![AQA — Realising potential]

# A-LEVEL
# GEOGRAPHY
(7037)

**Marked investigation with commentary**

An example investigation folder with completed proposal form and examiner commentary

To what extent is there evidence of gentrification in the Spitalfields and Banglatown ward of Tower Hamlets in London?

Version 1.0 November 2017

# EXAMPLE NEA INVESTIGATION

# Contents

# 2018 candidate record form

## A-level Geography
## NEA Independent fieldwork investigation (7037/C)

**Please attach the form to your candidate's work and keep it at the centre or send it to the moderator as required. The declarations should be completed by the candidate and teacher as indicated.**

**Centre number**

Click here to enter.

**Centre name**

Click here to enter text.

**Candidate number**

Click here to enter.

**Candidate's full name**

Click here to enter text.

Work submitted for assessment **must** be the candidate's own. If candidates copy work, allow candidates to copy from them, or cheat in any other way, they may be disqualified.

**Candidate declaration**

Have you received help/information from anyone **other than** subject teacher(s) to produce this work?

☒ No          ☐ Yes *(give details below or on a separate sheet if necessary).*

Click here to enter text.

Please list below any books, leaflets or other materials (eg DVDs, software packages, internet information) used to complete this work **not** acknowledged in the work itself. Presenting materials copied from other sources **without acknowledgement** is regarded as deliberate deception.

Click here to enter text.

From time to time we use anonymous examples of candidates' work (in paper form and electronically) within our guidance materials to illustrate particular points. If your work appears in AQA materials in this context and you object to this, please contact us and we will remove it on reasonable notice.

I have read and understood the above. I confirm I produced the attached work without assistance other than that which is acceptable under the scheme of assessment.

| Candidate signature. | Date | Click here to enter a date. |

**Teacher declaration**

I confirm the candidate's work was conducted under the conditions laid out by the specification. I have authenticated the candidate's work and am satisfied (to the best of my knowledge) that the work produced is solely that of the candidate.

| Teacher signature. | Date | Click here to enter a date. |

**Candidate number**

Click here to enter.

**Candidate's full name**

Click here to enter text.

# NEA proposal
**To be completed by the candidate**

Investigation title
To what extent is there evidence of gentrification in the Spitalfields and Banglatown ward of Tower Hamlets in London?

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**How the title links to the specification content**

3.2.3.2 Urban forms Gentrified areas. Economic inequality, social segregation and cultural diversity in contrasting urban areas, and the factors that influence them.The study will consider the extent to which the process of gentrification has affected the ward of Spitalfields and Banglatown in London. In particular, it will focus on housing, the environment and the population.

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**Planned investigation hypothesis or question/sub-questions**

The aims of this enquiry are 1. To determine whether the quality and value of the housing reflects that of an area experiencing gentrification 2. To consider whether the quality of the physical environment reflects that of an area experiencing gentrification and 3. To determine whether the socio-economic characteristics of the residents reflect those of an area experiencing gentrification.

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**Investigation focus – indication of how the enquiry will enable the candidate to address the investigation title and explore the theme in relation to the chosen geographical area**

Gentrification is a process in which traditionally run-down and cheaper areas of an inner city are improved by the influx of wealthier people who invest money into the area and renovate the properties. It has taken place in many inner city areas of London but has been blamed for reducing the amount of affordable housing, displacing low-income residents and fracturing the traditional communities who live there. This study will focus on the ward of Spitalfields and Banglatown in the borough of Tower Hamlets. It will look at evidence that gentrification is occurring in this area and consider some of the impacts it has had.

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**Planned methodology – indication of qualitative and/or quantitative techniques including primary and, if relevant, secondary data collection techniques. Indication of the planned sampling strategy or strategies**

Primary data. Grid square placed over map of the ward to carry out systematic sampling. The aim is to carry out two judgement surveys in the middle of each (200 square metre) grid square to ensure full coverage of ward. 1. Housing quality will be investigated using a Quality Decay Index on a scale from 1-10. 2. The physical environment will be studied by carrying out a bi-polar environmental quality survey in which 17 criteria are scored from -2 to +2.   3. Face-to-face questionnaires will be carried out throughout the ward. The aim is to ask a range of residents their views about how the area has changed in recent years. It will be a series of largely closed questions. 4. Take photographs. Secondary data. The census data for the ward can be used to look at the socio-economic characteristics of the ward and how this has changed between 2001 and 2011. The Index of Multiple Deprivation data can also be used here. Newspapers and articles I have read are further useful textual sources.

Data collection:  ☒ Individual          ☐ Group

**To be completed by the teacher**

**Teacher approval for the investigation or details of any necessary amendments that need to be made before approval can be given**

The geographical basis for your study is sound, and you are likely to collect a great deal of useful data. The ward looks to be a suitable size and we know that gentrification is a feature of the urban landscape here. One practical concern is the fact that this is not being carried out in an area local to you. If you have a limited time period to collect your data in London, you will need to make sure that you are well-prepared beforehand. Please ensure that you are not alone when conducting your fieldwork.

☐ Approved          ☐ Approved subject to the implementation of amendments above          ☐ Resubmission required

Full name          Click here to enter text.

Teacher signature.          Date    Click here to enter a date.

**To be completed by the teacher**
Marks must be awarded in accordance with the instructions and criteria in the specification.

| Area | Level | Overall level | Mark | Comment |
|---|---|---|---|---|
| **Area 1. Introduction and preliminary research**<br>**10 marks**<br><br>(a) To define the research questions which underpin field investigations (AO3) | 4 | 4 | 10 | Effective identification of research question and three testable hypotheses. Theoretical and comparative contexts well-understood. |
| (b) To research relevant literature sources and understand and write up the theoretical or comparative context for a research question (AO3) | 4 | | | |
| **Area 2. Methods of field investigation**<br>**15 marks**<br><br>(a) To observe and record phenomena in the field and devise and justify practical approaches taken in the field including frequency/timing of observation, sampling, and data collection approaches (AO3) | 4 | 4 | 15 | Demonstrates detailed understanding of appropriate methodologies, all of which are implemented. Timings, sampling and justification are provided. Secondary data is used well where it would be impractical/very difficult to collect primary data. |
| (b) To demonstrate practical knowledge and understanding of field methodologies appropriate to the investigation of human and physical processes (AO3) | 4 | | | |
| (c) To implement chosen methodologies to collect data/information of good quality and relevant to the topic under investigation (AO3) | 4 | | | |

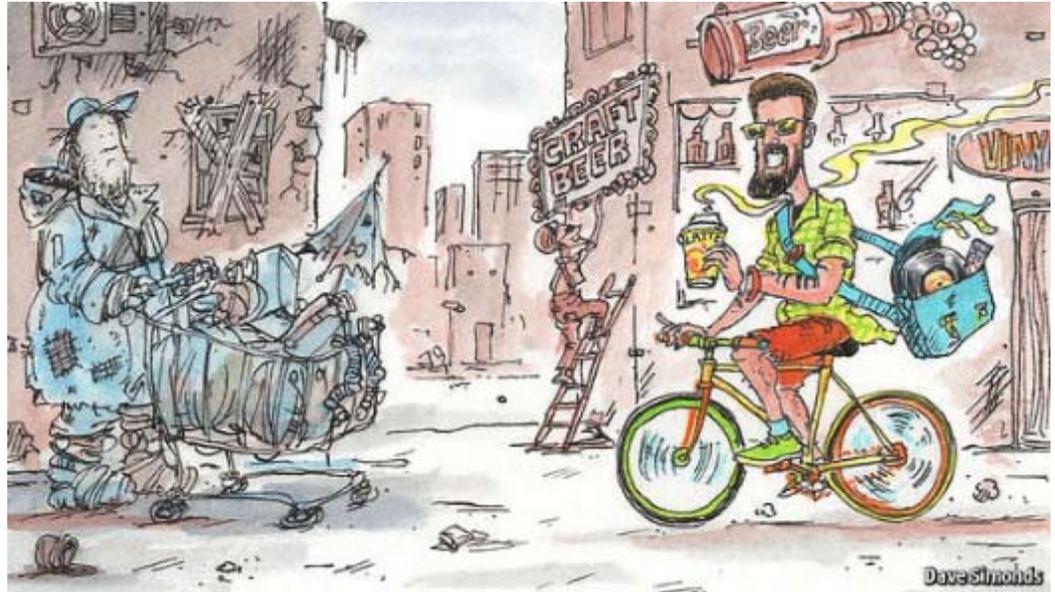| Area | Level | Overall level | Mark | Comment |
|---|---|---|---|---|
| **Area 3. Methods of critical analysis 20 marks** <br><br> (a) To demonstrate knowledge and understanding of the techniques appropriate for analysing field data and information and for representing results, and show ability to select suitable quantitative or qualitative approaches and to apply them (AO3) | 4 | 4 | 20 | Analyses and interrogates data thoroughly using a sound range of techniques. Effective application of existing knowledge and clear linking of data to wider geographical understanding. Valid evaluative points discussed with clear awareness of the limitations of the study. |
| (b) To demonstrate the ability to interrogate and critically examine field data in order to comment on its accuracy and/or the extent to which it is representative, and use the experience to extend geographical understanding (AO3) | 4 | | | |
| (c) To apply existing knowledge, theory and concepts to order and understand field observations (AO2) | 4 | | | |
| **Area 4. Conclusions, evaluation and presentation 15 marks** <br><br> (a) To show the ability to write up field results clearly and logically, using a range of presentation methods. (AO3) | 4 | 4 | 15 | Sound range of presentation methods used here to present the fieldwork data including excellent use of GIS. The report is clearly and appropriately structured with clear focus through stages of enquiry from initial hypotheses to conclusions. The evaluation recognises limitations and suggests improvements. Overall conclusions are based firmly on evidence collected in the field. |
| (b) To evaluate and reflect on fieldwork investigations, explain how the results relate to the wider context and show an understanding of the ethical dimensions of field research.  (AO3) | 4 | | | |
| (c) To demonstrate the ability to write a coherent analysis of fieldwork findings in order to answer a specific geographical question and to do this drawing effectively on evidence and theory to make a well-argued case. (AO3) | 4 | | | |
| **Total (60 marks)** | | | 60 | |

**Details of additional assistance given**

Record here details of any assistance given to this candidate which is beyond that given to the class as a whole and beyond that described in the specification (*continue on a separate sheet if necessary*).

Click here to enter text.

**Concluding comments**

An excellent piece of work.

To see how we comply with the Data Protection Act 1998 please see our Privacy Statement at aqa.org.uk/privacy

# To what extent is there evidence of gentrification in the Spitalfields and Banglatown ward of Tower Hamlets in London?

## Executive summary

Gentrification is a process in which traditionally run-down and cheaper areas of an inner city are improved by the influx of wealthier people who invest money into the area and renovate the properties. It is increasingly common within inner city areas of London but has been blamed for reducing the amount of affordable housing, displacing low-income residents and fracturing the traditional communities who live there. This investigation focuses on the extent to which gentrification is occurring with the inner city ward of Spitalfields and Banglatown in the borough of Tower Hamlets. It looks at some of the impacts of gentrification and considers how widespread these impacts are within the ward.

