

# CLISSOLD PARK CONSERVATION AREA APPRAISAL

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## 1 INTRODUCTION

Clissold Park Conservation Area was originally designated in 1969. A formal, written appraisal of the area was not produced at that time. The research and assessment of the area's special interest, undertaken for this appraisal, has enabled the boundary of the Conservation Area to be reviewed.

### 1.1 The format of the Clissold Park Conservation Area Appraisal

This document is an "appraisal" document as defined by English Heritage in their guidance document "Conservation Area Appraisals" (CAAP).

The purpose of the document is, to quote from the English Heritage document, to ensure that "the special interest justifying designation is clearly defined and analysed in a written appraisal of its character and appearance". This provides "a sound basis, defensible on appeal, for development plan policies and development control decisions" and also forms the basis for further work on design guidance and enhancement proposals.

This appraisal describes and analyses the particular character of the Clissold Park Conservation Area, including the areas currently outside the boundary but proposed for inclusion. This covers more obvious aspects such as its open spaces, buildings, and architectural details, as well as an attempt to portray the unique qualities which make the area "special". These include less tangible characteristics such as noise or communal activity, and local features which are unique to the area, particularly the parkland and trees, and the group of listed buildings around Old St. Mary's Church.

The document is structured as follows. This introduction is followed by an outline of the legislative and policy context (both national and local), for the Conservation Area. Then there is a detailed description of the geographical context of the Conservation Area, its historical development and a detailed description of the character of the Conservation Area. The buildings and the individual "Character Areas" of Clissold Park and Stoke Newington Church Street are then described in some detail. Urban design and development control issues are examined, and this is followed by a "SWOT" analysis to clarify and summarise the key issues affecting the area. A number of Appendices contain supplementary information including "Recommendations" (at April 2004), schedules of the streets within the Conservation Area, listed and locally listed buildings and a comprehensive bibliography. Maps and illustrations are included at Appendices E and F. Appendix G notes sources of further information, and, for completeness, a copy Cabinet Report, endorsing the CAAP, is included at Appendix H.

## **1.2 Acknowledgements**

This document has been drawn up with the help and assistance of the Stoke Newington Conservation Area Advisory Committee, who have contributed to the drafting of the document and who have made comments on the proposals contained within it.

For details of how to become involved with your local conservation area advisory committee please contact the Hackney Society, contact details of which are given in Appendix G.

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## 2 THE PLANNING CONTEXT

### 2.1 National policies

Individual buildings “of special architectural or historic interest” have enjoyed a means of statutory protection since the 1950s, but the concept of protecting areas of special merit, rather than buildings, was first brought under legislative control with the passing of the Civic Amenities Act in 1967. A crucial difference between the two is that listed buildings are assessed against *national* criteria, with lists being drawn up by the government with advice from English Heritage. Conservation Areas, by contrast, are designated by local authorities on more *local* criteria, and they are therefore very varied - small rural hamlets, mining villages, or an industrial city centre. However, general guidance on the designation of Conservation Areas is included in Planning Policy Guidance Note 15 (PPG15), which sets out the government’s policies on the historic built environment in general. By 2004, the London Borough of Hackney has designated 22 conservation areas.

### 2.2 Local Policies

Legislation and guidance has emphasised the importance of including firm Conservation Area policies in the Unitary Development Plan (UDP), which must in turn be based on a clear definition of what constitutes that “special architectural or historic interest” which warranted designation in the first place.

The Environmental Quality chapter of Hackney’s UDP of 1995 contains Policies EQ11 to 15, concerning the designation and control of Conservation Areas. The justification to Policy EQ15 explains that the existing historic areas within the Borough fall roughly in four groups, and as staff resources permit, the Council will consider the designation of further Conservation Areas, and the amendment of boundaries to existing Conservation Areas. These groups are:

- Town centres and village cores: with buildings of varying age and type that will also include Georgian and Victorian ribbon development; for example, Dalston Lane and Broadway Market.
- Residential areas: especially areas characterised by villas – a particularly well developed Hackney building type.
- Open spaces and their settings: for example, London Fields and Stoke Newington Common.

- Industrial Heritage: for example, the Regent's Canal and Waterworks Lane, Lea Bridge.

The Clissold Park Conservation Area falls into both the first and the third group, as it contains an historic village core and an important open space (Clissold Park).

