



Stepney Green

Conservation Area

1. Character Appraisal

2. Management Guidelines

London Borough of Tower Hamlets

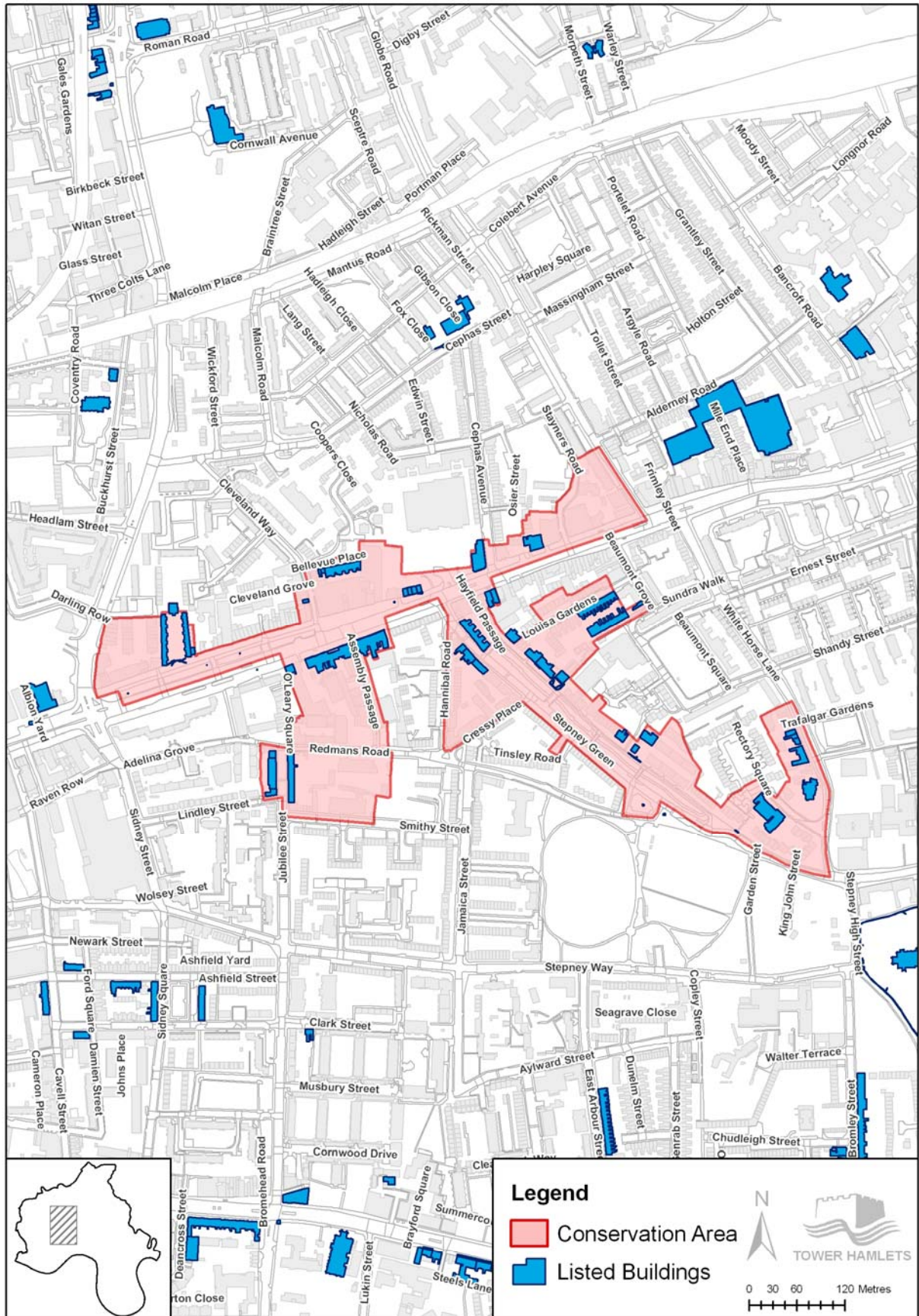
October 2007

Introduction

Conservation Areas are parts of our local environment with special architectural or historic qualities. They are created by the Council, in consultation with the local community, to preserve and enhance the specific character of these areas for everybody.

