

January 2024



Fig. 1: Bevis Marks Synagogue, main entrance, seen from within the courtyard (Jan 2024)

1. Executive Summary

2. Background

2.1 Legislative & Policy Context

2.2 Responses to draft City Plan 2036 Reg. 19 Consultation

3. Bevis Marks Synagogue

3.1 Significance

3.2 Contribution of Setting

4. The Immediate Setting of the Synagogue

4.1 Nos. 10-16 Bevis Marks

4.2 Beadle's House

4.3 Arthur Castle House, 33 Creechurch Lane

4.4 Vestry & Valiant House, 4 Heneage Lane

4.5 Copenhagen House, Nos. 5-10 Bury Street

4.6 Nos. 11-12 Bury Street

5. Policy Proposal

Appendix 1: Map regression

This paper has been reviewed on by Nigel Barker-Mills, an independent heritage consultant.

1. Executive Summary

Bevis Marks Synagogue is a grade I listed building. This is the highest level of listing, meaning the building is deemed, on a national level, to be of 'outstanding' special architectural and historic interest.

The City has obligations under planning law and policy to manage development of and around the Synagogue so that considerable importance and weight is placed on preserving that special interest and the contribution to it made by setting.

Relative to other places of worship in the City, the Synagogue is unique, in that it has a particular 'Immediate Setting' of low-rise buildings enclosing its courtyard and east elevation which make a clear and important contribution to the significance of the listed building.

The Immediate Setting encircles the Synagogue and is distinct from the 'wider setting' beyond: the modern development and tall buildings visible in views of the listed building which make no contribution to its significance. The formal recognition of an 'Immediate Setting' in policy is intended to strengthen the protection of the Synagogue's significance.

It is considered that major development on the sites within the Immediate Setting could have significant implications for the contribution of setting to the significance of the Synagogue. Therefore it is proposed that development in the Immediate Setting should be subject to specific guidance in order to preserve the significance of the Synagogue.

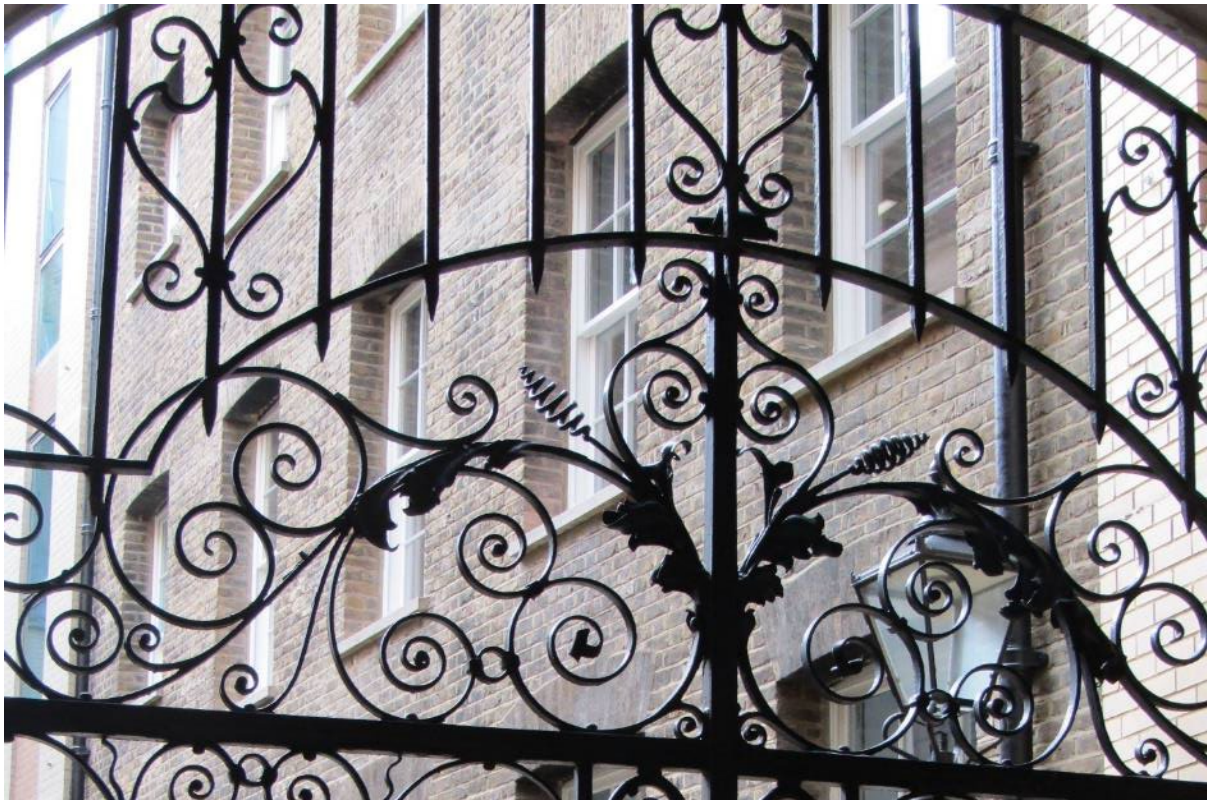


Fig. 2: C19 iron gates to Bevis Marks

2. Background

2.1 Legislative & Policy Context

The **Planning (Listed Buildings and Conservation Areas) Act 1990** imposes a statutory duty on local planning authorities to consider the impact of development proposals upon listed buildings and their settings. In particular:

Section 66 – ‘General duty as respects listed buildings in exercise of planning functions’

(1) In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have **special regard to the desirability of preserving the building or its setting** or any features of special architectural or historic interest which it possesses.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

Section 16 of the Act carries the same obligation in respect of decision-making on listed building consent application.

The **National Planning Policy Framework** (NPPF, 2023) elaborates on how local planning authorities should carry out this obligation. Overarchingly, the NPPF holds a presumption in favour of ‘sustainable development’ where protecting and enhancing the built and historic environment forms part of one of the three overarching interdependent objectives (economic, social and environmental). Section 16 of the NPPF sets out how the historic environment should be conserved. Para 205 states that when considering the impact of a proposed development on a heritage asset (which includes its setting), local planning authorities should give great weight to the asset’s conservation – and the more important the asset, the greater the weight should be.