## List of figures

Executive summary/Abstract not essential but provides a neat summary of the work to come

The list of figures and tables shows that the work has been well-structured and well-organised

## List of tables

## Aim

The aims of this enquiry are

1. To determine whether the quality and value of the housing reflects that of an area experiencing gentrification
2. To consider whether the quality of the physical environment reflects that of an area experiencing gentrification
3. To determine whether the socio-economic characteristics of the residents reflect those of an area experiencing gentrification

## How the title links to the specification content

3.2.3.2 Urban forms

Gentrified areas. Economic inequality, social segregation and cultural diversity in contrasting urban areas, and the factors that influence them.

The study will consider the extent to which the process of gentrification has affected the ward of Spitalfields and Banglatown in London. In particular, it will focus on housing, the environment and the population.

## Hypotheses

1. Housing in Spitalfields and Banglatown is undergoing an improvement in quality and a subsequent increase in value
2. The physical environment of Spitalfields and Banglatown is better in the gentrified areas where housing quality and value is higher
3. Spitalfields and Banglatown is undergoing a change in its socio-demographic structure with a greater proportion of the population coming from higher socio-economic groups

## Rationale for each hypothesis

### Hypothesis 1: Housing in Spitalfields and Banglatown is undergoing an improvement in quality and a subsequent increase in value

The process of gentrification was first identified in London in 1964 by the sociologist Ruth Glass who witnessed areas of London being physically renovated and improved by the influx of middle-class residents. These areas experienced an upward change in social class structure often accompanied by the displacement of the original working class residents. Gentrification today is defined as the buying and renovating of properties often in more run-down areas by wealthier individuals.[1] It tends to involve the rehabilitation of old houses and streets on a piecemeal basis and is carried out by individuals or groups of individuals rather than large organisations. Gentrification can happen for a number of reasons. For some gentrifiers, low-income inner city areas offer the opportunity to buy the type of housing they could not afford elsewhere. Some areas have been gentrified by students or creative groups of individuals such as artists and designers who have been attracted to more "edgy" neighbourhoods.

One of the characteristics of a gentrified area is the improvement made to the housing quality as a result of greater investment by the new residents. Internal modernisation and remodelling may be carried out whilst the external physical appearance of the property is also improved through work such as repointing, cleaning the brickwork and the fitting of new windows and doors. As figure 1 shows, in many gentrified areas, original building facades are maintained

[1] Skinner et al, (2016) Geography for A-level and AS, Fourth edition

enhancing the historical attraction of the area.

This study will look at the general quality of housing in the Spitalfields and Banglatown ward as well as looking for evidence of recent improvements which would signify that gentrification is taking place.

**Figure 1a and b: Photographs showing the changing façade of 20, Fournier Street, 1975 and 2013[2]**



The design of the houses on Fournier Street demonstrate the importance of silk weaving to the area. The huge attic windows with tiny attached frames were designed to let in maximum light for the weaver to work by.



Renovation of these terraced houses has included new windows and repointing of the brickwork. The original façade remains largely the same.

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[2] spitalfieldslife.com

Area 1.2 lengthy geographical and some theoretical context provided for each sub-hypothesis. Reference is made to literary sources including contemporary newspaper articles.
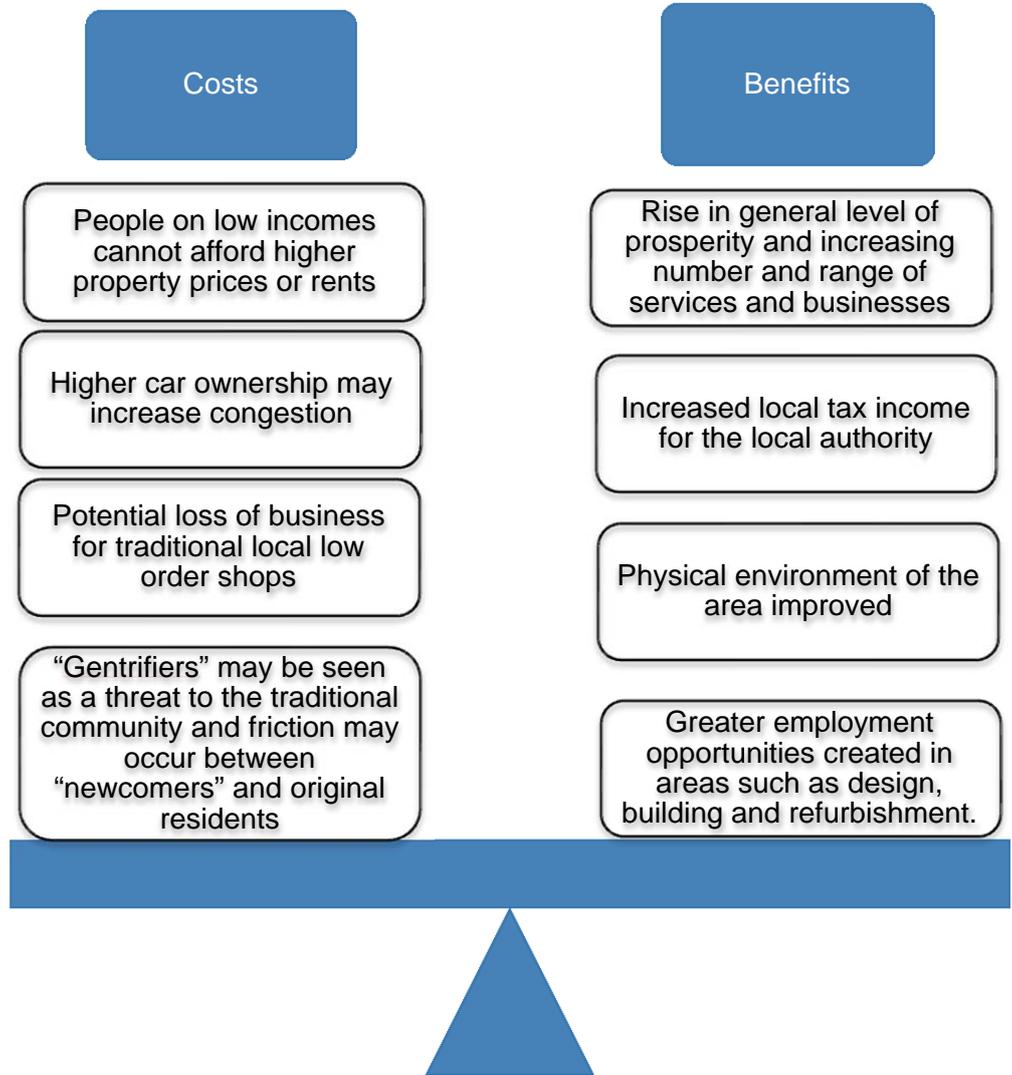
One of the main impacts of the renovation of properties linked to gentrification has been an increase in house prices. This investigation will look at whether this is happening in the Spitalfields and Banglatown ward. In many parts of London, gentrification has contributed significantly to the lack of affordable housing and prices have been pushed up even beyond the level of well-paid professional workers. Local people on lower-incomes are finding it increasingly difficult to purchase or rent properties and in some areas, friction has arisen between the "gentrifiers" and the original residents. In September 2015 for example, anti-gentrification riots occurred in and around Brick Lane. In September, 2015, the *Hackney Gazette* reported that around 1000 people had gathered in the area and windows of the Cereal Killer Café and Marsh and Parsons estate agents were smashed in protest at rising property prices.[3]

## Hypothesis 2: The physical environment of Spitalfields and Banglatown is better in the gentrified areas where housing quality and value is higher

Gentrification has both costs and benefits as shown in figure 2. The general improvement in housing quality has been discussed above but other advantages include a rise in the general level of prosperity, an increase in the number of high-order services and a reduction in crime. This investigation will focus on the environmental impacts of gentrification which can be both positive and negative. Traffic congestion and pollution may increase for example as more affluent residents are more likely to own cars. On the other hand, it has been argued that gentrification improves the physical environment as properties are renovated and this has a positive multiplier effect on the surrounding area. This study will attempt to find out if this is the case in Spitalfields and Banglatown.

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[3] hackneygazette.co.uk/news/crime-court/riot-on-brick-lane-cereal-cafe-attacked-in-anti-gentrification-protest-1-4249343

**Figure 2: The costs and benefits of gentrification[4]**

| Costs | Benefits |
|---|---|
| People on low incomes cannot afford higher property prices or rents | Rise in general level of prosperity and increasing number and range of services and businesses |
| Higher car ownership may increase congestion | Increased local tax income for the local authority |
| Potential loss of business for traditional local low order shops | Physical environment of the area improved |
| "Gentrifiers" may be seen as a threat to the traditional community and friction may occur between "newcomers" and original residents | Greater employment opportunities created in areas such as design, building and refurbishment. |

## Hypothesis 3: Spitalfields and Banglatown is undergoing a change in its socio-demographic structure with a greater proportion of the population coming from higher socio-economic groups

Some commentators have emphasised the benefits of gentrification for inner city regeneration but one of the more contentious issues relating to gentrification has been the displacement of low-income families and small businesses. In 2015, a study by Dr Alasdair Rae at the University of Sheffield, found that gentrification has been instrumental in forcing some of the poorest members of society out of their homes due to increased rental prices.[5] As shown in figure 3, many inner city

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[4] Taken from Skinner et al (2016) Geography for A-level and AS, fourth edition
[5] The Independent, 15th October 2015 'Gentrification pushing some of the poorest members of society out of their homes.'

London boroughs such as Tower Hamlets have seen a marked decrease in the number of areas classed as deprived as people living in the bottom ten per cent in terms of relative deprivation are being pushed out of their homes and communities and moving instead to cheaper housing areas in the suburbs. Media reports suggest that many residents of Bangladeshi origin are moving out of the Spitalfields and Banglatown ward because they can no longer afford to buy or rent properties. In addition, many established Bangladeshi restaurants in Brick Lane have closed down because of the increase in rates.[6] A focus on the changing ethnic composition of the ward would merit further attention but will not be investigated in this study.

**Figure 3: Maps showing the reduction in the most deprived 10% areas (shown as red) in Tower Hamlets, 2004-2015** [7]
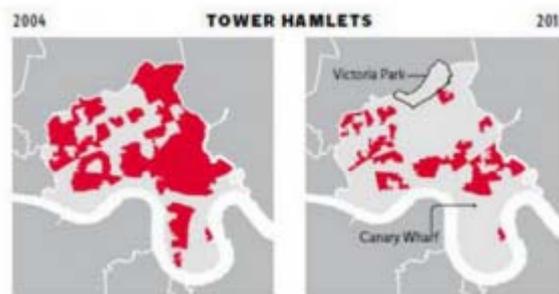


Growing gentrification in London has resulted in Tower Hamlets, Hackney, Newham, and Haringey no longer being among the poorest 20 areas in England.

Instead, the final part of this investigation will focus on the (changing) socio-economic characteristics of Spitalfields and Banglatown. It will look at whether there is a correlation between the gentrified areas and the proportion of people classed as social grade AB (holding higher and intermediate managerial, administrative, or professional positions).

## Locational context
Spitalfields and Banglatown is a ward of Tower Hamlets, an inner city borough of London. In 2001, it had a population of 8383. By 2011, this had risen to 12,578 with a further projected rise of up to 13,700 residents by 2021.[8]

Area 1.2 clear locational context here with scaled maps, photographs and demographic information.