This guide has been prepared for the following purposes:

- To comply with the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69(1) states that a conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”
- To provide a detailed appraisal of the area’s architectural and historic character.
- To provide an overview of planning policy and propose management guidelines on how this character should be preserved and enhanced in the context of appropriate ongoing change.



STEPNEY GREEN CONSERVATION AREA

This map is indicative only and is not a planning document. For further information please contact the Council.

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1. Character Appraisal

Overview

The Stepney Green Conservation Area was designated in January 1973. It is a large Conservation Area with an irregular shape that encloses buildings around Mile End Road, Assembly Passage, Louisa Place and Stepney Green itself. It is an area of exceptional architectural and historic interest, with a character and appearance worthy of protection and enhancement.

History

The Conservation Area of Stepney Green covers the area previously known as Mile End Old Town. It is situated just north of the medieval village of Stepney, which was clustered around St. Dunstan's Church.

Whilst there are many references to settlements in the area, excavations have suggested there were very few buildings before 1300.

Mile End Road is an ancient route from London to the East, and was moved to its present day alignment after the foundation of Bow Bridge in 1110. In the medieval period it was known as 'Aldgatestrete', as it led to the eastern entrance to the City of London at Aldgate. The area running alongside Mile End Road was known as Mile End Green, and became known as a place of assembly for Londoners, reflected in the name of Assembly Passage.

For most of the medieval period, this road was surrounded by open fields on either side, but speculative developments existed by the end of the 16th century and continued throughout the 1700s.

Trinity Green Almshouses were founded by the will of Captain Henry Mudd of Ratcliffe, and were built in 1695. They were intended for '28 decayed masters and commanders of ships or the widows of such.' The development incorporated a chapel building around which the Almshouses are still grouped.

No's 133-137 are a good example of development at this time. Residential development also extended along Stepney Green – No. 37 Stepney Green was built in 1694 and is an outstanding survival of this period of residential development. Further down towards St. Dunstons, Nos 61-3 Stepney Green survive, originally part of a terrace of 7 houses.

By the start of the 1800s, development lined both sides of Mile End Road and Stepney Green, although the surrounding fields remained largely undeveloped.

Horwood's map of London in the 1790s shows a strip of development running parallel to Mile End Road to the south, along Grove Place, Redman's Row and Union Place (along the line of present-day Adelina Grove, Redman's Road and Cressy Place). This area was connected to Mile End Road by several narrow lanes and passages. Assembly Passage is an important surviving lane from this period.

Wastfield and Moss founded a brewery in this area in 1738. The company became Charrington and Moss in 1766, and then Charrington and Co. in 1897. The Anchor Brewery grew to occupy a large site on the north side of Mile End Road, opposite Stepney Green, but the only remaining structure is the Brewery Offices on the corner of Mile End Road and Cephas Avenue.

Rapid development of the East End occurred in the early 19th century, following the completion of the new enclosed Docks along the river.

Until this point, Globe Road was a country lane, leading north to Bethnal Green, but it was widened to become Globe Road. The Old Globe pub, on the corner of Globe Road and Mile End Road was built in 1811. Houses on Louisa Street and Louisa Gardens were built in the 1820s and 1830s, and Stepney Green, the open space was created in 1872.

In the second half of the 19th century, several large mansions blocks were built in the East End by philanthropic organisations such as the Four Per Cent Industrial Dwellings Society and the East End Dwellings Company, both founded in the mid

1880s. Stepney Green Court was built at Stepney Green Gardens in 1895, and was followed by Cressy House, built at the corner of Cressy Place and Hannibal Road in 1894, and Dunstan House, built at the corner of Cressy Place and Stepney Green in 1899.

In 1902, the Whitechapel and Bow Railway was opened with a station at Stepney Green. This line was electrified in 1905, and was later nationalised in the 1930s as part of the London Underground network. Today, it is part of the District Line.

The White Hart Pub at the corner of Mile End Road and Cambridge Heath Road, although first built in the 18th century, was rebuilt in 1900. The clock tower and fountain at Stepney Green Gardens date from 1911. Other early 20th century buildings include the Wickham's Department Store built in 1925-7 and the Genesis Cinema built in 1939.