### 3 THE HISTORICAL DEVELOPMENT OF THE AREA

#### 3.1 Archaeology

To the east of the Conservation Area, along Stoke Newington Church Street, the Abney Park Cemetery forms part of an extensive Palaeolithic working floor containing axes, hammer stones and flakes. Despite the presence of Ermine Street, along which Kingsland Road and Stoke Newington High Street run, few artefacts of the Roman period have been discovered. The only notable find in the vicinity is a stone sarcophagus, discovered in Lower Clapton.

There are no Scheduled Ancient Monuments in or near the Clissold Park Conservation Area, although the former line of the New River, and the section of remaining river, have archaeological significance.



Figure 1 Painting of the New River and the site of Clissold Park

### 3.2 Historical development

In the late Saxon period Hackney formed part of the manor of Stepney, which had been held by the Bishops of London since the early seventh century, when King Athelbert gave lands and incomes to support St Paul's Cathedral. Hackney has no separate entry in the Domesday of 1086, but the name is recorded in 1198 as "*Hacasey*", a Saxon word meaning "a raised place in the marsh". It is likely that there were Saxon settlers at Stoke Newington although the "ing" form of the name Newington is not recorded before the 13<sup>th</sup> century. The first mention of *Neutone* is in the Domesday Survey of 1086, when it still formed part of the demesne of St Paul's Cathedral. The prefix *Stoke*, first recorded in 1274, was used to distinguish the village from Newington Barrow or Newington Berners in Islington. The prevailing activity was agriculture, with the land being occupied by the Bishop's tenants, who grew hay and food for the inhabitants of the nearby City of London.

The early settlement of Stoke Newington was based on the manor (located beneath the modern Town Hall) and the church, the earliest record of which dates back to 1314, when a rector was appointed. In the 1930s, when the Town Hall was built, the foundations were uncovered of a medieval building of chalk and Kentish ragstone (clearly, the old manor house) and of another brick building facing the church.

The Lordship of the Manor of Stoke Newington has remained in the ownership of the church into the 21<sup>st</sup> century. A prebendary of Stoke Newington was recorded from c.1104, and the manor, co-extensive with the parish, remained the property of the prebendary until vested in the Church Commissioners in 1843 under the Act of 1840, except during the Interregnum when parliamentary commissioners sold it to the lessee. In 1972 the Church Commissioners refused a request from the Stoke Newington Society to buy the Lordship of the Manor.

During the 15<sup>th</sup> and 16<sup>th</sup> centuries new houses were built along Church Street and leased to courtiers and merchants, escaping the unhealthiness of the city. Influential owners of the manor in the 16<sup>th</sup> century included William Patten and John Dudley, a rich brewer who died in 1580. In 1558 the manor house is said to have been badly neglected but by 1565 Patten had carried out extensive repairs. He also repaired St Mary's Church, rebuilding the tower and the south aisle. It is said that Queen Elizabeth I visited Stoke Newington as a guest of John Dudley, the subsequent owner, who was a kinsman to Earl of Leicester, her favourite. This visit is reflected in the naming of Queen Elizabeth's Walk on the northern edge of the park, which appears on early 18<sup>th</sup> century maps as a public walk. In Church Street, the Rose and Crown Inn existed in 1612 and the Red Lion is noted in 1697.

Between 1608 and 1613, the New River was built to provide fresh water from Hertfordshire to New River Head, near Sadlers Wells. This would have added to the attractions of the area, as clean water was difficult to find. The New River meandered through the north end of the Hackney parish, with a loop which passed through what is now Clissold Park. Alterations in 1724 and again in 1946 have left just a short

truncated section in the park, now used as an ornamental lake. Just outside the Conservation Area, but important in views northwards from the park, is a large pumping station built to look like a Scottish medieval castle. This dates to 1856 when two adjoining reservoirs were also built, all on demesne land owned by the Church Commissioners.

In 1695 Thomas Gunstan, the then lessee of the manor house, obtained permission from the prebendary to pull it down and several houses, forming Church Row, were built on the site. Gunstan then set about building a replacement to the manor house on land further eastwards along Church Street, although he died in 1700 before the house was complete. Gunstan left his estates to his sister Mary, wife of Thomas Abney, (d.1722) Lord Mayor of London and a founder of the Bank of England, after whom Gunstan's house was named. Abney House was a red brick building of seven bays, set back from the road behind metal railings and gates, which remain today although the house was demolished in 1843 when the site was added to the Abney Park Cemetery.