The Synagogue’s grade I listing places it in the uppermost category of listed buildings. Therefore, the City has a duty to apply great weight to its conservation, in principle. Further, para 201 sets out how local planning authorities should identify and assess the particular significance (and setting) of any heritage asset that may be affected by a proposal. To this end, this policy paper is a proactive assessment of the Synagogue’s significance and the contribution of setting. Para 196 requires local planning authorities, in Local Plans, to set out a positive strategy for the conservation and enjoyment of the historic environment.

The **London Plan 2021** policy HC1 A requires local planning authorities to develop evidence that demonstrates a clear understanding of the historic environment. The City of London **Local Plan 2015** and emerging **City Plan 2040** align with the statutory duties set out above. The Synagogue is located within the City Cluster Key Area of Change, a policy area specified in these Local/Emerging Plans as being suitable in principle for accommodating tall buildings, subject to further sensitivity testing.

In the Local Plan 2015, the City Corporation defined an ‘immediate setting’ for the Monument. In the emerging City Plan 2040, the same approach is proposed for Bevis Marks Synagogue. Both are grade I listed, strategically important heritage assets in the City which require specific consideration and protection given their outstanding special architectural and

historic significance and, for these particular buildings, the critical contribution of elements of setting to that significance.

N.B. The selection of this approach for these two buildings does not diminish the statutory or policy protection given to other designated assets, including by the Framework. The aim of identifying an immediate setting is as an initial planning judgement, for the purposes of the Plan, as to that part of their settings on which these buildings rely most for their significance. This approach does not alter or supercede the need for the impact of proposals anywhere within their settings to be judged on a case-by-case basis as applications are received.

This paper has been prepared with reference to Historic England's Planning Advice Note 3: The Setting of Heritage Assets (2017).

2.2 Response to Draft City Plan 2036 Reg. 19 Consultation

In March 2021, the Reg. 19 consultation on the then draft City Plan 2036 was undertaken. There were significant numbers of responses relating to Bevis Marks Synagogue. These are summarised below.

Vision, Strategic Objectives and Spatial Strategy

London Sephardi Trust and the Spanish and Portuguese Sephardi Community considered the spatial strategy to be unbalanced and highlighted point 6, which seeks to focus new tall buildings in the existing cluster while preserving strategic and local views of St Paul's Cathedral and the Tower of London World Heritage Site. They noted there is no reference in this part of the spatial strategy to the preservation of views of other important heritage assets or to the preservation of important views out from and/or the setting of important heritage assets within the cluster. In their opinion, the primarily economic objective served by the construction of tall buildings in the cluster is thereby allowed to dominate (around 80 largely identical representations were received supporting this point).

Historic Environment (Strategic Policy S11 and Policies HE1-3)

A number of individuals and organisations highlighted the historical, architectural, cultural and spiritual significance of Bevis Marks Synagogue to the City and to the Jewish community, calling for the City Plan to recognise this significance and to implement specific protections for it.

While supporting Policy S11, additional wording was suggested to indicate that considerations in relation to heritage assets and their settings will be given full weight in all planning decision-making (around 80 largely identical representations were received supporting the concerns of the London Sephardi Trust and the Spanish and Portuguese Sephardi Community about the potential impact of tall buildings on Bevis Marks Synagogue).

Tall Buildings (Strategic Policy S12)

Approximately 100 representations were received on this policy, a large majority of which related to concerns about the potential impact of tall buildings on Bevis Marks Synagogue.

Bevis Marks Synagogue as a Grade I Listed Building warrants similar protection as that provided for St Paul's, the Tower of London and the Monument, and that this protection should be secured by an appropriate designation on the Proposals Map (as above, around 80 largely identical representations were received on this point).

Concern was expressed that the policy gives greater weight to the need for additional tall buildings over other important planning objectives, notably conserving and enhancing heritage assets and their settings (around 80 largely identical representations were received supporting the concerns of the London Sephardi Trust and the Spanish and Portuguese Sephardi Community on this point).

Protected Views (Strategic Policy S13)

Just over 80 representations were received on this policy, almost all of which related to concerns about the potential impact of tall buildings on Bevis Marks Synagogue.

The London Sephardi Trust and the Spanish and Portuguese Sephardi Community proposed additional wording to this policy to bring it into line with their suggested rewording of S12, i.e. to protect sky views from the curtilage of Bevis Marks Synagogue (around 80 largely identical representations were received supporting this point).

Design (Strategic Policy S8 and Policies DE1-9)

Policy DE3 should include additional wording to highlight the importance of avoiding overshadowing, restriction of sky view and overlooking by other buildings that would compromise the useability and function of the space.

Conclusion

To address the issues raised by these responses, and in light of the City's statutory duties in respect of listed buildings and their settings, an approach has been developed to formally recognise Bevis Marks Synagogue and its setting in the forthcoming City Plan 2040.

3. Bevis Marks Synagogue – Significance and Contribution of Setting

The Synagogue was constructed between 1699 and 1701 by Joseph Avis. It is the oldest functioning Synagogue in the United Kingdom and the first to be purpose-built following the formal resettlement of the Jewish Community after centuries of exclusion. It has been described as akin to a Cathedral in its significance and status within that faith.

The building is rectangular on plan, aligned off a true east-west axis, instead positioned so its elevations face northeast, southeast (Heneage Lane), southwest and northwest. This ultimately reflects the alignment of Bevis Marks with the course of the Roman and medieval City wall, within and alongside which it ran. The Synagogue is thus knitted well into the City's ancient street pattern. It is located off Bevis Marks in a small courtyard reached through a gated archway in Nos. 10-16 Bevis Marks. Through this portal can be glimpsed the northwest and northeast elevations of the building and they are more fully appreciated upon entering the courtyard. The principal east elevation faces Heneage Lane and can be appreciated from that narrow, informal throughfare and in glimpses from Bevis Marks. The south elevation is largely screened from view, and has a single-storey museum constructed against it.

The Synagogue is an undemonstrative brick building, rectangular in plan, with simple elevations of red brick and modest Portland stone dressings with classical devices. Above these, a tall, pitched roof is clad in slate behind a plain (and rebuilt) parapet above cornice level. The main west elevation contains the building's entrance, symmetrically composed around the main doorway with Portland stone surround with an elliptical window above. The building has two registers of windows with the upper tier being large, round-arched windows to optimise daylight to the interior in what has always been a dense, built-up, mid-block location.