Widespread bomb damage during the Second World War led to the redevelopment of large areas adjacent to the Conservation Area. These include the Stifford Estate, built in 1963 on the south edge of Stepney Green.

In 1975, the Brewery ceased production, and the Anchor Retail Park was later built on the brewery site, along with adjacent housing along Cephass Avenue. More recently, the mixed-use Chronos Buildings were built on the north side of Mile End Road, near the junction with Cambridge Heath Road.

Character

The Stepney Green Conservation Area contains two main through-routes, namely Mile End Road and Stepney Green.

Mile End Road

Although it was originally a road through the countryside, subsequent developments along this road have created a grand corridor. The scale and character of the buildings and trees along this route give it the quality of a significant urban boulevard. It is a

busy carriageway that accommodates several bus routes, and its functional importance as a transport route is an important part of its historic character.

The main defining characteristic of the road is its large scale width, ranging from over 20 metres at Stepney Green station, to 50 metres to the west. The building lines to the north and south define the continuous corridor of the road and give it its urban quality.

At the western edge of the Conservation Area, the high architectural quality and detail of the Trinity Green Almshouses add to the character of the street. It is a small garden with two facing rows of brick cottages. From the street, the view is terminated by a small chapel. On Mile End Road itself, the two rows of brick cottages finish with two-storey stone-dressed gable ends. These are decorated with fibreglass ships (the original marble models are now in the Museum of London) which are significant as a reminder of the Almshouse's foundation and Stepney's ancient connection with the river and the sea.

To the west of Trinity Green, Chronos buildings are a contemporary addition to the street. Although the colour of its terracotta cladding is unusual for the immediate context, the development complements the existing streetscape well. Its mixed use design and clear definition to the street edge make a positive contribution to the area.

The Anchor Retail Park makes a mixed contribution to the area. Although it generates a large amount of activity and brings an old industrial site back into use, the shops are set back a long distance from the road in a suburban retail park arrangement. This setback detracts from the sense of Mile End Road as a continuous urban corridor, and is incongruous with the frontages provided by the adjacent 18th century terraces and 19th century former brewery offices. The former brewery offices is an unusual corner building which makes a positive contribution to the area, both because of its architectural quality and its historic importance as a surviving part of the large brewery which dominated the site for a long period of time.

The south side of the road is characterised by long terraces of varying height from 2 to 4 storeys. Although some buildings have suffered from replacement windows and

minor degradations to their character, and while it lacks the landmark qualities of structure on the north side of the road, their continuous building line and the brick materials create a consistent and attractive frontage to this side of the road.

An important terrace of listed shops exists between 90 and 124 Mile End Road, and this together with Wickhams Department Store opposite offers an important commercial focus to the Conservation Area. The sympathetic refurbishment of Wickhams Department Store will be important to preserve the character of the Conservation Area.

Stepney Green

Stepney Green is a quieter, residential route connecting Mile End Road with St Dunstan's Church. It is characterized by the architectural quality of the residential houses and mansions blocks along its edges, and by the picturesque quality created by the mature trees of Stepney Green Gardens and front gardens on the east side.

The route has two thoroughfares – the main road along the west side of the gardens and a narrower lane comprised of characterful blue blocks and granite sets on the eastern side of the gardens. Together with the gardens in the centre, these create a long corridor of about 35-40m with a park-like feel. On the western side of the gardens, lining the roads, there is a continuous building line of substantial residential buildings - including Dunstan House. The proper maintenance of this blue cobbled way is important to preserve the character of the Conservation Area.

On the eastern side of the gardens, the character is more informal. There are several small terraces of varying height, although within each short terrace the roofline is consistent. One of the most important buildings is 37 Stepney Green, built in 1694. This Queen Anne House is a two-storey building with an attic storey and half basement, built from brick with a clay tiled roof it features a fine door case with panelled pilasters and carved scroll brackets supporting a fine shell hood.

Further south, towards the historic village of Stepney, the large mansions block form of Stepney Green Court is an important landmark. It is known for its decorative stone panels with classical-style heads.

Other Areas

Assembly Passage today is a surviving example of the many historic lanes which used to exist along this route. Bellevue Place is a very attractive terrace of brick houses with front gardens and an almost rural feel, hidden behind Mile End Road. Jubilee Street contains facing terraces of high architectural quality, where the consistency of the architecture is important.