Figure 2 Map of 1846

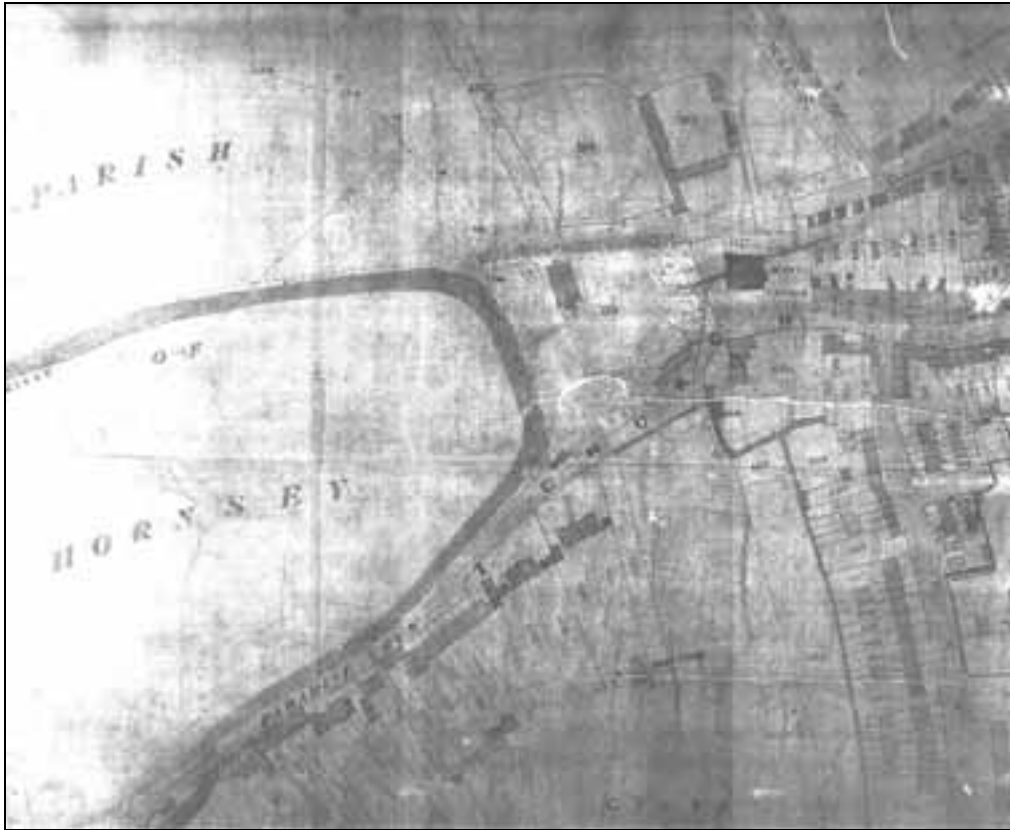


Figure 3 Map of 1848

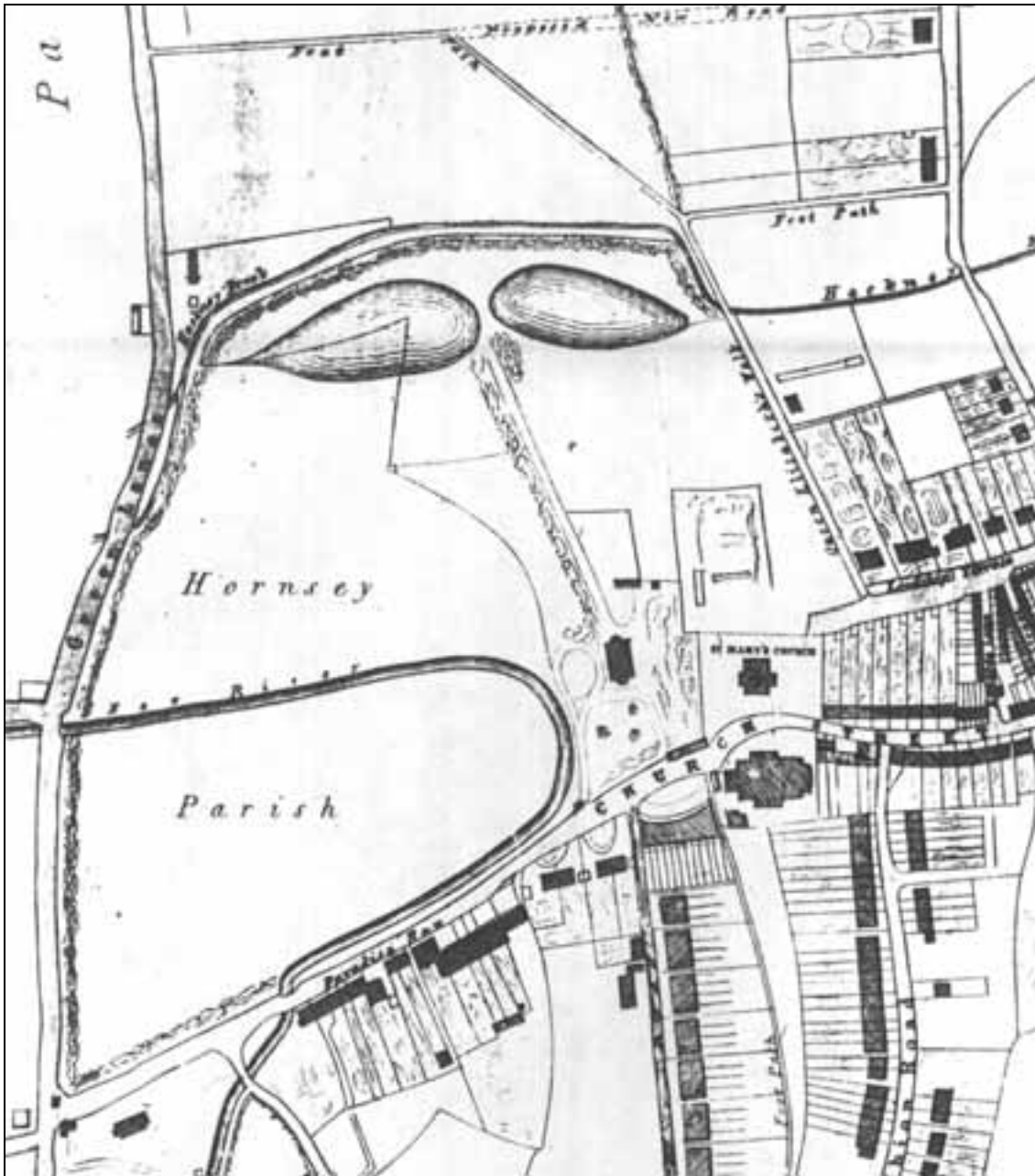


Figure 4 Map of 1855



Figure 5 Map of 1862

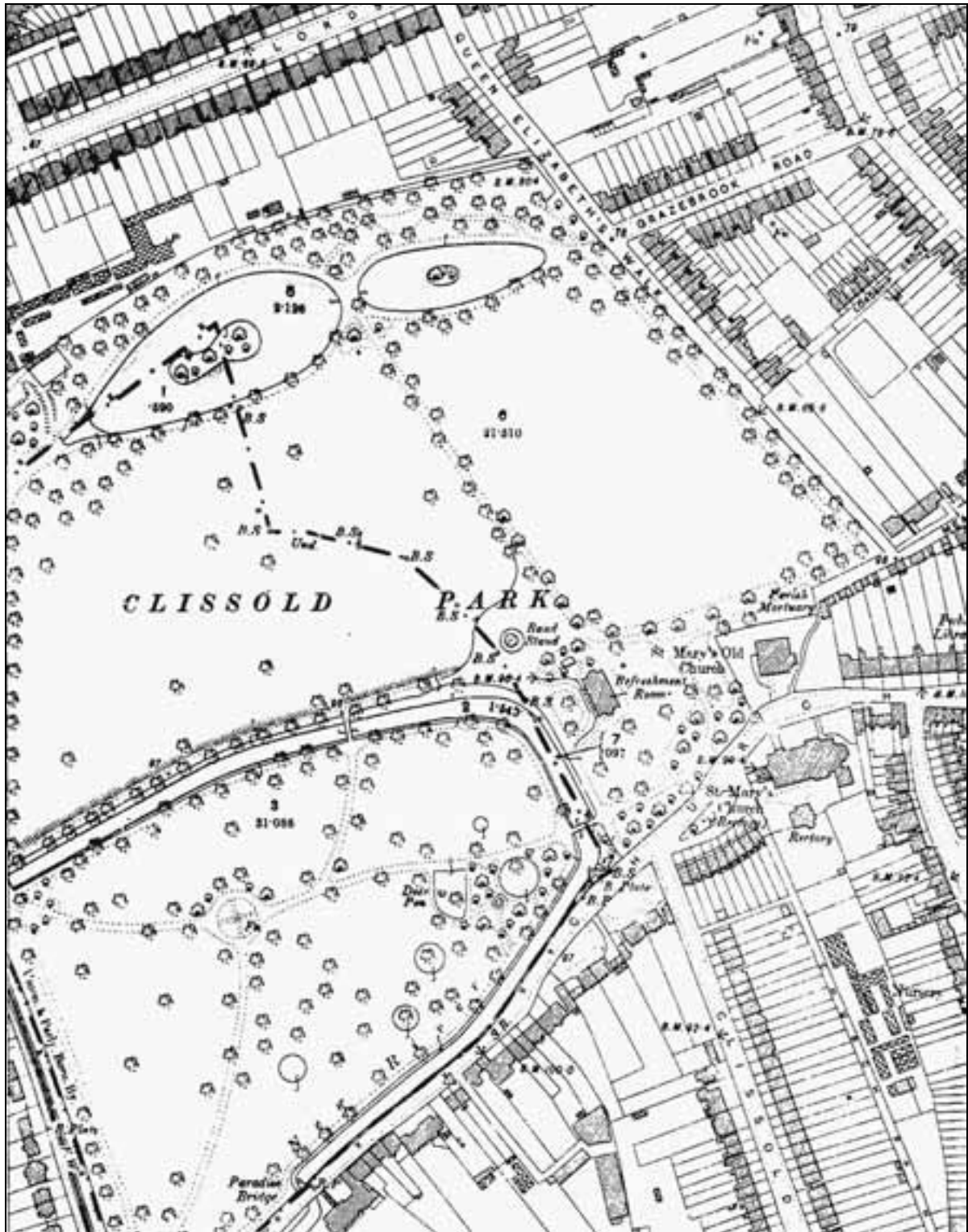


Figure 6 Map of 1894

Further prestigious houses were along Church Street built during the 18<sup>th</sup> century, most notably a group named Paradise Row, located on the south side of Church Street opposite Clissold Park. Five of these remain today, all listed, and although their elevations date to a 19<sup>th</sup> century refronting they contain some earlier details dating to their original construction between 1721-1764. Members of the Quaker Hoare family, bankers and philanthropists, owned several buildings in this row, and at one point these buildings were in partial use for silk weaving, a locally important industry. Another significant group of buildings are nos. 169-183 Church Street, which lie just within the Conservation Area and which also date to the late 18<sup>th</sup> century.