[6] See for example BBC article, 24th May 2015, 'Brick Lane: Gentrification threat to Spitalfields Bangladeshi community' bbc.co.uk/news/uk-england-london-32707564
[7] The Independent, 15th October 2015 'Gentrification pushing some of the poorest members of society out of their homes.'
[8] Census data for 2001 and 2011 from statistics.gov.uk

**Figure 4: Population pyramid for Spitalfields and Banglatown ward, 2011[9]**



Figure 1: Proportion of population by age

(Source: Census 2011 QS103EW - Age by single year)
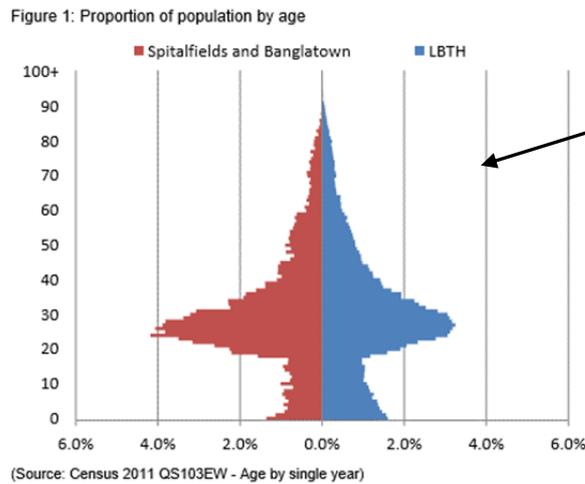
Low old dependent population (5.2%) perhaps typical of an area experiencing gentrification

**Figure 5: Maps showing the location of Spitalfields and Banglatown within London**



High proportion (80.1%) of the population in the economically active age bracket (16-64). Notably high proportion of people in their twenties and thirties may be linked to gentrification. Students can also play an important role in the process.

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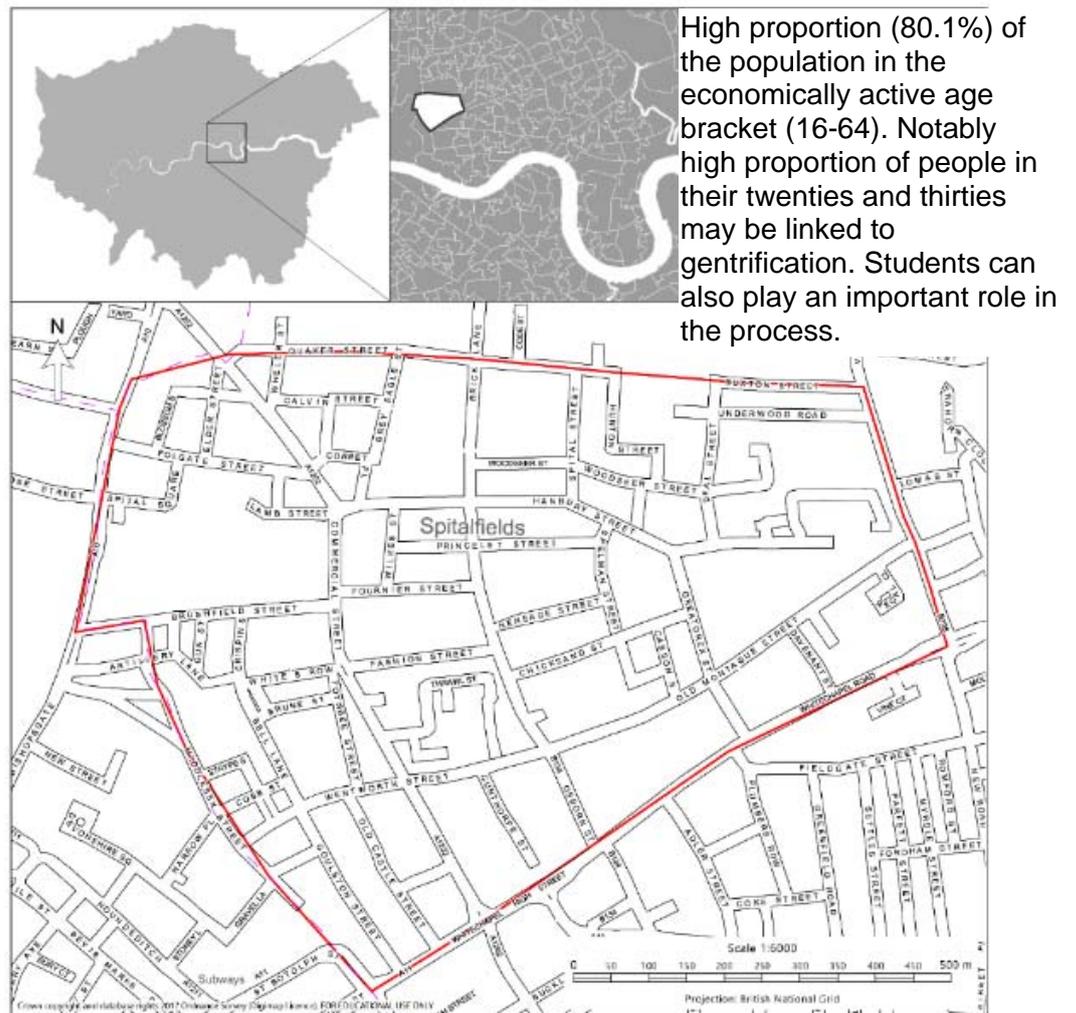
[9] Population pyramid from Spitalfields and Banglatown ward profile, 2014

**Figure 6: Photograph looking north up Brick Lane**
This southern end is the heart of the city's Bangladeshi-Sylheti community

The Jammie Majid Mosque (left of street) was once a synagogue but now caters for the high Muslim population of the area.

Lots of "For sale" and "For rent" boards on buildings in Brick Lane reflect a dynamic property market.

Spitalfields and Banglatown has a rich demographic and cultural history and has seen considerable change over the last two centuries. In the seventeenth century, the area saw an influx of French Huguenots and the area became well known for its weaving industry. During the nineteenth and twentieth century, it saw an influx of Jewish migrants escaping persecution abroad and the development of a Bangladeshi diaspora around the Brick Lane area. In 2011, residents of Bangladeshi origin accounted for 41 per cent of the population.

Spitalfields and Banglatown continues to undergo considerable change in both its population and built environment and is an appropriate location for study because gentrification is clearly part of the change which is occurring here. In the Northern half of Brick Lane for example, the area has seen the development of a vibrant art and fashion scene, attracting the young professional "hipster" population associated with gentrification. Digital start-up companies have also become synonymous with the area whilst proximity to the City of London has continued to attract young professionals with higher salaries than the resident population. The Old Truman Brewery site has been transformed into office, retail and leisure space whilst a number of high-end boutiques and cafes now cater for the influx of young professionals and visitors to the area.

Gentrification is not the only urban regeneration process taking place in Spitalfields and Banglatown. The area is also witnessing significant regeneration as a result of private and public investment. One such example is shown in figure 7 but there are many other examples of large scale residential developments within the ward.

**Figure 7a and b: Photographs showing development of new retail units on Brushfield Street, E1**
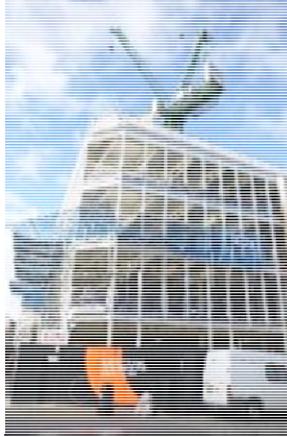


New development of retail space opposite Spitalfields Market, July 2017



Frontage of original building cleaned up but maintained

## Methodology

The primary data collection for this study was carried out in the ward of Spitalfields and Banglatown over two days in July and August 2017. Questionnaires were conducted around Brick Lane and Spitalfields market and a survey of housing and environmental quality was carried out at 18 different sites spread across the ward of Spitalfields and Banglatown on Tuesday 29th August 2017. There was no sampling strategy for the questionnaires. The original intention had been to ask every third person in different parts of the ward but it proved to be very difficult to find people to answer them. Consequently, most of the questionnaires were completed around Spitalfields Market and Brick Lane where there were more potential respondents.

A systematic sampling technique was used to choose the location for the housing and environmental survey sites. A grid with 200 metre grid squares was placed over the map of the ward and survey points were chosen as close to the middle of each square as possible to provide comprehensive coverage. This method aimed to avoid any subjectivity and bias but a choice of where exactly to survey was still needed and where there were a variety of housing types, the most common type/age of housing present in that area was chosen. At site 16, this meant that a modern housing block was not surveyed.

**Figure 8 Map showing actual location of data collection sites**
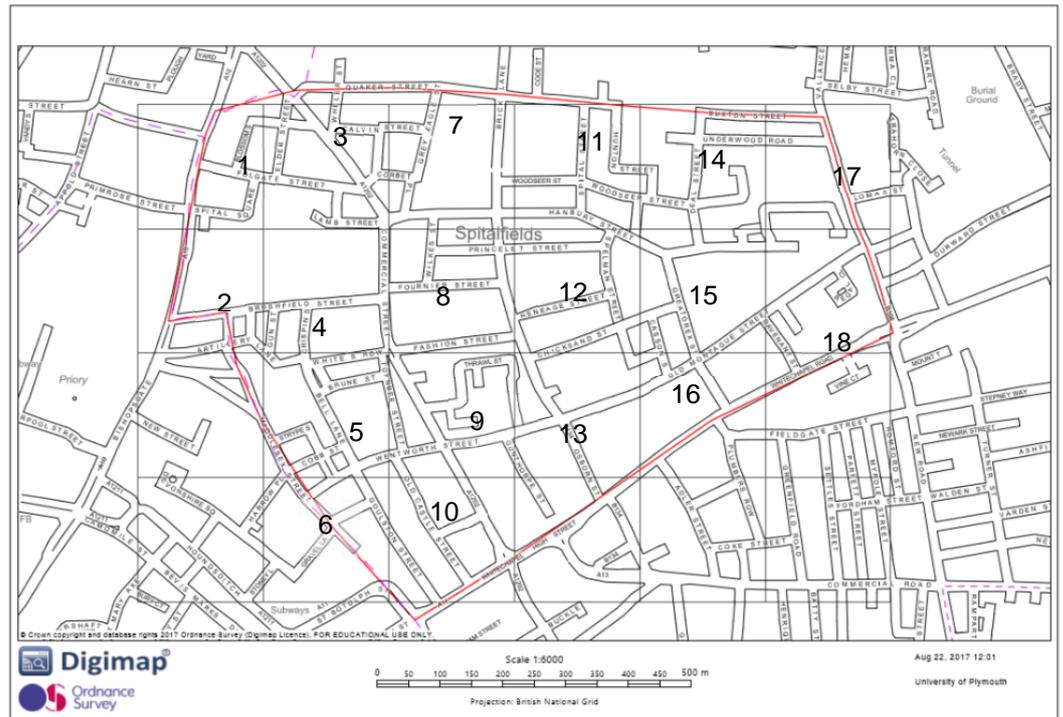
Area 2.2 methods are described fully. Each is outlined in sequence, stage by stage, such that it can be replicated from the descriptions given. The survey sites are very clearly labelled on a base map and there is clear reference to the systematic sampling technique.