East of Stepney Green, Maria Terrace is a terrace of unusual 3-storey brick houses with gothic arches over the front doors and white gables over the second floor windows. North of this, Louisa Street and Louisa Gardens are two distinct sets of 2-storey residential terraces. All three of these streets east of Stepney Green derive their quality from the consistency of the architecture. Built at the same time by two sisters they illustrate two very different architectural styles current at that time.

Land Use

The area is predominantly residential, with the exception of several retail units on Mile End Road, including larger scale retail warehouses and a plant hire shop. There is a cinema, almshouses and car park, as well as various restaurants, cafes, pubs and bars. Light industrial and educational uses have also played a significant role in the area.

Scale

The area is predominantly 2-4 storeys in height, and terraced housing makes up the majority of buildings. The mansions blocks on Cressy Place are 4 storeys, while Stepney Green Court rises to 6 storeys.

Open Spaces

Aside from the large public space of Mile End Road, Mile End Waste the main public spaces in the Conservation Area is Stepney Green Gardens.

Mile End Waste is notable for the large trees it supports and for the listed statues

The character of Stepney Green Gardens is a linear park surrounded by a low brick wall with railings. Its character forms part of the wider street corridor and is interconnected with the buildings on either side.

Stepney Green lies adjacent to the Conservation Area.

Views

The clear views along Mile End Road are important. To the east, the view is terminated by university buildings near Mile End. More modern long views exist to the west, to the former NatWest tower and the 30 St. Mary Axe ("The Gherkin") tower. Views to these landmarks are important for orientation as they illustrate Stepney's geographic relationship to the City of London, reinforcing the historic importance of Mile End Road as part of a long distance route.

The distinctive, monumental tower of the former Wickham's Department Store is a key feature in the centre of the Conservation Area, and is visible from a long distance. Views of this should in general be protected, and any new development along the road should not detract from the importance and presence of this landmark. The tower also terminates the view north along Assembly Passage.

Significant views off Mile End Road include the view down Stepney Green. This unity of the residential terrace at 1-19 Stepney Green is important, as is the height of the trees of Stepney Green Gardens which can be seen over the top of the terrace. On the right hand side, the chimneys and roofline of Dunstons Buildings is distinctive.

Summary

This is an area of particular special architectural and historic interest, illustrated by its rich history, dating from medieval times, its significant architecture and historic open spaces. The character and appearance of the area, as described in this appraisal, define its special qualities. There are minor improvements that could be made to buildings in the Conservation Area, but overall this has little impact on the qualities that led to its designation.

2. Management Guidelines

Overview

This Management Plan has been prepared in consultation with the community, to set out the Borough's commitment to high quality management of Conservation Areas and their settings. The Development Design and Conservation Team operates within the context of the Development and Renewal Directorate of the Council, alongside Major Projects, Development Control, Strategy and Building Control.

Areas are as much about history, people, activities and places as they are about buildings and spaces. Preserving and enhancing the Borough's architectural and historic built heritage over the next decades is of vital importance in understanding the past and allowing it to inform our present and future.

Conservation Areas also promote sustainability in its widest sense. The re-use of historic buildings and places is environmentally responsible as it protects the energy and resources embodied in them and combats global warming.

Consideration of appropriate amendments to the boundary of the Conservation Area, and recommendations for additions to the register of listed buildings, either the statutory or local list, will be considered by the Council.

The area is on the border with the City of London and a coordinated approach is required to conservation.

Who is this document for?

This is an inclusive document which will engage with many different people and organisations. It will depend on the support of the community to achieve its objectives. It is aimed primarily at the residents, businesses, developers and others living and working in the area. The Conservation Area belongs to its residents, as well as the whole community, and their priorities will be reflected in these documents after the consultation process.

The document has also been prepared to align conservation objectives within different parts of the council, and provide a single point of reference for the management of the area. It represents our shared commitment to conserve the special architectural and historic character, and to help manage sensitive new development and refurbishment where appropriate to successfully preserve and enhance the quality and character of the area.

Outline Guidance on Applications

Before carrying out any work in this area, you will need to apply for consent even for minor work such as replacing railings. These consents include planning, listed building and Conservation Area consent, as well as others for work such as felling trees.