The Abney's only surviving child, Elizabeth, died in 1782 and it was under her will that the manor lease was sold for the benefit of dissenting ministers, establishing the connection, especially with the Quaker movement, for which Stoke Newington was to become famous. The area was also notable for its many writers, including Daniel Defoe, who lived in Church Street and who wrote *Moll Flanders* and *Robinson Crusoe*.

The buyer of the lease on the manor was Jonathan Eade, and it remained with his family until 1881, when the lease was sold to the Ecclesiastical Commissioners, who leased the demesne lands piecemeal until the 1950s when they sold most of the freehold. This demesne land occupied most of the land north of Church Street with the manor house at its southern end, next to the church. The protection of this land from development during the 19<sup>th</sup> century has provided the Stoke Newington area with its two most important open spaces: Clissold Park and Abney Park Cemetery.

In the 1830s a number of developers purchased land in the Stoke Newington area for new houses, and the fields to the south of Church Street were incrementally developed. The best known builder was Thomas Cubitt, who built a long row of villas along Albion Road, to the south of Church Street, only some of which remain due to war time bombing. The 1846 map shows how land was being laid out for new houses, generally set in generous gardens.

By the middle of the 19<sup>th</sup> century the population had grown to such an extent that a new church was needed. The old rectory, a timber-framed building on the south side of Church Street, was demolished, and a new church, designed by George Gilbert Scott, was built, work starting in 1865 although the spire was not completed until 1890. Even at this point, the economy was still mainly agricultural, and local nurseries, allotments and cows provided food for the local inhabitants as well as the markets of the City.



Figure 7 Painting of Clissold Park 1896

After the railway arrived in 1872, the Stoke Newington area became very densely developed and many of the 18<sup>th</sup> and 19<sup>th</sup> century mansions were demolished and their gardens cleared to allow the construction of terraces of small houses. By 1900 the area had declined in the social hierarchy but for the last thirty years or more this has been reversed as the middle classes returned and larger houses once again became used as family dwellings.