## Hypothesis 1: Housing quality and value

The quality of the housing was assessed using a Quality Decay Index on a scale of 1 to 10 and photographs were also taken at each site to show housing typical of that particular area. Descriptors of three QDI scores are shown below. Scores were given for each of the data collection sites shown on the map. Where a variety of qualities was displayed, the quality which was thought to be most representative was used as the basis for the score awarded.[10] All of the judgements were made by one person (myself) to be consistent but subjectivity is clearly an issue here. The other key limitation is the fact that only a tiny fraction of the 4,747 households recorded in the Spitalfields and Banglatown ward in the 2011 census were evaluated. Greater coverage of the ward would not really be feasible on a 1 or 2 day fieldtrip unless more people were involved. Consistency in scoring then becomes an issue.

[10] This method was used and detailed in the AQA Unit 7 Fieldwork investigation for the January 2007 A-level examination

Area 2.1 three pieces of primary data collection carried out. Good use of secondary data too with detailed analysis of the 2011 census, 2015 Index of Multiple Deprivation and house prices from Zoopla.

**Table 1: Quality Decay Index scoring system**

| QDI | Descriptor |
|---|---|
| 1 | Immaculate paintwork/windows/brickwork<br>Building materials/style show care and thought<br>Design is interesting – detail added<br>Much evidence of improvement/excellently maintained<br>Overall, building is aesthetically pleasing |
| 5 | Average paintwork/windows/brickwork<br>Buildings materials/style functional<br>Design is basic – "no frills"<br>No evidence of improvements/some maintenance<br>Overall, building is satisfactory in appearance – it neither adds to nor detracts from the landscape |
| 10 | Very poor paintwork/windows/brickwork<br>Building materials/style unattractive<br>Design is unattractive<br>Buidling is in a state of disrepair – in need of immediate attention<br>Overall, building is unsatisfactory in appearance – it is an eyesore |

The QDI evaluation was carried out to determine whether the housing quality in Spitalfields and Banglatown reflects that of an area undergoing gentrification. Gentrified areas would tend to have lower QDI scores of 1-2 since they have already undergone renovation. Gentrifying areas are likely to have scores of 3-5 depending on the extent to which work has already been carried out. QDI surveys are a useful way to compare different areas and this allows us to see how widespread gentrification is within the ward.

Higher property values can provide additional evidence of gentrification. In order to map the property values within the different parts of Spitalfields and Banglatown, the Zoopla property website was used. Average house prices for a range of streets were calculated and mapped using a GIS to illustrate variation across the ward. Rental values would also have been useful to compare here since the ward has a higher proportion of people renting rather than owning property, but there was already a huge amount of data to analyse. The main limitation with this method is the fact that property websites such as Zoopla cannot be fully accurate in their valuations and there tends to be an average property price (Zoopla-Zed Index) for an area. Property is only worth what people will pay for it and this varies year by year and month by month. It was also evident that there could be considerable variation in property prices along the same road.

## Hypothesis 2: the physical environment

Housing quality was measured using the Quality Decay Index but it was felt that a separate bi-polar Environmental Quality Survey (EQS) would be more informative for judging the physical environment of each survey site. The bi-polar EQS was carried out by myself at the 18 different sample sites identified on figure 8. A score between -2 and +2 was given to a set of 17 criteria focusing on buildings, traffic, green space and the general environment (appendix 1). A total score out of a potential 34 was awarded and the final scores were recorded in Excel and then mapped on a GIS. This was carried out to determine whether gentrification is improving the physical environment of the ward. Traffic congestion and pollution may increase for example as more affluent residents are more likely to own cars. On the other hand, it has been argued that

gentrification improves the physical environment as properties are renovated and this has a positive multiplier effect on the surrounding area.

Similar to the QDI, the limitations of the bi-polar EQS are that it is subjective and does not provide complete coverage of the Spitalfields and Banglatown ward nor can it be used to show change over time. However, it does provide an important indication of the state of the physical environment within the area and the data can be compared to housing quality and value to determine whether the more gentrified areas have a better physical environment.

In addition to this survey, a short questionnaire was conducted (Appendix 2) to determine whether residents had noticed any changes in the area. 18 questionnaires were completed as part of a Geography A-Level group fieldwork day[11] on Tuesday 11<sup>th</sup> July and a further 6 were completed independently on Tuesday 29<sup>th</sup> August. Unfortunately, there were difficulties with finding residents to answer the questionnaire. The main problem in and around Spitalfields Market and Brick Lane was the very high number of visitors or city workers rather than residents. There was also the problem of "questionnaire fatigue" – people either fed up with or just not interested in responding to questionnaires. Rain on the fieldwork day in July did not help the situation. Between 50 and 100 completed questionnaires is generally considered to be a good sample and so 24 is not ideal. However, it does at least provide a snapshot of the views of some of the residents. These can be used alongside qualitative sources such as newspaper reports and the annual residents' survey carried out by Tower Hamlets Council which collects data on resident perceptions about the area.[12] An alternative to face-to-face questionnaires in the future could be the use of an online survey. This would increase the number completed and reduce some of the ethical issues associated with questionnaires (discussed later).

## Hypothesis 3: Socio-economic characteristics
The main source of data used to investigate the socio-economic characteristics of Spitalfields and Brick Lane was the 2011 census. There is a Lower Layer Super Output Area (LSOA) for each postcode and this data has been presented and analysed to highlight key socio-economic characteristics of and variations within the ward. This data is a comprehensive source of information which provides a useful overview of the resident population on census day but it is now over 6 years old and significant changes are likely to have occurred within the ward in this time. More recent statistics from the Office for National Statistics (ONS) have been used where relevant along with other textual sources and photographs.

Finally, the Index of Multiple Deprivation (IMD) for 2010 and 2015 has been used to illustrate change in the relative deprivation of the area. This is a UK government qualitative study which measures deprivation in relation to Income, Employment, Health deprivation and disability, Education, skills and training, Crime, Barriers to housing and services and the Living environment. The IMD

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[11] A range of urban fieldwork was carried out as part of a course looking at London's role as a world city run by Urban Geography East London urbangeogeastlondon.org/index.html
[12]

towerhamlets.gov.uk/lgnl/community_and_living/borough_statistics/Annual_Residents_Survey.aspx

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*Sidebar (left column):*

Area 3.2 the questionnaire data plays a limited role but this is acknowledged and explained by the student.

Area 2.3 later in the investigation it is clear that each of the methods has been carried out.
Some of the methodology refers to problems and possible improvements to fieldwork methods. It strays into Area 3.2, commenting on the accuracy of data and whether it is representative.

does not show actual change but is nevertheless a useful tool for indicating relative levels of deprivation within the ward. GIS maps produced by the Consumer Data Research Centre and showing geodemographic data have been analysed.

# Presentation, analysis and interpretation
## 1. Housing in Spitalfields and Banglatown is undergoing an improvement in quality and a subsequent increase in value

On the field visit, there was clear evidence of building works and improvements taking place throughout the ward, some of which is being carried out by property development companies or the local authority. Figures 1 and 9-13 provide photographic evidence of the more piecemeal redevelopment associated with gentrification. Much of this is occurring in the areas surrounding Spitalfields Market. Figure 13 shows the variation in housing around the ward and also highlights the more modern additions and improved buildings found predominantly in the north and west of the ward.

**Figure 9: Photograph showing redevelopment of building on Fashion Street (August 2017)**



Windows being replaced and plastic sheeting covering brickwork

The website for Chris Dyson architects showcases a lot of redesign and extension work associated with gentrification, in the Spitalfields area. See chrisdyson.co.uk

Fashion Street is home to the British School of Fashion and the area attracts a high proportion of students

**Figure 10: Photograph showing redeveloped warehouse style building between Bell Lane and Tenter Ground**



Roof garden provides greater appeal as does the garage space

The physical warehouse style of the building has been maintained but improved with new windows. Original façade maintained.

Sainsbury's Local recently opened to cater for influx of (more affluent?) population

**Figure 11a-c: Photographs showing the gentrification of the former Jewish Soup Kitchen on Brune Street, E1, built 1902 closed in 1992**



Derelict in 1994 (jewisheastend.com/brune.html )



Converted into flats, some of which sold for over £1 million in the 2000s



Interior of 1 bed flat in the former Soup Kitchen advertised on Rightmove in 2014 for £1,500,000. This is clearly well out of reach for many residents of the ward. In 2013, the CACI study of household income found that the median household income in Spitalfields and Banglatown was £31,369 with only 16.4% population earning more than £60,000.

**Figure 12: Gentrified terrace houses on Princelet street where properties are currently on sale for more than 1.5 million pounds.**



Original shop sign maintained, external brickwork repointed and new sash windows in traditional Georgian style



Planning notice for renovation and extension to house on Princelet Street, July 2017

Figure 14 shows the QDI data for the ward and a very clear pattern is evident. In the north-west of the ward, the housing is generally regarded as being of a higher quality (with a lower score) and there is much greater evidence here of newer building and ongoing improvement. In Vallance Road (site 17) and Old Montague Street (site 18), the average scores were 6 and 7 respectively whilst in Spital Square (site 1), Brushfield Street (site 2) and Crispin Street (site 4), they were much lower at 2 and 3. The QDI scores thus provide further evidence that gentrification looks to be more focused closer to Spitalfields Market. Access to a good range of shops and services as well as proximity to the City and Liverpool Street station make this a very attractive location for potential (more affluent) residents.

Area 3.2 clear evidence of being able to interrogate the data, to critically examine its implications, with reference to geographical context.

A description of each fieldwork site as well as a photograph of the housing has been tabulated for the 18 different study sites. This further reinforces evidence for Area 2.3 (practical implementation of chosen methodologies), as well as representing results (Area 3.1).

**Figure 13: Description of housing at the 18 survey sites across Spitalfields and Banglatown**

**NORTH**

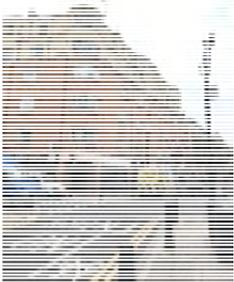| 1. Spital Square/ Folgate Street | 3. Wheler Street | 7. Grey Eagle Street/ Calvin Street | 11. Spital Street | 14. Deal Street | 17. Vallance Road |
|---|---|---|---|---|---|
|  Older Georgian houses well-maintained and aesthetically very attractive Very close proximity to Liverpool Street station and the City |  Newer flats close to shops/ services but noisy due to proximity to main road | New flats constructed here and ongoing development but also presence of derelict buildings and lots of graffiti and litter  | Local Authority flats in pleasant setting and quiet street close to park and Spitalfields Farm  | Terraced housing in quiet street very close to Spitalfields Farm  |  Local authority flats on fairly busy road; close to large park area and services |
| **2. Brushfield Street/ Spitalfield** | **4. Crispin Street** | **8. Fournier Street** | **12. Heneage Street** | **15. Greatorex Street North** | **18. Old Montague Street** |
|  Mainly a retail area with close proximity to Liverpool Street station and the City | Mixture of housing: old and new; well maintained and very close to shops and services  | Beautiful Georgian terraces with clear evidence of (ongoing) improvement. Very expensive and exclusive properties  | A road with old and new properties undergoing clear signs of gentrification  | Many Local Authority flats, fairly standard design  | High-rise flats showing little sign of physical improvement. Lots of litter and vandalism in the vicinity  |

| 5. Bell Lane | 9. Thrawl Street | 13. Osborn Street | 16. Greatorex Street South |
|---|---|---|---|
| Barnett House: Very close to shops and services, large green area in front of flats. Flat value £420,000 | Flats and terraced properties close to Commercial Road but poor environmental conditions such as litter, noise and graffiti | Southern end of Brick Lane with mix of old and new properties but general environment judged to be in relatively poor condition | Mix of old and new properties; relatively poor environment with a few signs of improvement (Health Centre cladding) |

| 6. New Goulston Street | 10. Old Castle Street |
|---|---|
| Very close to shops and services but some unattractive buildings and poor environment in parts | Modernised high-rise flats with balconies in bright colours, an open-space plaza and new community building |