When planning applications in a Conservation Area are decided, the planning authority will pay special attention to whether the character of the area is preserved or enhanced. The character of Stepney Green is described in detail in the Appraisal in the first part of this document.

In Stepney Green, as in other Conservation Areas, planning controls are more extensive than normal. Consent is required to demolish any building, and a higher standard of detail and information is required for any application. When applying for listed building consent, please note that all parts of the building, including its interior walls, ceilings and all other internal features, are protected. Some buildings are nationally (statutorily) listed, and some are locally listed by the Borough to indicate buildings that the Borough wishes to protect.

The exact information required will vary with each application, but in general applications must include:

- A clear design statement explaining the reasons behind the various architectural, masterplanning or other design decisions.
- Contextual plans, sections and elevations of existing buildings

- Drawings, including construction details, produced at larger scale (eg. 1:50 or 1:20) clearly indicating the nature of the work proposed.
- Additional detail regarding materials and construction.
- Photos of the condition of existing building (including details where appropriate).

More details are available on the Tower Hamlets website. If in any doubt, the Council welcomes and encourages early requests for advice or information.

When alterations are proposed to listed buildings, complying with the building regulations can be particularly complex, and early consideration of building control issues can help identify potential problems early in the process.

Policies Relevant to the Conservation Area and how they are Implemented:

Any new development should have regard to national, regional and local planning policy.

- At the national level, the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Tower Hamlets to designate Conservation Areas in “areas of special architectural or historic interest”, and to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. National policy for planning and the historic environment is set out in Planning Policy Guidance 15 (PPG15).
- At the regional level, policy 4B.1 of the London Spatial Development Strategy (or London Plan) states that ‘The Mayor will seek to ensure that developments ... respect London’s built heritage.’
- The area lies inside the area covered by the Central Area Action Plan, which is the subject of a public consultation.
- The London Cycle Network Plus runs along Mile End Road.
- A proposed cycle route runs along Redman's Road and crosses the Conservation Area at two points.

- The gardens on the north side of Mile End Road near Trinity Green, and Stepney Green Gardens, are designated London Squares.
- The Genesis Cinema is identified as a development site in the LDF (nb. check description of this use)

Listed Buildings in the Conservation Area

Grade I

- Trinity Green almshouses and chapel including gates, railings, walls and piers, Mile End Road

Grade II*

- 37 Stepney Green. Railings and gate with overthrow

Grade II

- 29 Mile End Road
- Bust of Edward VII, Mile End Road
- Commemorative Plaque on stone plinth, Mile End Road
- Drinking fountain, Mile End Road
- Drinking fountain & clock tower at Queen Mary College (University of London), Mile End Road
- 107 Mile End Road
- 109 Mile End Road
- 111 Mile End Road
- 113 Mile End Road and railings
- 129 Mile End Road (formerly part of the Anchor Brewery)
- 133-139 Mile End Road
- 1 Cleveland Road
- 1 Bellevue Place
- 1a Bellevue Place
- 2-11 Bellevue Place

- 82-84 Mile End Road
- 90-126 Mile End Road. Railing and overthrow at no. 102
- 175 Jubilee Street
- 177-191 Jubilee Street
- 193 Jubilee Street
- 184-208 Jubilee Street
- 166 Mile End Road
- 168 Mile End Road – Black Horse Public House
- 2a Stepney Green
- 4-10 Stepney Green
- 12-18 Stepney Green
- 21 & 23 Stepney Green
- 29-35 Stepney Green. Gate with overthrow at no. 29
- 14-24 Louisa Street
- 1-10 Maria Terrace
- 26 Beaumont Grove
- Clock Tower, Stepney Green
- 61 & 63 Stepney Green
- School Keepers House at Stepney, Jewish Primary and Infants School
- Stepney Jewish Primary and Infants School (front part only)
- Wall and gate piers at Stepney Jewish Primary and Infants School
- Former East London Synagogue, Rectory Square
- St Dunstan's Rectory, White Horse Lane
- 25 White Horse Lane
- 27 White Horse Lane

Locally Listed

- 1-19 Stepney Green
- 27a Stepney Green
- 27b Stepney Green
- 29 White Horse Lane
- 15-21 White Horse Lane

Highways and Transportation Issues

The quality of the streetscape, the surface materials, street furniture and other features can all be integral parts of the character of Conservation Areas. Any work carried out should respect this historic character. Anyone involved in development which impacts on public spaces should refer to the Manual for Streets, the Council's Street Design Guide, TfL's own Streetscape Guidance and English Heritage's 'Streets for All' document. The ongoing cost of maintenance should also be considered carefully.