Clissold Park lies on the northern side of Church Street, close to the medieval church of St Mary's and its mid-19<sup>th</sup> century replacement. Clissold House was built on demesne land in c.1790 as a country villa for Jonathan Hoare, another member of the Quaker family who owned much of Paradise Row nearby. Originally called Newington Park House, it was mortgaged in 1798 when Hoare fell into financial difficulties, and the house was sold to Thomas Gudgeon. In 1815 the estate was inherited by Eliza Crawshay, who married the curate Augustus Clissold, after whom the park and house is now named. After Clissold's death in 1882 the estate reverted to the Crawshay family and George Crawshay sold it in 1886 to the Ecclesiastical Commissioners, who sold it to the London County Council (which had recently succeeded the Metropolitan Board of Works) in 1889 for use as a public park. This followed the submission of three "monster petitions" to save it from building development, and was enabled with the financial help of the vestries of Stoke Newington, Hackney, South Hornsey and Islington.

Figure 8 Photograph of the opening of Clissold Park in 1889



Figure 9 Painting of Clissold Park showing deer, huts and haystacks 1913

Set in a wide park, whose northern boundary is defined by the Hackney Brook, Clissold House sits slightly above the flattish land, overlooking the curve of the New River and surrounded by trees. The house was designed in the neo-classical style and is relatively modest in size, although it dominates the immediate area because of its slightly raised siting. A large complex of stable buildings, shown on the 1846 map, have now disappeared. Mature trees and a succession of pathways lead across the open space, with the house and the river cut forming the centrepiece. From the beginning the park managers also encouraged what was then regarded as an innovation, the presence of animals – not sheep or cows, but guinea pigs, caged birds, and deer, donated by members of public. These can still be found in the deer enclosure, created on a protected “island” formed by the curve of the New River.

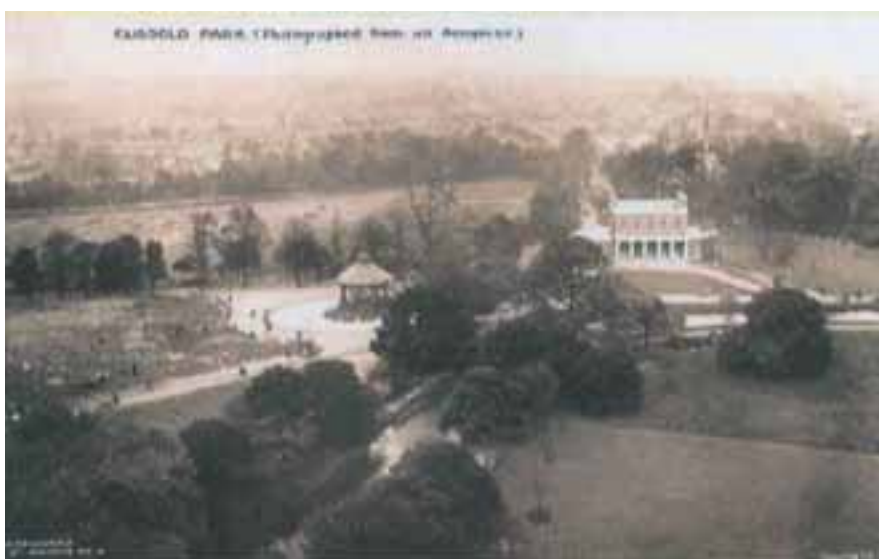


Figure 10 Clissold Park from the air, looking north-east 1930

### 3.3 Geology and topography

The London Borough of Hackney is located on a mixture of gravel, clay, brick-earth and alluvial deposits. Alluvium lies along the Lea and under Hackney Marsh. Brick-earth can be found below Stamford Hill and Clapton Common, bounded on either side by tongues of London clay, which extend a little to the south of Hackney Downs. Towards the centre and the west are beds of Taplow gravel, covering much of the remainder of the remainder of the parish, except the area round Well Street Common and Victoria Park, which are on flood plain gravel. The highest point in the area is at Stamford Hill, the most northerly part of the Borough, which reaches 25 metres above sea level. From here, the land falls southwards to the valley of the Hackney Brook,

which now lies in a culvert below the northern boundary of Abney Park Cemetery, and to the east, the River Lea.

The Clissold Park Conservation Area lies over London Clay, overlain with brick earth to the north of Church Street and gravel to the south. The ground is relatively level, lying at about 25 metres above sea level, rising to about 30 metres to the north and west. A natural stream, the Hackney (formerly Manor) Brook forms the historic boundary on the north side of Clissold Park, where there are two artificial lakes, created in the 19<sup>th</sup> century.