The interior is largely still of 1701, barring a few minor additions and repair and maintenance works in subsequent centuries. It is a single, double-height volume, galleried on three sides, with a flat plaster ceiling from which hang seven original chandeliers (representing the days of the week), while much of the original woodwork interior and fittings are uniquely intact. Some elements come from the Creechurch Synagogue which preceded this one for worship. Within are practiced the unique and rich traditions of the Sephardi Jewish community in Britain, known as *Minhag*. Whilst sharing common worship and liturgical practice with other Jewish communities, for example reading from the *Torah* scrolls, there are particular rituals unique to Bevis Marks (the *Mitzvot*), such as the use of specific sung melodies in the reading of the *Torah* or reciting of prayers which make services at Bevis Marks unique. Passed down from generation to generation, the rich and intricate manner of worship in the Synagogue cannot be experienced anywhere else (Conservation Plan, 3.11.1, p. 124).

3.1 Significance

For clarity, this is not intended to be an exhaustive Statement of Significance (that exists in the form of the Conservation Plan prepared by Caroe Architecture), but rather is an account of significance proportionate for the purposes of managing change through the planning system.

Architectural/Artistic

The building has very high significance as an excellent example of a simple, non-Anglican, C17 place of worship. The simplicity of its exteriors belies a fascinating complexity of influences. The Queen Anne stylings reflect both the simple vernacular of nonconformist chapels and also the simpler elevations of some of the contemporaneous City churches;

architecturally, therefore, it sits somewhere between the churches of the state religion and the buildings of the nonconformist faiths. This reflects the moment of its construction, at the turn of the C17/C18, when the rebuilding campaign of the City churches was well under way and the City was teeming with skilled carpenters and masons, many with links to Wren and his office. Though simple, the elevations are executed to a very high standard of quality, again reflecting the proliferation of expertise with brick and woodwork at this time. As noted in the Conservation Plan: 'The adoption of the local architectural style in synagogue building whilst maintaining distinctive rites and traditions is a distinguishing feature of Sephardi Jewish communities in the western world' (para 77, p.49).

Inside, these themes continue. The complex yet in places severe interior is again reminiscent of both Wren's interiors for the City churches and the simplicity of nonconformist places of worship, though refracting them both through another lens again: the layout of the interior is said to be modelled on the Great Synagogue at Amsterdam which had opened a few decades previously. Further, some of the fittings, including some of the benches, are from the preceding Synagogue at Creechurch Lane. The carpentry of the interior is executed to a very high quality and is of a comparable standard to the finest of the City churches. There have been only minor additions since construction: such as the doors to the seats of the Haham (Chief Rabbi of the Sephardi Jews), and the assistant rabbis and to the Wardens box (or Banca) in 1787, the special seat for Sir Moses Montefiore, which is fitted with arms and a footrest, the choir stalls in 1830 and electric lighting in 1929. The ceiling was reconstructed following an IRA bomb in 1992. Otherwise, the building is virtually unchanged, and offers a remarkably immersive experience of a building type exceedingly rare for its date in a national context.

Historic (and Communal)

The building is of enormous historical significance. It was the first purpose-built Synagogue in the City of London following the readmission of the Jewish community in the C17. It is the oldest Synagogue in Britain still in use for continuous worship; a line of continuity unbroken since it was constructed. As such, it has profound and multifarious associations with generations of Jewish people.

The rich and intricate manner of worship within the Synagogue is partly shared with other Jewish communities and partly unique to Bevis Marks (the *Minhag*); the building has been continually used for worship in this way since 1701, an exceptionally long-lived pedigree.

It has been argued (in the Buildings of England: City of London volume of 1997) that the building's discreet, off-street location in an enclosed, private courtyard stemmed from a contemporaneous law forbidding the Jewish community from building on a high street, although the Conservation Plan notes: '[the siting] was possibly driven by a sense of caution but also perhaps reflected the convention for higher status city dwellings at the time of building, which provided protection from interference and noise of the public thoroughfare (para 8, p.37).

Nevertheless, the Synagogue's discreet siting symbolises the long and complex history of the Jewish community in the City (and Britain), from formal expulsion in 1290 by Edward I to semi-formal readmittance during the Commonwealth and subsequent resettlement. This is a long and profound narrative, and in many ways is simply and powerfully legible in the seclusion of the Synagogue and its 'Immediate Setting': that crucial sense of privacy and enclosure offered by the courtyard as a semi-private space accessed through a narrow gateway and by Heneage Lane as a quintessentially intimate City alley branching from a main street through a dense urban block. As such, the importance of the relationship

between the Synagogue, its courtyard, Heneage Lane and Bevis Marks cannot be overstated.

Archaeological

Situated within the Roman and medieval City walls, the site of the Synagogue and its courtyard is an area of high archaeological potential; the courtyard in particular has been subject only to comparatively light development before 1700 and has considerable potential to yield information about the City in previous centuries.

3.2 Contribution of Setting

Immediate Setting

The NPPF defines the setting of a heritage asset as **‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’**.

The sites proposed for inclusion with the Immediate Setting policy area are those which form the Synagogue’s secluded townscape setting. They comprise the buildings forming the Synagogue’s courtyard and 33 Creechurch Lane, which forms the east side of Heneage Lane.

The Synagogue was planned and constructed as a building in a courtyard, accessed through a small break in the frontage of the main street. Although the buildings around it have changed – the street entrance being built over to form the present portal by the C19 – it has retained this arrangement. Historic mapping (see appendix 1) shows how the courtyard originally took the form of three narrow rectangles of space around the northeast, northwest and southwest elevations. This essential spatial context remains although a museum has been built in the southwest part of the courtyard.

Changed, too, are the buildings framing the courtyard. None are now contemporaneous with the Synagogue; the earliest is Nos. 11-12 Bury Street, an early C19 house constructed approximately a century later. Aside from this, and the Vestry and Beadle’s House framing the east elevation (both later C19), the buildings enclosing the Synagogue are modern and were all built in the 1970s. Nevertheless they largely conform to the plot sizes of their predecessors, although there has been some site amalgamation laterally in the cases of Copenhagen House and 33 Creechurch, the depth of the plots are unchanged. The rear elevations of the buildings to the courtyard are typically simple, of brickwork with punched window openings. Only Valiant House to the south presents an obviously and discordantly modern elevation directly to the Synagogue, an aspect of the building which makes a negative contribution.