Generally, Mile End Road consists of many buildings and frontages in poor state of repair. The quality of some of the highways engineering, street furniture, lighting and other signage do not reflect its historic importance or its significance as the main public street connecting Whitechapel, Stepney Green, Mile End and Bow.

The quality of the streetscape along Mile End Road is a major concern, not least because it is part of the route for the 2012 Olympic and Paralympic Marathons. High Street 2012 is a programme of regeneration along the A11 and A118 from Aldgate to Stratford, which includes Mile End Road that aims to use the Games as a catalyst to create an environment comparable to the best urban streets in the world while fully reflecting East London's diverse and extraordinary character and heritage.

A study to provide a design vision and strategy for delivery of public realm improvements along High Street 2012, shaped by local people, will begin in spring 2008. This study will:

- provide a street design and landscape strategy for the route, including a palette of materials for surface finishes and street furniture, as well as tree planting and landscape specifications

- include a lighting strategy for key buildings and spaces

- identify and support the regeneration of buildings which could improve the quality of the street environment
- address the removal of visual clutter and unauthorised advertising hoardings
- propose means of implementing measures to make the route safer and more welcoming for pedestrians and cyclists

-

Works by statutory services (gas, electricity, water etc) have the potential to damage historic ground surfaces or ancient underground structures. Early consultation with the conservation team is encouraged for any works. This is a particular concern in the Stepney Green

Opportunities and Potential for Enhancement

The former Wickham's Department Store is a key asset of the area. The sensitive and appropriate re-use of this building would improve the character of this stretch of Mile End Road.

There are many 18th and 19th century residential terraces in the area. Many have been well cared for and others have suffered from the gradual erosion of original details and architectural features. Details such as railings, front gardens, timber sash windows, downpipes, copings, stucco, slate, other joinery and ironwork should be reinstated, where appropriate.

Where inappropriate additions have been made, including advertising boards, intrusive security installations, metal shutters and upvc windows, they should be removed where appropriate and when possible.

Trees, Parks and Open Spaces

The trees on Mile End Road have a long history of importance in this location (reference is made in 1670 to the Manor Authorities requiring Elms to be planted in

this location) and make a huge contribution to the character of Mile End Road and their preservation should be a priority. Their condition should be monitored and they should be replaced as necessary. The type of tree chosen for planting should take into consideration the particular location and environmental conditions and should be appropriate. The trees of Stepney Green Gardens and of the front gardens on the east side of Stepney Green make a significant contribution to the informal, almost rural character of the area.

All trees in Conservation Areas are protected, and some trees are also covered by Tree Preservation Orders (TPO's). Notice must be given to the authority before works are carried out to any tree in the Conservation Area, and some works require specific permission. More information can be found in the Council's Guide to Trees, and on the Tower Hamlets website. Carrying out works to trees without the necessary approval can be a criminal offence, and the Council welcomes early requests for advice.

Equalities:

Valuing diversity is one of the Council's core values, and we take pride in being one of the most culturally rich and diverse boroughs in the UK. This core value has driven the preparation of this document and will continue to inform changes to this document in the future. These values will also inform changes to buildings and places where this document provides guidance to ensure inclusivity for all sections of the community.

This Character Appraisal and Management Guidelines will support the Council's aims:

- a strong spirit of community and good race relations in Tower Hamlets.
- to get rid of prejudice, discrimination and victimisation within the communities we serve and our workforce
- to make sure that the borough's communities and our workforce are not discriminated against or bullied for any reason, including reasons associated with their gender, age, ethnicity, disability, sexuality or religious belief.

Please contact us if you feel that this document could do more to promote equality and further the interests of the whole community.

Publicity

The existence of the Conservation Area will be promoted locally to raise awareness of current conservation issues and to invite contributions from the community.