## **4 THE CONSERVATION AREA AND ITS SURROUNDINGS**

### **4.1 The Surrounding Area**

The Clissold Park Conservation Area lies within the London Borough of Hackney, which itself is some five miles to the north of the River Thames. The eastern boundary of the Borough is formed by the River Lea, which meanders in a south-easterly direction from Tottenham down to the Thames at Canning Town. To the west lies Finsbury Park and Highbury, and to the south, the City of London.

The principal settlements are Stoke Newington, Clapton, Hackney and Shoreditch. The Clissold Park Conservation Area lies on the western side of the Borough, and includes part of Stoke Newington Church Street and the whole of Clissold Park. To the immediate east, and butting up to it, lies the Stoke Newington Conservation Area, which includes Abney Park Cemetery. Green Lanes, another ancient road which connects London to Finsbury Park and beyond, provides the western boundary to the Clissold Park Conservation Area.

### **4.2 General Description of the Conservation Area**

The Clissold Park Conservation Area covers the park, with its 18<sup>th</sup> century mansion, and the western end of Stoke Newington Church Street. It includes the Town Hall of the 1930s, a late 19<sup>th</sup> century library, a number of listed buildings dating to the 18<sup>th</sup> and 19<sup>th</sup> centuries, and the two St Mary's churches, dating to the 16<sup>th</sup> and 19<sup>th</sup> centuries. The park is a much loved local facility with playing fields, pleasant tree-lined walks, and the popular Clissold House café.

The relative peace of the park contrasts with Stoke Newington Church Street, a busy commercial street with shops, offices and a few residential properties, which forms its southern-most boundary. To the west the boundary is formed by Green Lane, a main road connecting Hackney to Finsbury, and to the north an estate of Inter-War flats of some merit lie just outside the park boundary. To the east, Queen Elizabeth's Walk is notable for its mid-19<sup>th</sup> century houses which overlook the park playing fields and trees.



Figure 11 Old photograph of Clissold Park c.1930

### 4.3 Streetscape

The Clissold Park Conservation Area is notable for its parkland, which surrounds Clissold House, and for the two streets which form its eastern and southern boundaries, Stoke Newington Church Street, and Queen Elizabeth's Walk. The parkland is contained by modern steel railings, facing the busy roads which run around the park on three sides, and also by the many mature trees which contain the green area. Along Stoke Newington Church Street, there is very varied development in a variety of uses: commercial premises, a public house, family houses, flats, the two Churches of St Mary, and the Town Hall. Small continuous terraces of listed and unlisted buildings also contribute to the streetscape. The principal feature is the curve of the street between the two churches, the large mass of the more modern church with its tall spire, and the neo-Georgian Town Hall, both of which are extremely prominent in views from all directions. Because of the disparity of uses, there is no common building height or plot width apart from the terraces: nos. 235-243 and nos. 207-233 Stoke Newington Church Street, and nos. 236-256 and 239-245 Albion Road. Nos. 169-183 Stoke Newington Church Street form a terrace, but they are far more varied – two or three storeys high, with different details according to their age of construction. Additionally, whilst the majority of the buildings sit on the back of the pavement, the front entrance to the Town Hall, the former graveyards which surround the two churches, and the small green in front of nos. 207-223 (which also have front gardens) all provide a soft, green setting to the buildings. Despite this variety, Stoke Newington Church Street still provides good quality streetscape as most of the buildings are listed or have been identified as Buildings of Townscape Merit.

Along Queen Elizabeth's Walk, the western boundary is provided by the railings and trees to the park, but on the eastern side, and including part of Grazebrook Road, are well detailed late 19<sup>th</sup> century houses, mainly arranged in terraces. These have a more rural quality with good sized front gardens, set back from the road.



Figure 12 St Mary's Church and Park Crescent

#### 4.4 Views, focal points and focal buildings

The wide open space of the parkland provides ample opportunities for attractive views within and outside the park, focusing on Clissold House. Similarly the curve of Church Street, and the presence of four substantial historic buildings: the two churches, the Town Hall, and Park Crescent, all close vistas along the road in a very satisfactory manner.