In respect of scale, these ‘Immediate Setting’ buildings are broadly consistent, particularly those to the north, west and east. Although of slightly different heights, these buildings either equal the height of the Synagogue or rise only moderately higher, creating a sense of enclosure without overwhelming the Synagogue, and maintaining a positive scale and townscape relationship with it that is likely not to be not very far removed from its setting historically. When viewing the east elevation of the Synagogue along Heneage Lane, the Immediate Setting buildings appear as appropriately-scaled neighbours and, in the case of the Beadle’s House and the Vestry, forming an important visual and functional group with the building, framing it with pleasingly historic elevations of sympathetic materiality, patina and architectural design.

33 Creechurch Lane is a crucial site in framing the east side of Heneage Lane and the east elevations of the Beadle’s House, Synagogue and Vestry. The building’s unexceptional architectural treatment allows for a ready appreciation of these elevations (and is an aspect which makes a neutral contribution as part of setting) and it maintains that sense of seclusion which is so characteristic of the Immediate Setting.

When viewing the Synagogue from the entrance portal and within the courtyard, the Synagogue is framed by the brickwork elevations of the Beadle’s House and the rear

elevations of Copenhagen House and Nos. 11-12 Bury Street present similarly plain brickwork elevations – historic in the latter case – with more modern leadwork mansards above that are of an appropriate scale even if they are somewhat incongruously modern in design. The courtyard provides the Synagogue with a crucial foreground setting, allowing an appreciation of its scale and architectural qualities, and providing a sympathetic visual setting of traditional York stone paving slabs and iron lamp standards; there is also an important functional relationship, with the courtyard used as part of the Synagogue’s programme of activities. Framed by the brickwork elevations of the other buildings, the whole ensemble is of a special, secluded, historic place.

Being distinctly higher and more distinctively modern in execution, Valiant House to the south has a different relationship with the Synagogue. In views along Heneage Lane it is seen as distinctly taller than the Vestry and Synagogue, bookending them with a largely blind flank elevation of modern cladding. In views from within the courtyard looking south, it presents an elevation of modern grey cladding at the lower elevations which form a 45 degree slope at the upper elevations. Though an appropriate neighbour in terms of scale, the architectural treatment and profiles could be improved to beneficial effect.

The ‘Immediate Setting’ of the Synagogue maintains the general sense of siting, townscape, scale and (for the most part) materiality that formed the setting of the building originally, even if the buildings on many of the plots are now modern. Collectively these buildings play a crucial role in supporting the following strands of significance:

- (i) preserving the Synagogue’s original courtyard location and design (architectural)
- (ii) reinforcing the discretion of its siting and seclusion from the street, reflecting in turn the wider historical narrative of Anglo-Jewry (historical, architectural)
- (iii) maintaining a sense of traditional scale and proportions that illustrate how the Synagogue would have related to its historic townscape (architectural)

Identified Elements

The elements of buildings within the Immediate Setting which contribute positively to this significance can be summarised as:

- **Scale** (illustrative of the building’s original low-rise townscape context)
- **Historic plot size** (illustrative of the fine grain of the building’s original townscape context)
- **Group value** (of Synagogue, Vestry, Beadle’s House, portal elements and No.12 Bury Street, illustrating the building’s original functionality, patterns of use and townscape context)
- **Materials and detailing** (illustrating or echoing the building’s historic townscape context)

Wider Setting

This can be thought of in general terms as the wider modern City beyond the boundaries of the ‘Immediate Setting’; as everything seen and experienced from within the courtyard beyond the embrace of its neighbouring buildings.

Modern tall buildings are visible in courtyard views from the Synagogue, namely: One Creechurch Place (E), 40 Leadenhall Street and the Scalpel (52 Lime Street) (S), the Gherkin (W). Consented schemes at 100 Leadenhall (S) and Bevis Marks House (21-24 Bevis Marks) (N) would also be visible from within the courtyard. Between these existing tall buildings there are areas of clear sky space above the Synagogue, although architecturally it

has a simple and undemonstrative roofline that is not a specific architectural response to sky.

The synagogue was inserted into an established urban context when built and it is apparent that the confined and discreet approaches to it ensured a sense of seclusion from its wider context. At street level this separation has been maintained during subsequent development, in particular the narrowness of the entrance to and intimacy of the courtyard.

At the time of construction, the courtyard and building would have been experienced as a secluded and special space, which was deliberate and contributed to the function of the building and signalled its religious importance. It was a deliberately distinct and different space. The wider setting of the building at street level, beyond the buildings immediately adjacent to the courtyard therefore make no contribution to its significance or, in most cases, the ability to experience that significance.

The one element of the wider setting where subsequent change has affected the ability to experience the significance of the building is the sky space above and adjacent to the courtyard of the synagogue. The introduction of tall development that can be experienced from the courtyard of the synagogue has had an impact upon the former sense of seclusion between the building and the wider setting. The synagogue was not designed with an impressive skyline or silhouette in mind; indeed, the roof design was visually restrained and the elevations were, and are, therefore, the most important element of the architectural interest of the building externally. The introduction of tall buildings into the wider setting has not affected the ability to appreciate these elevations.

However, the introduction of tall buildings, which is a relatively recent development in the context of the history of the building, has changed the character of the setting above the courtyard by introducing built form and activity into an area that was previously sky space. This has had altered the sense of seclusion that is an important element of the significance of the synagogue, both functionally and symbolically; although because it is the upper sections of the buildings that can be experienced beyond the enclosing development around the courtyard, a sense of seclusion of the existing from the new remains.

Tall buildings have become a distinguishing element of the identity of this ever-changing part of the City, illustrating its status as a world business centre and the wider setting of the synagogue is characterised by existing tall buildings to the north, south, east and west, particularly seen from within the courtyard. Additionally, there are recently consented schemes for other tall buildings, some of which are currently being implemented. Sustaining that sense of identity, which is separate from the identity of the synagogue is important and the separation of the two – the synagogue and its wider setting – is also historically significant. Therefore, further development that has the potential to reduce the sense of seclusion offered by the Immediate Setting of the courtyard framing the Synagogue has to be carefully managed.