**SOUTH**

**Figure 14 Map showing the QDI scores across the ward of Spitalfields and Banglatown**



Area 3.1 and Area 4.1 Figures 14–16 are maps produced by the student which present the data using GIS. The use of GIS is very impressive here and a clear spatial pattern is apparent.
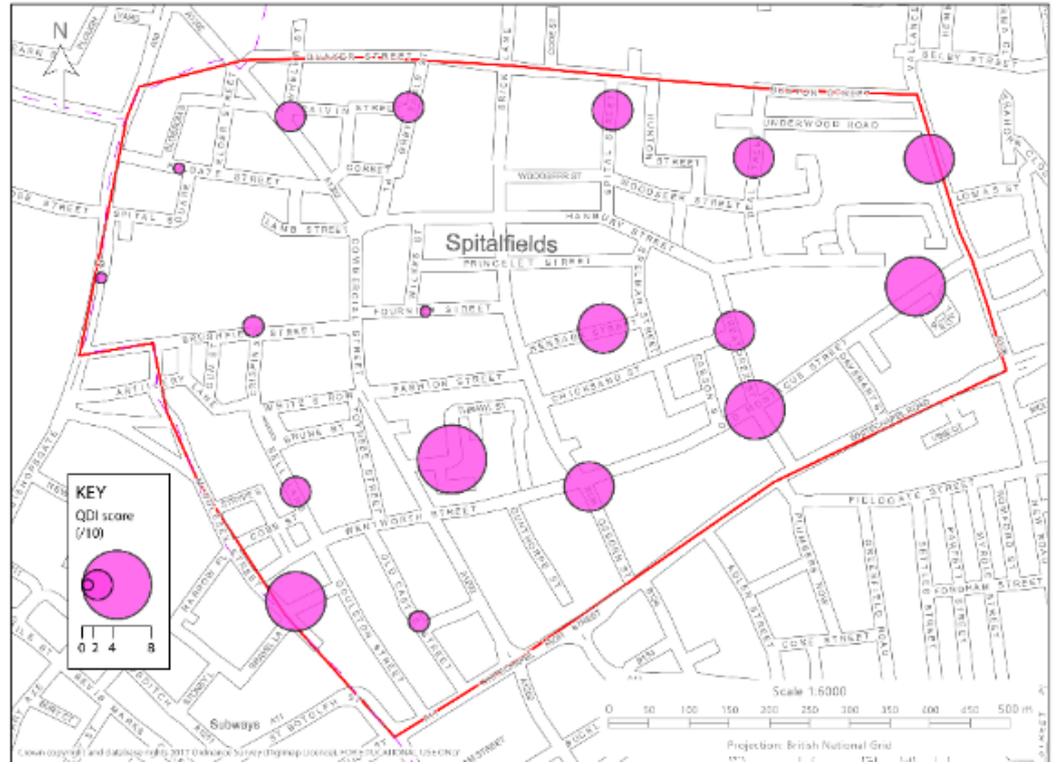
**Figure 15: Map showing the EQS scores across the ward of Spitalfields and Banglatown**
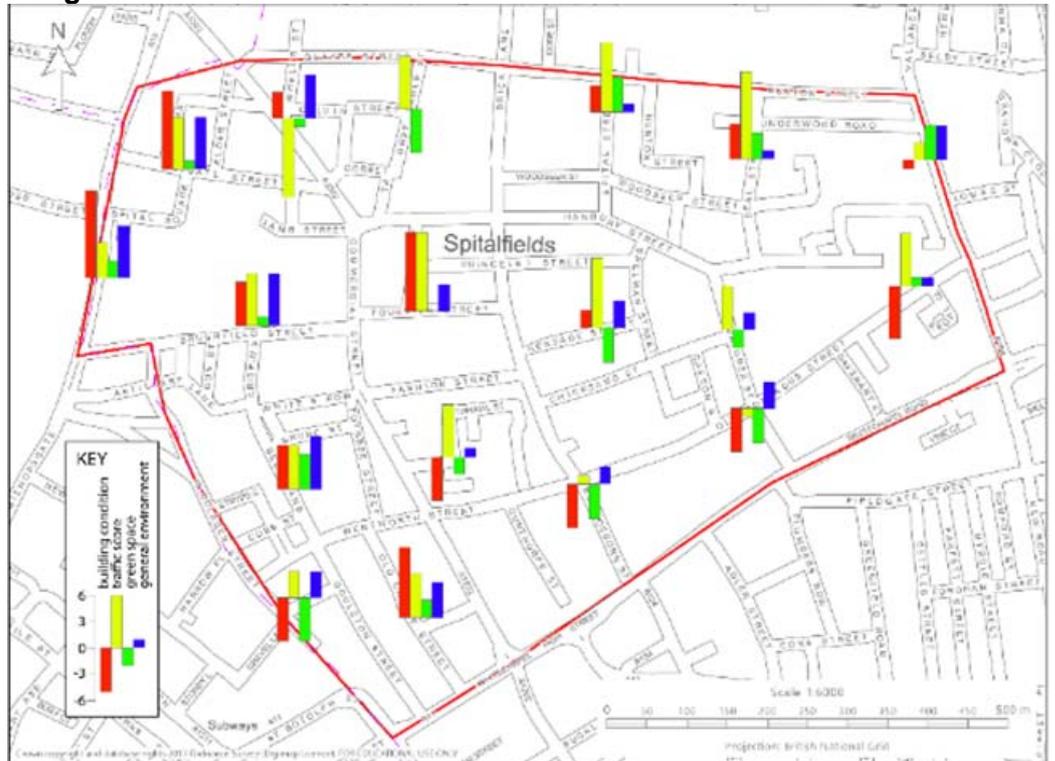
Figure 16 shows the variation of house prices within Spitalfields and Banglatown for August 2017. The average property price for the area was £610,258 based on the Zoopla-Zed Index.[13] This compares to an average of £240,325 in England, £481,556 in London and £473,439 in Tower Hamlets.[14] Figure 16 shows there is considerable variation within the ward. The most expensive area is found around Fournier Street whilst the areas close to Whitechapel Road in the south and east of the ward have lower values. Unfortunately, the Zoopla-Zed Index figures are based on estimates and consequently many of the areas default to the average property price for the ward unless there has been a recent sale.

**Figure 16: Map showing average property values based on Zoopla estimates, August 2017**



One clear trend is the significant increase in property and rental prices taking place in the ward. According to data from the Land Registry, there was an average increase of 28% in sale price in Spitalfields in the 12 months to June 2016. Since 2011, there has been an increase of 91%.[15] Figure 17, taken from an article in the Financial Times shows prices rising above those in prime central London in 2016.

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[13] zoopla.co.uk/market/london/e1/aldgate-stepney-mile-end-whitechapel/?q=london%20e1
[14] This is according to the UK House Price Index for June 2017 gov.uk/government/news/uk-house-price-index-hpi-for-june-2017
[15] ft.com/content/88aadccc-977b-11e6-a1dc-bdf38d484582

**Figure 17: Line graph showing house prices in Spitalfields (and surrounds) 2006-2016[16]**

Figure 17 is clearly acknowledged as a secondary piece of data but the student has annotated the line graph to make their point about rising house prices in the area.

Figure 18 is a fairly simplistic pie chart used to display some of the questionnaire data but it is valid as a presentation technique.

Area 4.3 actual data cited in the analysis here providing evidence that the student is writing a coherent analysis of fieldwork findings in order to answer a specific geographical question. The student is drawing effectively on evidence and theory to make a well-argued case.

House prices in Spitalfields
Indices rebased

Prime central London

Spitalfields (and surrounds)

2006 07 08 09 10 11 12 13 14 15 16

Based on a statistical analysis of re-sales within a radius of the local area(s)
Source: Knight Frank Research

FT

Clear evidence of house price increase here, particularly between 2012 and 2016

There have been knock-on impacts for the general cost of living too. 77% of the respondents to the questionnaire felt that the general cost of living had gone up in comparison to other places. This is shown in figure 18.

**Figure 18: Pie chart showing questionnaire responses concerning changes in the cost of living**

How do you think the cost of living has changed here compared to other places?

■ It has increased more   ■ It has stayed the same
■ It has increased less

## 2. The physical environment of Spitalfields and Banglatown is better in the gentrified areas where housing quality and value is higher

Figure 15 shows the variation in EQS scores across the ward and it can be seen that the higher overall scores are found in the areas with better housing quality in closer proximity to Spitalfields Market. This is also where the highest house prices are found. General building quality including roads and pavements is better in the public areas around Spitalfields Market and there was less graffiti and litter here. Since this area attracts a lot of tourists, the borough council would be keen to ensure a high standard of cleanliness here. Proximity to major roads has a significant impact on the EQS scores as shown by some of the outliers on figure 19. For example, Bell Lane (site 5) and Deal Street (site 14) have higher EQS scores because they are in quieter areas with less traffic and noise, whilst Calvin Street and Grey Eagle Street score poorly because they are closer to the busy A1202. The three areas in the north-east which score well on green space are close to Spitalfields Farm and two large public parks.

The scattergraph below shows a clear negative correlation between the housing and environmental survey. The lower QDI scores 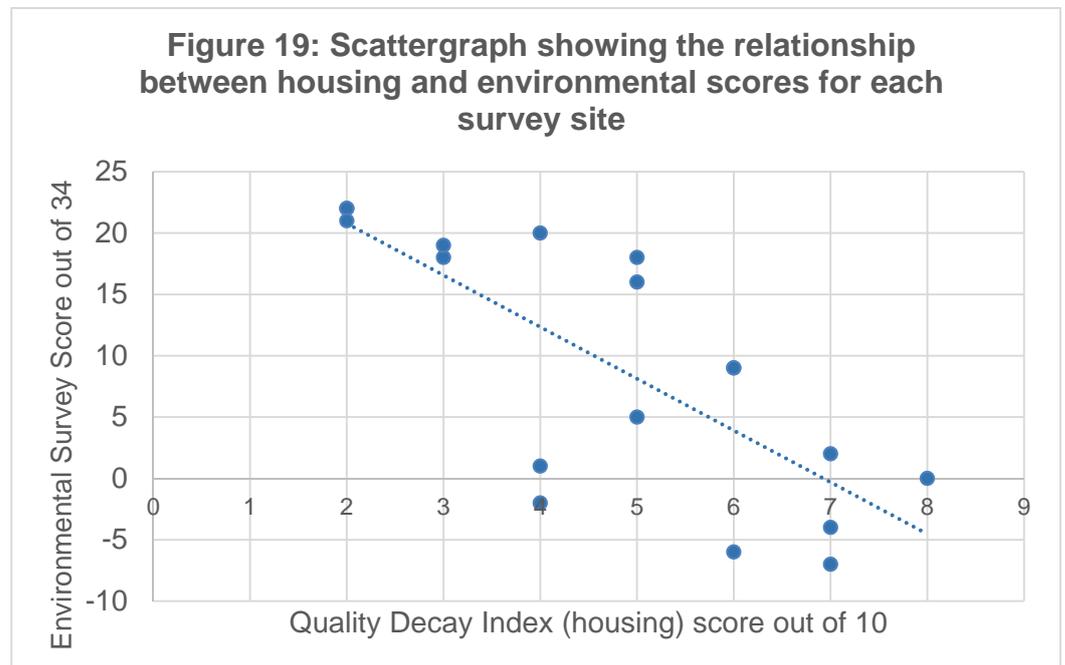associated with gentrified areas tend to have the higher EQS scores. This is most clearly seen at sites 1, 2 and 8 which have the lowest QDI scores of 2 and the highest EQS scores of 21 and 22.



