was first designated in 1991 and later extended and amalgamated with the former Shoreditch High Street Conservation Area in 2011. The conservation area comprises a dense network of streets with a large concentration of former warehouse buildings and workshops associated with the furniture trade, which centred on South Shoreditch from the 1850s to 1950s. The area is now being extended to include a small number of Victorian and Edwardian properties, which have recently been discovered to have heritage interest by virtue of their age and architecture, which is similar to other buildings within the conservation area. The buildings were identified for inclusion as a result of recent work on the Site Allocations Local Plan (SALP) and Shoreditch Area Action Plan (AAP), which have both looked extensively at sites across the Shoreditch Area.

Historical & Architectural Interest

The buildings are identified for inclusion based on their special architectural and historical interest. South Shoreditch has its origins in Saxon times and has been continuously settled since that time. However, the conservation area today is predominantly Victorian in character. The buildings within the proposed extension comprise:

21 – 26 Shoreditch High Street

Two storey, Edwardian shopping parade with commercial units at ground floor. Faced in red brick with pitched, slate roof and large central window bays at first floor.



Fig 1. 21 – 26 Shoreditch High Street

27 – 31 Shoreditch High Street

Four storey, former bank circa 1850s. Faced in yellow London stock brick with cornices at each floor level and decorative, dentilled cornice at parapet level. Timber sash windows with stone surrounds on upper floors.



Fig 2. 27 – 31 Shoreditch High Street

32 Shoreditch High Street

Four storey, former pub circa 1850s. Last known as the Unicorn PH. Faced in yellow London stock brick with cornices at each floor level and decorative, dentilled cornice at parapet level. Windows appear to have been remodelled from their Victorian originals but retain a traditional appearance. The building has been the subject of unauthorised advert hoardings for many years.



Fig 3. 32 Shoreditch High Street

167 – 169 Commercial Street & Historic Wall

Four storey building, circa 1850s. Faced in yellow London stock brick with cornices at each floor level and decorative, dentilled cornice at parapet level. Timber sash windows with stone surrounds at upper levels.



Fig 4. 167 – 169 Commercial Street & Historic Wall

All of these buildings are consistent with the age and style of other Victorian and Edwardian buildings in Shoreditch High Street character zone of the existing conservation area.

Heritage Significance

The buildings have the following types of significance:

- Historical significance as a group of mid Victorian and Edwardian buildings at a key junction site on an historic route into the City.
- Aesthetic significance as well-proportioned and well-designed buildings with some notable and attractive original features.
- Social significance as a group of buildings associated with historical commercial uses on Shoreditch High Street.

All of the buildings are considered to be 'positive contributors', which make a positive contribution to the character and appearance of the conservation area.