4. The Immediate Setting of the Synagogue

It has been established that the 'Immediate Setting' of the Synagogue makes a strong contribution to the significance of the listed building. Below are more details of the constituent parts of this Immediate Setting, in the form of site-by-site commentary. None of the buildings in question are individually listed.

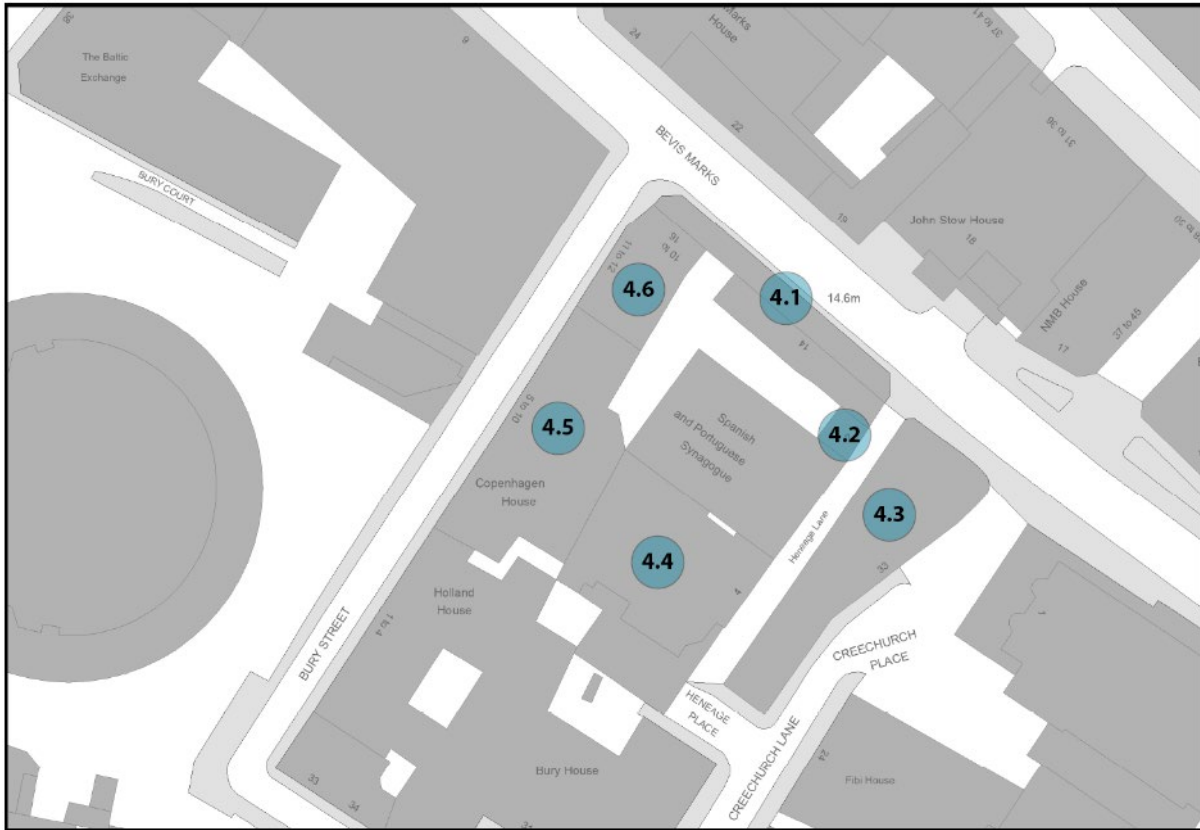


Fig 3: The individual buildings of the Immediate Setting



Fig. 4: Nos. 10-16 Bevis Marks (detail showing courtyard entrance)

4.1 Nos. 10-16 Bevis Marks (northeast)

Date: post-1979

Scale: 4 storeys (G + 1,2,3 + plant)

Contribution as part of setting

- Scale
- Group value (entrance portal pediment and piers only)
- Materials and detailing (rear elevation)

Highly important in the Immediate Setting as the Synagogue's gateway building, albeit of no inherent architectural merit but for the reset late C19 pediment and wrought-iron gates which form the portal to the Synagogue and its courtyard. This portal to the Synagogue was originally open to the sky but was built over in the early C19.

Bevis Marks was widened in 1979, and this building was constructed shortly afterwards on the truncated plots immediately northeast of the Synagogue. It extends the entire length of the street block and takes the form of a ground floor colonnade incorporating retail units and the entrance to the office floors above.

The elevation to Bevis Marks is divided into seven bays and incorporates regular rectangular window openings; the outermost bays are chamfered. The building is of a modest scale relative to its townscape context on Bevis Marks, in which there is no consistency of scale or architectural treatment. It is lower than the buildings in the Immediate Setting along Bury Street.

The elevation to Bevis Marks is solely of muted brown brick which, though complimentary in principle to other buildings in the Immediate Setting, is here unrelieved by other materials. The architectural detailing (C19 features aside) are similarly simplistic. Of principal interest is the way the building relates to the Synagogue and courtyard. Reset upon the street elevation and within the colonnade elevation are the two parts (once whole, now disjointed) of a finely carved stone entrance portal that was once part of the preceding C19 building on the site demolished for road widening. The elevation to the rear is faced in a lighter, pale yellow brick and incorporates regular rectangular window openings. In this respect it is an appropriate neighbour in scale, detailing and materials.

In summary, the building is of appropriate height and scale, and materials and detailing of its rear elevation. Overall, the building itself makes a modest, positive contribution as part of setting, but the surviving C19 pediment and gates make a high, positive contribution.



Fig. 5: Beadle's House (foreground) with neighbouring E elevation of Synagogue, Heneage Lane

4.2 Beadle's House, 2 Heneage Lane (northeast)

Date: C19 – between 1875 and 1916

Scale: four storeys (ground + 1,2,3 storeys)

Contribution as part of setting

- Scale
- Historic plot size
- Group value
- Materials and detailing

c.1893 by Davis and Emmanuel. An important, historic element of setting, with a clear visual and functional relationship with the Synagogue. To the courtyard, it makes for a simple counterpart to the Synagogue. It presents a very simple, largely unadorned, plain, 'back of house' stock brick elevation with regular window openings and projecting bay at the lower two storeys. It is crowned with a simple pitched slate roof and is approximately the same height as the Synagogue.