Figure 19: Scattergraph showing the relationship between housing and environmental scores for each survey site

Calculating the Pearson Correlation coefficient for this data on Excel gives a negative value of -0.75751.
With the 18 sets of data, this result is significant at the 0.01 significance level, so we can be more than 99.9% certain that the result did not occur by chance. We can therefore accept the hypothesis that there is a relationship between housing and environmental quality in Spitalfields and Banglatown.

Area 3.1 appropriate analytical techniques used to process the data. A scatter graph has been used to show the link between the QDI and EQS data and statistical analysis of this link has been carried out using the Pearson correlation program on Excel. The statistical significance of the result is clearly stated, and this links back to the second sub-hypotheses. The scatter graph has been completed correctly with a best fit line.

Improvements to the physical environment have been noted by residents, business owners and shoppers. For example, the majority (92%) of people who completed a questionnaire felt that their quality of life had improved since they have lived in the area. Many cited the physical regeneration of the area as being responsible for this although greater traffic congestion and air pollution were concerns.

**Figure 20: Pie chart showing questionnaire responses concerning changes to quality of life**
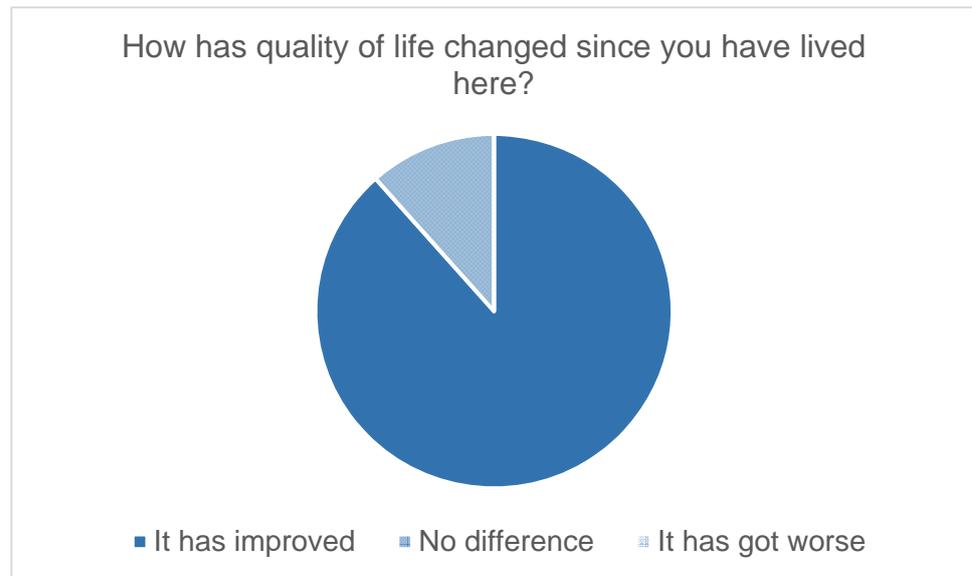


How has quality of life changed since you have lived here?

■ It has improved     ■ No difference     ▦ It has got worse

## 3. Spitalfields and Banglatown is undergoing a change in its socio-demographic structure with a greater proportion of the population coming from higher socio-economic groups

The evidence presented above suggests that gentrification has led to improvements in housing quality and the physical environment and a rise in property values within Spitalfields and Banglatown. This would suggest that the ward is becoming less deprived. The data in table 2 supports this theory since the majority of socio-economic characteristics used to measure deprivation have improved since 2001. The reduction in the proportion of owner-occupied property may be due to an increase in prices.

**Table 2: Changes in a selection of socio-economic characteristics of Spitalfields and Banglatown ward between 2001 and 2011**

| Socio-economic characteristics (%) | 2001 census data for Spitalfields and Banglatown | 2011 census data for Spitalfields and Banglatown |
|---|---|---|
| Housing classified as overcrowded | 38.7 | 19 |
| Housing without central heating | 4.3 | 0 |
| Lone parent with dependent children | 4.5 | 3.5 |
| Owner occupied housing | 27.9 | 25.9 |

However, poverty remains a problem for many residents within the ward, particularly towards the east of the ward. This is best illustrated by figure 21 which shows the Index of Multiple Deprivation data for 2015. Most of the ward is shaded red which indicates level of deprivation worse than most of England. The data in table 3 breaks some of the indicators down to a postcode level and it can be seen that the indicators of deprivation get worse the further you move East. This matches the findings for housing quality, property values and the physical environment.

**Table 3: Socio-economic determinants from three Lower Super Output Areas across Spitalfields and Banglatown ward, 2011**

| | TH015B (Brushfield St and area adjacent to Spitalfields Market) | TH015A (Fournier St and Princelet St, either side of Brick Lane) | TH015D (Far end of Princelet St and part of Hanbury St) |
|---|---|---|---|
| Population density (people per hectare) | 109 | 136 | 182 |
| Benefit claimants (% of households claiming benefit) | 6.4 | 17.7 | 27.8 |
| Child poverty (% of families with children in poverty) | 33.0 | 40 | 55 |
| Out of work (% of households with adult out of work) | 19.5 | 35.9 | 52.1 |
| Free school meals (% children eligible for free school meals) | 40 | 45 | 50 |

Source: *LSOA Atlas, 2012*

Area 3.1 figures 21–23 are maps sourced from the 2011 census and 2015 IMD data with sources clearly acknowledged. The student has annotated the maps to provide effective geographical spatial analysis of their data.

**Figure 21: Map showing the Index of Multiple Deprivation data for Tower Hamlets, 2015[17]**
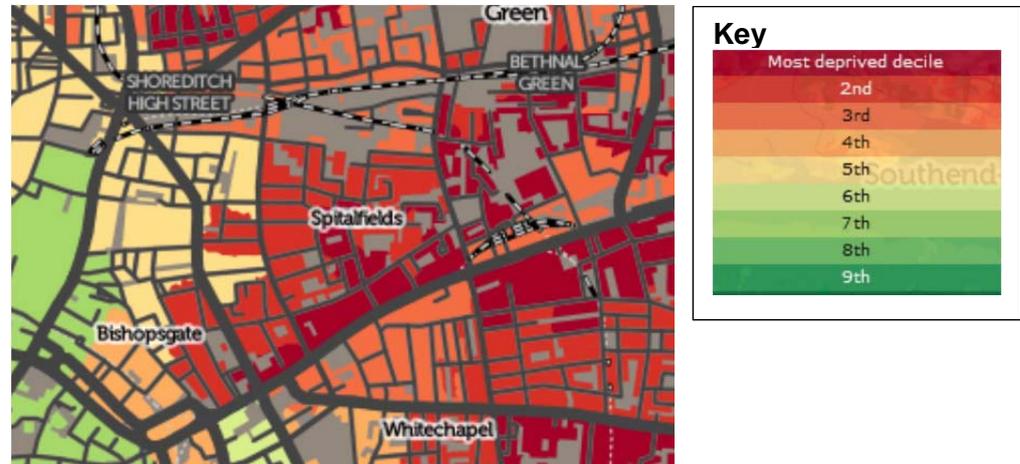


The least deprived areas are shown by the lighter shading towards the west of the ward around Spitalfields market. Deprivation gets worse towards the south and east (darker red) where the population is defined as being in the most deprived 1st and 2nd deciles for England.

A more positive trend is shown in figure 22 below. This map shows that relative deprivation within Spitalfields and Banglatown is decreasing.

**Figure 22: Map showing the change in relative deprivation from 2010-2015[18]**
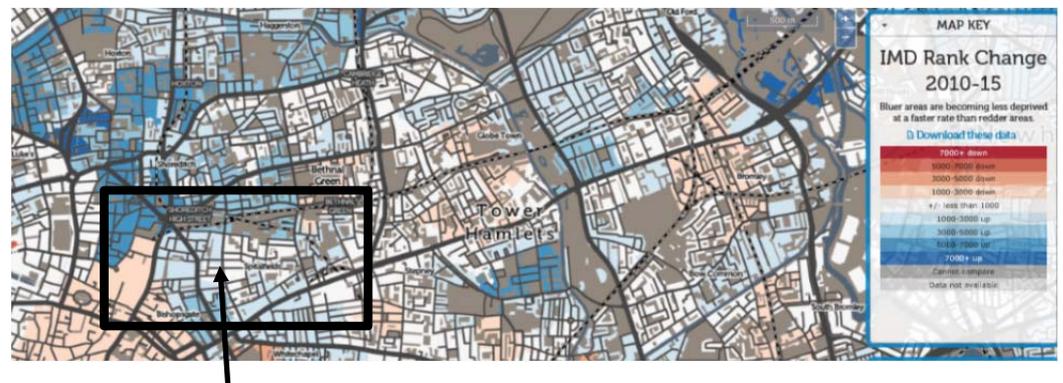


The blue shaded areas are where relative deprivation is decreasing the most. This can be seen in the West of the ward where the evidence of gentrification is greater.

There are a number of potential reasons for decreasing relative deprivation in Spitalfields and Banglatown but it is likely that gentrification has played a key role. The improvement in housing quality and increase in property prices identified earlier can certainly be linked to an influx of a more affluent demographic. These so called "gentrifiers" tend to have degree level education and are more likely to hold higher and intermediate managerial, administrative, or professional positions, classified as AB in statistical social grading. Figure 24 shows how this social grading varies within the ward. It has been produced using

[17] maps.cdrc.ac.uk/#/geodemographics/imde2015
[18] maps.cdrc.ac.uk/#/geodemographics/imde2015

LSOA data for 15 different postcodes within Spitalfields and Banglatown and the general pattern shows a greater proportion of people of AB classifications in the west of the ward and along Whitechapel Road. The two exceptions to this are Old Castle Street (E1 7AH) and Brune Street (E1 7NJ) where there are concentrations of social housing flats. The centre and north-east of the ward appear to have the lowest proportion of AB classifications and the highest number of DE classifications (Semi-skilled and unskilled manual workers; those on state benefit/unemployed, & lowest grade workers). At the eastern end of Hanbury Street (E1 5JH), 50% of the population are classified as social grade DE compared to just 7% in Grey Eagle Street and 10% in Folgate Street. This map would support the earlier evidence that gentrification in Spitalfields and Banglatown is currently concentrated more towards the west of the ward.