Consideration of Resources Needed to Conserve the Historic Environment:

The most effective way to secure the historic environment is to ensure that buildings can continue to contribute to the life of the local community, preferably funding their own maintenance and refurbishment. Commercial value can be generated directly from the building, through its use as a dwelling or office, or through its role in increasing the attractiveness of the area to tourists and visitors. However, it should be noted that economic reasons alone will not in themselves justify the demolition or alteration of a building in a Conservation Area. The Council will consider grant aid to historic buildings and places.

In order to meet today's needs without damaging the historic or architectural value of a building, a degree of flexibility, innovation and creative estate management may be required.

Ongoing Management and Monitoring Change:

To keep a record of changes within the area, dated photographic surveys of street frontages and significant buildings and views will be made every 5 years. Also, public meetings will be held every 5 years to maintain communications between all stakeholders and identify new opportunities and threats to the Conservation Area as they arise.

The Council recognises the contribution of the local community in managing Conservation Areas, and will welcome proposals to work collaboratively to monitor and manage the area.

In addition, the Borough's Annual Monitoring Report, prepared with the new LDF, will assess progress on the implementation of the whole Local Development Scheme, including policies relevant to conservation.

Enforcement Strategy:

Appropriate enforcement, with the support of the community, is essential to protect the area's character. The Council will take prompt action against those who carry out unauthorised works to listed buildings, or substantial or complete demolition of buildings within a Conservation Area. Unauthorised work to a listed building is a criminal offence and could result in a fine and/or imprisonment. Likewise, unauthorised substantial or complete demolition of a building within a Conservation Area is also illegal. It is therefore essential to obtain Conservation Area or Listed Building Consent before works begin.

If listed buildings are not maintained in good repair, then the Council can step in to ensure that relevant repairs are carried out. In some circumstances, the Council itself may undertake essential repairs and recover the cost from the owner. The Council has powers of compulsory purchase, if necessary to protect Listed Buildings.

The Council will enforce conservation law wherever necessary, and will consider the introduction of Article 4 Directions to remove Permitted Development Rights where appropriate.

Further Reading and Contacts

- The Survey of London, volume 27: Spitalfields and Mile End New Town.
- The Buildings of England (London 5: East). Cherry, O'Brien and Pevsner.
- Manual for Streets. Joint publication by the Department for Transport and the Department for Communities and Local Government.

The Council encourages and welcomes discussions with the community about the historic environment and the contents of this document. Further guidance on all aspects of this document can be obtained on our website at www.towerhamlets.gov.uk or by contacting:

Tel: 020 7364 5009

Email: dr.majorprojects@towerhamlets.gov.uk

This document is also available in Libraries, Council Offices and Idea Stores in the Borough.

For a translation, or large print, audio or braille version of this document , please telephone 0800 376 5454. Also, if you require any further help with this document, please telephone 020 7364 5372.

Also, you may wish to contact the following organizations for further information:

Mile End Old Town Residents Association

English Heritage

www.english-heritage.org.uk

The Georgian Group

www.georgiangroup.org.uk

Victorian Society

www.victorian-society.org.uk

20th Century Society

www.c20society.org.uk

Society for the Protection of Ancient Buildings www.spab.org.uk

Listed Buildings at Risk:

At this time we are not aware of any listed buildings at risk in the Conservation Area.

Any other threats to the Conservation Area

- The unsympathetic refurbishment / redevelopment of Wickhams Department Store. The loss of Wickhams and Spiegelhalters would have a very detrimental impact upon the character of the conservation area and so the situation will be closely monitored.
- The continuing introduction of unsympathetic signage and security.
- The deterioration of the walls around Stepney Gardens has long been a concern with residents and consideration will be given to investigating potential funding for this work which will be beneficial to the character of the conservation area in the long term.

Priorities for Action (1-5)

1. Undertake audit of trees with colleagues in horticulture
2. General improvement of street furniture, lighting and surfaces within the area.
3. Preparation of householder guidance, with a particular emphasis on sustainability.
4. Investigate funding of the restoration of wall and boundary of Stepney Gardens
5. Review Conservation Area boundaries with a view to including Hayfield Passage and 116-190 Mile End Road.