Its primary elevation fronts Heneage Lane and is of red brick with red Mansfield stone dressings in a simple Tudor style. The choice of style is intriguing and makes for a quiet, effective historic architectural foil to the primacy of the Synagogue's east elevation; the patina, texture, colour tones and modesty of the Beadle's House makes it a sympathetic neighbour.

Overall, the Beadle's House is considered to contribute to the Synagogue's architectural significance, by forming a pleasing group with it and the Vestry building in a shared material palette of patinated brickwork and traditional proportions and detailing. It contributes to the Synagogue's historical significance as one of two remaining historic buildings supporting the Synagogue through ancillary uses.

The Beadle's House has an important role in the Immediate Setting as one of the two surviving historic buildings associated with the Synagogue. Its diminutive scale and small footprint are important in the illustrating historic street grain and townscape of the Immediate Setting which has now largely been lost to site amalgamations, while its simple, traditional architectural quality provide an important counterpoint to the larger, modern buildings in the Immediate Setting. Overall, it makes a high, positive contribution as part of setting.



Fig. 6: 33 Creechurch Lane, aerial view from N, showing scalar relationship to Heneage Lane

4.3 Arthur Castle House, 33 Creechurch Lane (southeast)

Date: 1978

Scale: up to six storeys (ground, mezzanine, 1, 2, 3 and 4 on E half of the site)

Contribution as part of setting

- Scale
- Materials and detailing

This modern building has limited architectural merit and, in of itself, makes no contribution to the significance of the Synagogue as a listed building.

However, the building plays an important role in framing the Synagogue to the east on Heneage Lane. This narrow thoroughfare is a quintessential City alley, simply paved with worn Yorkstone flags and incorporating traditional iron lamp standards. In views up and down Heneage Lane, the building's muted, introverted architectural character allow for ready appreciation of the Synagogue, the Vestry and the Beadle's House, allowing them to remain pre-eminent, whilst maintaining the secluded off-street character which makes that strong contribution to significance.

The building is of a comparable scale with the other buildings of the Immediate Setting and is read with them as part of the group which creates that secluded, off-street character.

Overall, the building is of an appropriate scale and height and in these respects is considered to make a modest positive contribution as part of setting. Architecturally, the building makes a neutral contribution and is an opportunity for enhancement in this respect.



Fig. 7: Vestry building

4.4 Vestry & Valiant House, 4 Heneage Lane (southwest)

Date: pre-1875 (Vestry appears on O/S map of that date) and 1978-81 (Valiant House)

Scale: four storeys (Vestry), seven storeys (Valiant House – ground + 1,2,3,4,5,6)

Contribution as part of setting

- Scale
- Historic plot size (Vestry only)
- Group value (Vestry only)
- Materials and detailing (Vestry only)

The C19 Vestry building, like the Beadle's House, is an important, historic element of setting, with a clear visual and functional relationship with the Synagogue. Although incorporated into the wider Valiant House development, it continues to serve as a vestry and is visually distinct from its more modern adjunct. The three-storey elevation to Heneage Lane is of high-quality rubbed and carved red brick, and incorporates beautiful brickwork detailing to the window surrounds and cills at first floor level, which feature fine carved rosettes. The third floor is plainly rendered and the fourth mansard floor is recessed from view. The elevation is of a highly sympathetic scale approximate to that of the Synagogue and its materiality and architectural detailing complement that of the Synagogue and the Beadle's House, with which it forms a group.

The Vestry is considered to contribute to the Synagogue's architectural significance, by forming a pleasing group with it and the Vestry building in a shared material palette of patina'd brickwork and traditional proportions and detailing. It contributes to the Synagogue's historical significance as one of two remaining historic buildings supporting the Synagogue through ancillary uses. Overall, it is considered to make a high, positive contribution as part of setting.

The adjoining Valiant House is a development of 1978-81 by Peter Black and Partners, which incorporates the Vestry. It is the most overtly modern of the buildings within the Immediate Setting, with elevations of glazed bands and dark brown cladding, and is the highest of them at seven storeys. In views west along Heneage Lane it presents as a visibly modern bookend to the group of Synagogue buildings, with a largely black flank wall of grey cladding rising above them. In views of the Synagogue from within the courtyard, the uppermost storeys of Valiant House present a somewhat utilitarian 45-degree 'ski-slope' of grey cladding surmounted by plant.

While the general scale of Valiant House is consistent with the general character of the enclosing courtyard, and makes a modest, positive contribution as part of setting, its architectural treatment, forms, materials and detailing depart from the modest brickwork elevations of the other buildings facing the Synagogue within the Immediate Setting. It therefore strikes a discordant note within the Immediate Setting, particularly in the courtyard views of the Synagogue, and this aspect of the building makes a harmful contribution as part of setting.

4.5 Copenhagen House, Nos. 5-10 Bury Street (west)

Date 1977

Scale: seven storeys (ground + 1,2,3,4 + 2 storey mansard roof)

Contribution as part of setting

- Scale
- Materials and detailing (rear elevation only)

The building occupies a long, linear plot along Bury Street, the result of amalgamation of numerous smaller plots whose memory is perpetuated by Nos. 11-12 Bury Street neighbouring. Designed by Hildebrandt and Glicker, in date, materiality and architectural approach it has some affinities with Arthur Castle House (q.v.) and, like that building, is considered to be of no inherent architectural merit.

However, it plays a significant role in within the Immediate Setting by forming most of the north-west elevation facing the Synagogue and courtyard. This is of pale yellow brick with regular rectangular window openings, in a general arrangement reminiscent of plain, tradition rear urban elevations of the C19. It is crowned with a two-storey leadwork mansard visible only from the depths of the courtyard outside the Beadle's House.

To the rear the building incorporates a lower, three-bay wing which projects south-east and attaches to Valiant House; this wing is prominent in the background of the Synagogue in views from the entrance to the courtyard. It is of three brickwork and three leadwork storeys, which give an overbalanced impression; opportunities exist to adjust this ratio to increase the number of brickwork storeys and decrease those of leadwork to create a more traditional hierarchy.