**Figure 23: Map showing Output Area Classification (OAC) from the 2011 census[19]**
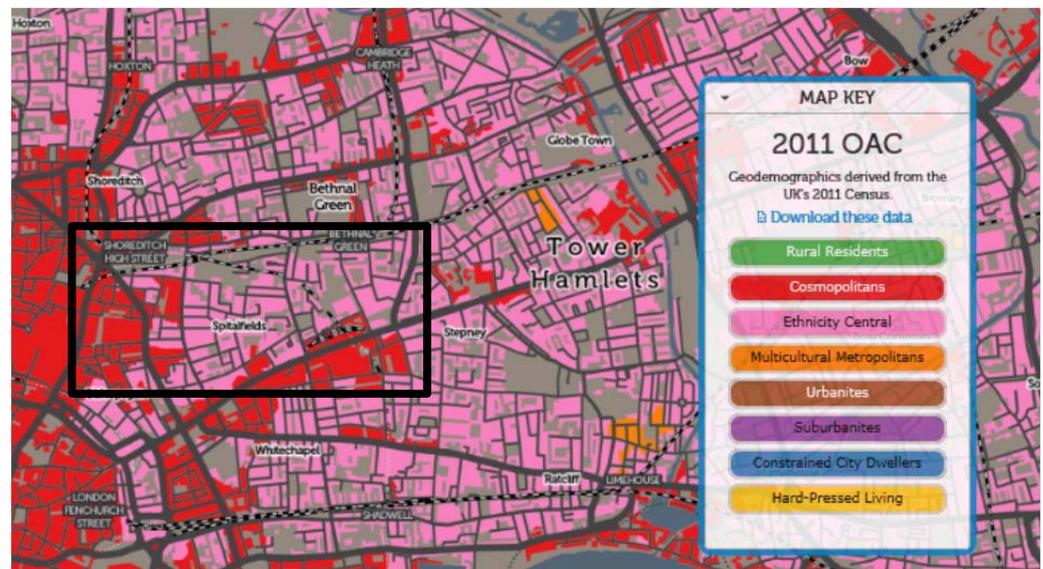


Further support for this pattern is provided by figure 23 which is a geodemographic GIS produced by the Consumer Data Research Centre. The pink areas of the map are classified as Ethnicity Central and in the Spitalfields and Banglatown ward, most of these are described as areas where there are a high proportion of people of Bangladeshi ethnicity. A number of red areas can be seen close to Bishopsgate, Whitechapel Road and Shoreditch where the population is described as Cosmopolitan. This classification includes young adults or full-time students, people who are more likely to live in privately-rented flats and communal establishments and people employed in the accommodation, information and communication, and financial related industries. There is also a group described as "aspirational techies" who can be linked to the high proportion of digital start-up companies in this area. These cosmopolitans are also likely to be part of the socio-economic change brought about by gentrification.

[19] maps.cdrc.ac.uk/#/geodemographics

**Figure 24: Located pie charts showing spatial variation in social grade across Spitalfields and Banglatown from the 2011 census**



Average social grade classifcation for E1

■ AB  ■ C1  ■ C2  ■ DE

| | |
|---|---|
| AB – Higher and intermediate managerial, administrative, or professional positions | |
| C1 – Supervisory, clerical, and junior managerial/administrative/professional positions | |
| C2 – Skilled manual workers | |
| DE – Semi-skilled and unskilled manual workers, those on state benefit/unemployed, and lowest grade workers | |
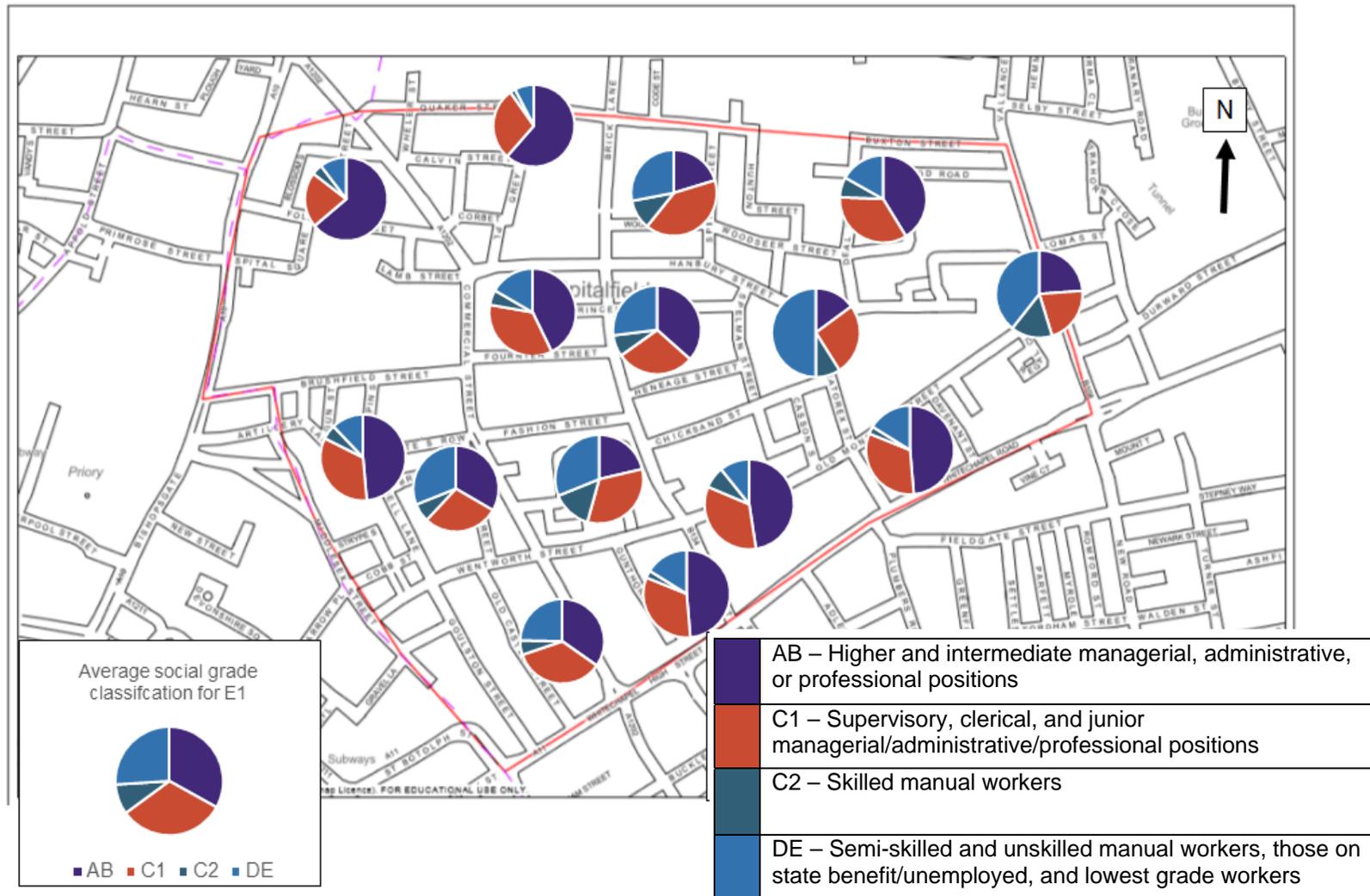
Area 4.2 the methods adopted are evaluated here and in the methodology section earlier. The results are also questioned, and limitations are outlined. Suggested improvements are indicated, and the validity of the study is queried. Possible further research is suggested, and the student reflects on the overall success of the investigation.

Area 4.2 ethical dimensions are discussed where issues of safety and possible intrusiveness are emphasised.

## Evaluation

This study has drawn some clear conclusions about the extent of gentrification in the Spitalfields and Banglatown ward but a number of evaluative points can be made. Firstly, given time and personnel restrictions it was difficult to survey the whole of the ward accurately. The use of the grid to produce a systematic sample provided good spatial coverage but there were areas of the ward which were under-represented. It may have been more practical to have groups of people collect the data, but their different judgements may unfairly influence the results. Conversely, in this particular study, where the judgements about places were made by just one person, the data may be based on subjectivity and my personal background. A further limitation to this study is the time frame in which the data was recorded. It is a positive point that both the QDI and environmental survey were carried out on the same day by the same person but it was notable that traffic noise and congestion was worse over the lunchtime period and this may have affected the results of the sites being surveyed then. Unfortunately it was not possible to sample the sites concurrently.

A snapshot of the socio-economic characteristics of the ward has been provided by use of the census and IMD data but the extent to which this can be linked to gentrification is limited. Large scale regeneration of parts of the ward by property development firms is also attracting a more affluent population since they can afford the higher prices.

Finally, it is worth concluding that although this was a fairly broad piece of fieldwork, there was so much more which could be investigated. Different groups of people have very strong views on gentrification and it is hoped that this piece of work provides an impartial outsider's view on its nature and extent within Spitalfields and Banglatown ward.

## Ethical issues

There are a number of ethical issues linked to questionnaires and judgement surveys. Questionnaires should be sensitive to what respondents feel comfortable discussing and non-intrusive. Not all people understand technical geographical language nor have English as their first language. The latter was certainly a consideration in my study area since 24.6% residents of Spitalfields and Banglatown do not have English as their first language according to the 2011 census. There are also ethical considerations concerning approaching strangers in the street. I needed to consider my own safety here but also I was aware that I needed to be polite and accept there would be quite a few rejections. Whilst conducting the questionnaires, I was impartial about their responses and I made it clear that I was grateful for their time.

I conducted the two judgement surveys discreetly having made sure that the sampling sites were safe and not too far away from a main thoroughfare. It also helped that I had a member of my family helping me. People may have been curious about what I was doing with a clipboard and I was therefore prepared to introduce myself and my fieldwork if asked. When completing the surveys, we noted down the scores on paper only and did not make any negative comments about the study areas. Photographs were taken of the environment and not people.

Area 4.3 valid conclusions are reached based on the evidence collected. There are clear links back to the original hypotheses when stating the conclusions to the investigation, and an overall summation is provided. The student draws on geographical theory or concepts in explaining the findings of the enquiry and develops clear lines of reasoning. The conclusions are all based on the evidence collected.

## Conclusion
### Hypotheses
### 1. Housing in Spitalfields and Banglatown is undergoing an improvement in quality and a subsequent increase in value

This enquiry has clearly demonstrated that there are several key areas within Spitalfields and Banglatown where housing quality and value has improved. This process is continuing not only as a result of gentrification but also because of urban regeneration and redevelopment schemes funded both privately and publically. The main areas where housing improvement is evident and prices are higher is in the west of the ward closer to Spitalfields market although there are small pockets of regeneration and redevelopment in areas all over the ward. There are also a considerable number of "historically interesting" buildings which are currently in the process of being gentrified or look set to be redeveloped in the near future.

### 2. The physical environment of Spitalfields and Banglatown is better in the gentrified areas where housing quality and value is higher

Evidence from this enquiry supports this hypothesis and there is a strong correlation between the areas with the better housing and higher property values and those with the better physical environment. As with hypothesis 1, it is worth noting that there is considerable variation in the quality of the environment within the ward. Proximity to the major roads such as Commercial Street (A1202) and Whitechapel Road (A11) has a negative environmental impact due to traffic noise and pollution whilst sites 11 and 14 in the north of the ward benefit from their proximity to large areas of open green space such as Spitalfields Farm. They also benefit from being areas with no through traffic.

### 3. Spitalfields and Banglatown is undergoing a change in its socio-demographic structure with a greater proportion of the population coming from higher socio-economic groups

There is some evidence to suggest that the socio-economic and demographic structure of the ward is changing. 65% of the ward are classed as AB or C1 in terms of their socio-economic status but there is a geographical pattern to this distribution. There are higher proportions of AB classifications on the south and west boundary of the ward and this can be linked in some areas (but not all) to the areas of higher quality and value housing. Census data shows that the ward has always had a relatively youthful structure but it seems to be attracting more students and more highly-educated residents. There is also a decline in the proportion of people of Bangladeshi origin.