The elevation to Bury Street is more obviously contemporary and consists of polished red Texan granite with recessed, splayed windows. While striking something of a discordant note within the group of Immediate Setting buildings, this elevation has no visual relationship with the Synagogue or its courtyard, and therefore is not considered intrinsically to contribute or detract from the setting and significance of the listed building.

In summary, this building is of an appropriate scale and materiality and detailing to its rear courtyard elevation (notwithstanding the identified opportunities for improvement), and overall makes a modest, positive contribution as part of setting.



Fig. 8: Rear elevation of Nos. 11-12 Bury Street, seen through courtyard entrance gates

4.6 Nos. 11-12 Bury Street (northwest)

Date: early C19

Scale: seven storeys (ground 1,2,3,4 + 2 storey mansard roof)

Contribution as part of setting

- Scale
- Historic plot size
- Group value
- Materials and detailing

Possibly built soon after most of Bury Street was destroyed by fire in 1811, this former house is, with the Beadle's House and Vestry buildings, an important survivor of the more intricate historic street grain in which the Synagogue was constructed.

To Bury Street it presents a comparatively simple exterior in the manner of the day, of stock brickwork with white stucco dressings. The rusticated ground floor has been altered in recent times. This elevation has no visual relationship with the Synagogue or its courtyard.

To the courtyard it presents a plainer stock brickwork elevation with regular rectangular window openings incorporating 6/6 sash windows. This is of an appropriately restrained 'back of house' character which compliments and defers to the Synagogue; and, being closer in age to the Synagogue than the other buildings in the Immediate Setting, possesses a sense of patina and history which makes it valuable and sympathetic part of the otherwise largely contemporary group of elevations fronting the courtyard, appropriate in materials and detailing though they be.

In scale the building matches the neighbouring Copenhagen House on Bury Street but has a somewhat abrupt, blank flank wall junction with the lower Nos. 10-16 Bevis Marks which it neighbours to the north-east.

Overall, the building is considered to be a valuable survivor of the historic townscape setting of the Synagogue and accordingly is considered to make a high, positive contribution as part of setting.

5. Policy Proposal

It is recognised that the Synagogue and its Immediate Setting are within the heart of an ever-changing world city and that there is pressure on sites for growth, particularly in the City Cluster Key Area of Change.

Nevertheless, following the City's statutory duties in respect of listed buildings identified above, it is considered that the Synagogue's Immediate Setting makes such a contribution to its significance that it warrants formal policy recognition.

Accordingly, the following measures are proposed:

1. That Bevis Marks Synagogue and its Immediate Setting be referenced in policy, in the same way as the Monument and its setting;
2. That the Immediate Setting area set out in fig. 9 be formally delineated on the policies map;
3. That policy should require development proposals in the Immediate Setting of the Synagogue to preserve and where possible enhance the identified elements of setting which contribute to significance;
4. That details of the interpretation of this policy and guidance on managing the Synagogue's Immediate Setting be contained within a revised Protected Views SPD (or equivalent).

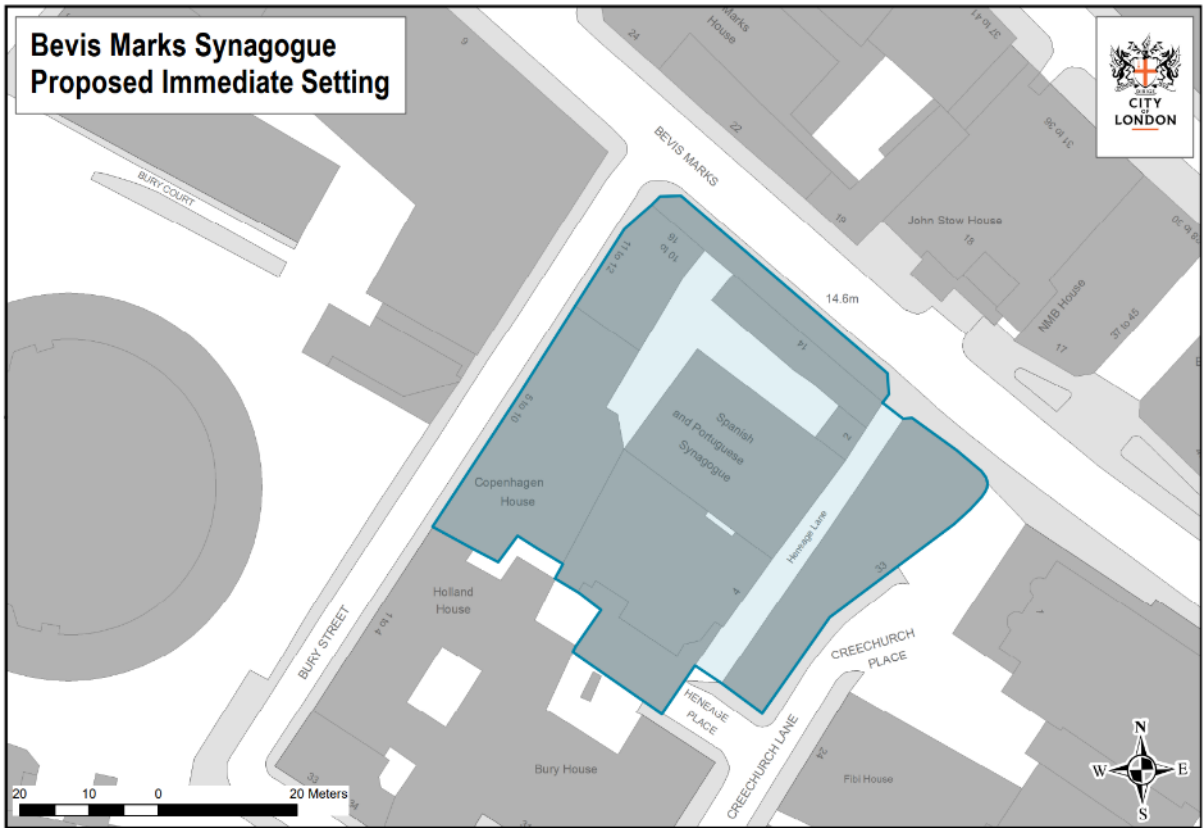
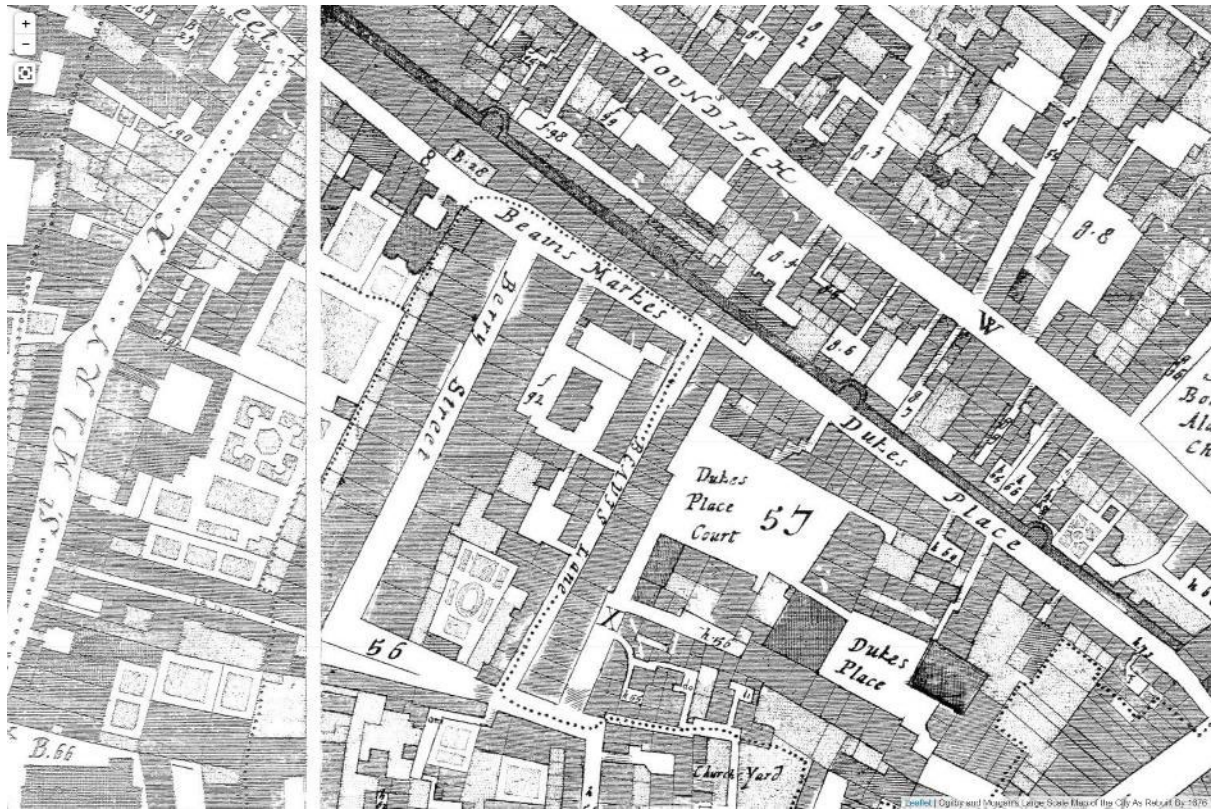