## Overall conclusion

Based on a number of different criteria, there is clear evidence that gentrification has taken place in some parts of the inner London ward of Spitalfields and Banglatown. It is not occurring all over the ward but has been focused mainly towards the north-west of the ward closer to Spitalfields market. Current building works in and around the streets off Brick Lane suggest the process is spreading east.

## Bibliography

A student guide to the A-level Independent Investigation (2017) at rgs.org/nea
Hall, T and Barrett, H. (2011) Urban Geography (Routledge)
Skinner et al (2016) Geography for A-level and AS, Fourth edition (Hodder)

## Appendix 1
**Indicators and scoring for the Bi-polar Environmental Quality Survey[20]**

| | Qualities being assessed | High +2 | Generally fine +1 | Average 0 | Generally poor -1 | Very poor -2 | |
|---|---|---|---|---|---|---|---|
| **Buildings** | Well designed/pleasing to the eye | | | | | | Poorly designed/ugly |
| | In good condition | | | | | | In poor condition |
| | Evidence of maintenance improvement | | | | | | Poorly maintained/ no improvement |
| | Outside – land, gardens or open space are in good condition | | | | | | Outside – no gardens, or land/ open space in poor condition |
| | No vandalism evident | | | | | | Extensive vandalism |
| **Traffic** | Roads have no traffic congestion | | | | | | Streets badly congested |
| | Parking is easy: garages or spaces provided | | | | | | Parking is very difficult/ no parking provision |
| | No traffic noise | | | | | | High noise volume from traffic |
| | Safe for people | | | | | | Dangerous for people |
| | No smell from traffic or other pollution | | | | | | Obvious smell from traffic or other pollution |

[20] rgs.org/OurWork/Schools/Fieldwork+and+local+learning/Fieldwork+techniques/Human+impact+studies.htm

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Open space/ gardens | Large gardens or open space outside house | | | | | | No garden/open space; door opens to street |
| | Trees and shrubs visible from close by | | | | | | No greenery visible from house |
| | Public parks within easy distance | | | | | | No public parks easily accessibly |
| General quality | No litter | | | | | | Lots of litter |
| | Roads maintained with paving well kept | | | | | | Roads poorly maintained/ broken paving |
| | Close to public transport | | | | | | Long way from public transport |
| | Close to shops, services and amenities | | | | | | Remote from shops, services and amenities |

## Appendix 2

**Copy of questionnaire used to investigate the impacts of gentrification in Spitalfields and Banglatown**

| | | | |
|---|---|---|---|
| 1. How long have you lived here? | | | |
| Less than 12 months | 1-5 years | 6-10 years | More than 10 years |
| 2. Where did you live before you came here? | | | |
| Another part of London | Elsewhere in the UK | Another country | |
| 3. What was the main reason for you moving here? | | | |

| Employment | Family | Better quality of life | Cheaper housing |
|---|---|---|---|
| 4. How has quality of life changed in this area since you have lived here? | | | |
| It has improved | No difference | | It has got worse |
| 5. How do you think the cost of living has changed here compared to other places? | | | |
| It has increased more | About the same | | It has increased less |
| 6. In two words, what are the best and worst things about living here? | | | |
| Best | | Worse | |

# Commentary

To what extent is there evidence of gentrification in the Spitalfields and Banglatown ward of Tower Hamlets in London?

## Area 1: Introduction and preliminary research (10 marks)

**To define the research questions which underpin field investigations. (AO3)**

The aims of the investigation are outlined and three sub-hypotheses are stated covering the three aims relating to housing, the physical environment and socio-economic characteristics of the ward. All three hypotheses are capable of being tested in the field although it is made clear that the third one will be based largely on census data. The three areas provide detailed coverage of the main impacts of gentrification. Clear reference is made to relevant parts of the specification content. The stated title and hypotheses are based on the initial proposal in the CRF with only minor changes made to the original plan.

Level 4: A research question is effectively identified and is completely referenced to the specification.

**To research relevant literature sources and understand and write up the theoretical or comparative context for a research question. (AO3)**

Clear application of relevant geographical theory is evident, providing a context for the study. Some theoretical background is given in detail but given the word guidance, it is questionable whether it is all necessary. This is an ambitious piece of work which could have been slimmed down. References to texts and articles are clearly referenced in footnotes. A clear rationale is provided for each of the three sub hypotheses. The locational context fully sets the scene for the investigation, with maps and annotated photographs. The study site is very well-chosen given the title of the investigation.

Level 3 (top): Supported by focused use of relevant literature sources. Theoretical and comparative contexts are consistently understood and stated.

> **Level 4**
>
> **10 marks**

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## Area 2: Methods of field investigation (15 marks)

**To observe and record phenomena in the field and devise and justify practical approaches taken in the field including frequency/ timing of observation, sampling, and data collection approaches. (AO3)**

Three different methods involving primary data collection are identified and linked to the first two sub-hypotheses. These are a Quality Decay Index score of Housing, an Environmental Quality Survey of the physical environment and a questionnaire. The exact scoring mechanisms/questions are provided in the Methodology or Appendices. Justification of the choice of methods is explicit in relation to the aims/sub-hypotheses and in relation to the effectiveness of the technique. A high-quality Digi map of the ward has been produced and a grid placed on top of this to provide a systematic sample of 18 survey sites spread evenly across the ward. The sample size for the QDI and EQS is good given the time and personnel restrictions and provides a representative sample. Secondary data is used effectively throughout the study to provide further evidence. It appears that the methods are devised by the student working alone, and most of the work was completed independently.

Level 4: Detailed use of a range of appropriate observational, recording and other data collection approaches including sampling. Thorough and well- reasoned justification of data collection approaches

**To demonstrate practical knowledge and understanding of field methodologies appropriate to the investigation of human and physical processes. (AO3)**

There is clear knowledge of the methods selected and understanding of how they link to the aims. Methods are described in detail and the fieldwork itself looks to have been very thorough. Photographic evidence is provided which is used to back up the data. The questionnaire data plays a relatively small role but this is clearly acknowledged in the Methodology and there is plenty of other data which is more relevant. There is a good balance of primary and secondary data used here and the methods used could clearly be replicated by others.

Level 4: Detailed demonstration of practical knowledge and understanding of field methodologies appropriate to the investigation of human and physical processes

**To implement chosen methodologies to collect data/ information of good quality and relevant to the topic under investigation. (AO3)**

There is clear evidence of the data being collected and the results being used in the investigation. The QDI and EQS data is based on a good sample size of 18 different survey sites spread equally across the ward. This provides excellent coverage of the ward given time and personnel restrictions. The questionnaire data plays a limited role but this is acknowledged and there is already a lot of additional secondary data to analyse anyway. A number of limitations and improvements are suggested within the Methodology section. Further evaluative comments can be found in the Analysis and Evaluation sections.

Level 4: Detailed implementation of chosen methodologies to collect data/ information of good quality and relevant to the topic under investigation.

> **Level 4**
>
> **15 marks**

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## Area 3: Methods of critical analysis (20 marks)

**To demonstrate knowledge and understanding of the techniques appropriate for analysing field data and information and for representing results and show ability to select suitable quantitative or qualitative approaches and to apply them. (AO3)**

Presentation and analysis are linked and each sub-hypothesis is considered in turn. The investigation demonstrates clear knowledge and understanding of analytical techniques, both quantitative and qualitative and a wide range of techniques have been used (Figures 10-25). Data is mainly analysed through use of spatial mapping to show variations in data across the ward. The use of GIS in doing so is very impressive and geographical patterns are often clear to see. A scatter graph has been used to show the link between the QDI and EQS data and statistical analysis of this link has been carried out using the Pearson correlation programme on Excel. The statistical significance of the result is clearly stated, and this links back to the second sub-hypotheses. Census data is represented in the form of tables and located pie charts. The student has also analysed geodemographic maps produced by the Consumer Research Data Centre and a line graph extracted from a newspaper article. The sources for these are all clearly acknowledged. Located and annotated photographs have been used extensively and effectively to show changes in the ward over time. There are also simple pie charts displaying the questionnaire data. Presentation techniques are appropriate to the data collected, as are the analytical techniques.

Level 4: Excellent demonstration of knowledge and understanding of the techniques appropriate for analysing field data and information and for representing results. Sound ability to select suitable quantitative or qualitative approaches and to apply them.

**To demonstrate the ability to interrogate and critically examine field data in order to comment on its accuracy and/or the extent to which it is representative, and use the experience to extend geographical understanding. (AO3)**

Analysis and interpretation are integrated throughout and a systematic approach is taken in critically examining each data set. Analysis and interpretation are based on each sub-hypothesis, with clear indications of how the results link to gentrification. Accuracy and reliability of data is called into question in the methodology and some of the limitations of data are referred to in several places.

Level 4 (lower): Thorough ability to interrogate and critically examine field data in order to comment on its accuracy and/or the extent to which it is representative. Complete use of the experience to extend geographical understanding.

**To apply existing knowledge, theory and concepts to order and understand field observations. (AO2)**

The student applies knowledge and understanding to find links between this investigation in Spitalfields and Banglatown and the broader geographical context of gentrification. The student uses the primary and secondary data effectively to determine the extent of gentrification within the ward, acknowledging that gentrification is only one of a number of larger scale regeneration processes going on here.

Level 4: Effective application of existing knowledge, theory and concepts to order and understand field observations.

| Level 4 |
|---|
| 20 marks |

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## Area 4: Conclusions, evaluation and presentation (15 marks)

**To show the ability to write up field results clearly and logically, using a range of presentation methods (AO3 strand 3)**

There is a very clear structure to this fieldwork investigation, showing strong links from the initial hypotheses and data collection through to analysis, interpretation and conclusion. Incorporation of the data is excellent and a wide range of presentation techniques have been used effectively. There is a conclusion for each sub-section and then one overall conclusion referring simply back to the overall title. It could be longer but would just end up repeating points made already.

Level 4: Clear ability to write up field results clearly and logically, using a range of presentation methods

**To evaluate and reflect on fieldwork investigations, explain how the results relate to the wider context and show an understanding of the ethical dimensions of field research (AO3 strand 2)**

Limitations of the methodology are considered and some improvements suggested. There is a clear link to the wider context and additional research is suggested. The changing ethnicity and age structure of the ward could have been investigated but the study is already longer than the suggested word count and so the student has been wise to focus on the three sub-sections chosen. Ethical dimensions are discussed where issues of safety and possible intrusiveness are emphasised.

Level 4: Clear evaluation and reflection on the fieldwork investigation. Precise explanation of how the results relate to the wider context.

**To demonstrate the ability to write a coherent analysis of fieldwork findings in order to answer a specific geographical question and to do this by drawing effectively on evidence and theory to make a well-argued case (AO3 strand 3).**

Valid conclusions are reached based on the evidence collected. There are clear links back to the original hypotheses when stating the conclusions to the investigation, and an overall summation is provided. The student draws on geographical theory or concepts in explaining the findings of the enquiry and develops clear lines of reasoning. The conclusions are all based on the evidence collected.

Level 4: Thorough ability to write a coherent analysis of fieldwork findings in order to answer a specific geographical question. Draws effectively on both primary and secondary data to make a well-argued case

> ### Level 4
>
> ### 15 marks

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## Overall

Area 1: 10
Area 2: 15
Area 3: 20
Area 4: 15


Total: 60

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