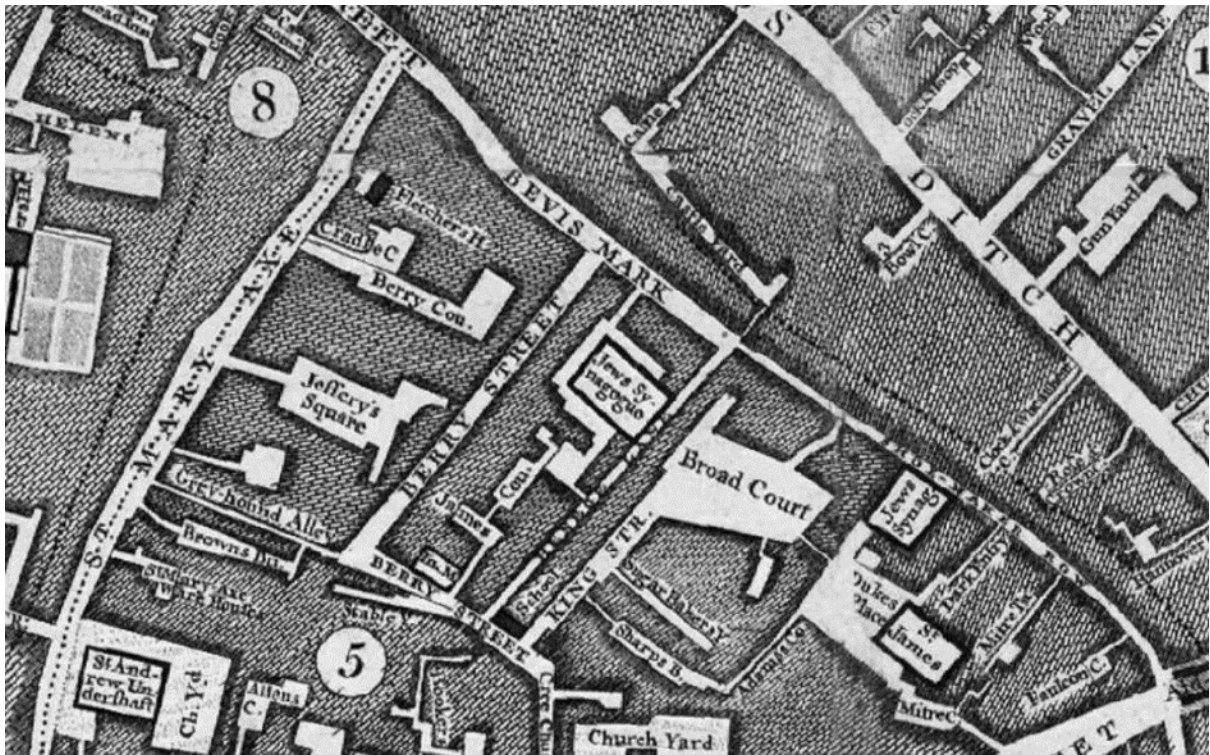
Fig. 9: proposed Immediate Setting area

Appendix 1: Map regression

Ogilby and Morgan 1676



Rocque 1746



Horwood 1799





O/S – 1916