The most significant views are:

- Northwards across the park to the tall chimney of the 1856 pumping station
- From the Church Street entrance to the Park, across to Clissold House
- Across Church Street to Park Crescent
- Along Church Street to the Town Hall and Library
- Into Old St. Mary's Church churchyard
- Southwards across the park to the tall spire of St Mary's Church

Figure 13 View across Clissold Park to St Mary's Church



Figure 14 Clissold House and the spire of St Mary's Church

The most important buildings in views are:

- Clissold House
- St Mary's Church and its spire
- Old St. Mary's Church (although somewhat concealed within its churchyard)
- Town Hall and Library
- Park Crescent

#### **4.5 Landscape and trees**

The principal landscaped space in the Conservation Area is the parkland within Clissold Park. This divides into a number of slightly different areas according to topography, use and landscaping:

- To the north, the quieter more rural character of the area around the two ponds, with trees, shrubbery and bull rushes
- To the north-east, the playing fields and tennis courts, and children's' playground, with some hard surfaces
- To the north and south-west, wide open grassed areas punctuated by tree-lined avenues, and a slight bank which once contained the New River
- The area round Clissold House, with its many trees, outside eating area, and raised banks
- The New River and the Deer Park, fenced off from visitors but allowing views into the enclosure

The mature trees and shrubbery form a very important part of the Clissold Park Conservation Area. The Park itself is notable for the mature examples of horse chestnut, oak, ash, lime, hornbeam, and silver birch. Other species include willows and poplar (important around the ponds), copper beech, and mulberry. For ease of maintenance planted beds are kept to a minimum although there is a small formal garden around the drinking fountain which commemorates Joseph Beck and John Runtz, and around the lodge on the north-east corner there is an area of shrubbery and gardens with bedding plants. Otherwise, the areas around the park are mainly laid to lawn or hard surfaces, such as the children's' play ground and the tennis courts.



Figure 15 Views across the northern pond to the chimney of the Pumping Station

Generally, the wilder, more informal parkland is located to the north around the two ponds, where abundant wildlife and some separation from the surrounding London traffic provides a more attractive and peaceful environment. Bull rushes are a particularly important feature of this area. Sporting activities are concentrated immediately to the north of Clissold House, although there is a bowling green to the west of the deer enclosure. To the far west and south, grassed lawns bisected by tarmacadamed pathways are the principal features. The slight rise in level to the north of the path from the Green Lane entrance marks the line of the New River, now infilled. The only other topographical features is the small hillock on which Clissold House sits, presumably located to protect it from the flooding of either the New River or the Hackney Brook which once ran along the northern boundary of the park, although it is now culverted.



Figure 16 An avenue of trees marks the former line of the New River

The Park and St Mary's Old Churchyard all contain a number of very fine trees. Notable groups are:

- Groups of trees immediately to the north and east of Clissold House, including London plane, yew and holm oak
- The avenue of horse chestnut trees which marks the line of the New River in the western side of the park
- An avenue of horse chestnut and lime trees which marks the pathway between Clissold House and the ponds to the north
- Around the two ponds to the north of the park
- Around the perimeter edges of the park, creating a natural barrier between the road and the parkland
- In St Mary's Old Churchyard – these are particularly important in views along Church Street. This has brick and flint boundary walls, gravestones and other monuments, still *in situ*, a large number of mature trees, and a generally rather overgrown appearance which contrasts with the more controlled open spaces of the public park.

- In front of nos. 207-233 Church Street (Park Crescent) is a small area of trees and pathways, creating a garden which protects the listed crescent from the traffic along Church Street. This is the site of the former village pond.



Figure 17 St Mary's Old Church as glimpsed from Stoke Newington Church Street

#### 4.6 Street surfaces, street lighting, street furniture, boundaries and other features

##### *Paving.*

Most of the pavements in the Conservation Area are covered in modern materials, with tarmacadam in the park, and concrete paviors or slabs in Church Street. Some 19<sup>th</sup> century granite kerbs remain, such as the 100mm wide kerbs in Church Street, but otherwise the only evidence for historic street paving in the Conservation Area is a remnant of York stone in Church Street, outside nos. 183-189. There is also York stone in St Mary's Old Churchyard. In Church Street outside the library is a 19<sup>th</sup> century coal hole cover made from cast iron and inscribed "*John C Aston Ltd 70 Essex Road Islington*". Modern cast iron bollards can be found in various locations, including Church Street.



Figure 18 York stone paving in the churchyard to St Mary's Old Church

In Queen Elizabeth's Walk the pavement is marked by a line of 100 mm wide granite kerb stones, with a gutter formed by four parallel rows of granite setts. This widens to 300mm wide kerbing, with a 300mm stone gutter defined by a 100mm row of granite setts.

### *Street lighting*

Street lighting along Church Street is provided by tall steel columns, mainly painted black, with "reproduction" gas lanterns supported on a decorative bracket. In Queen Elizabeth's Walk, smaller concrete columns with modern light fittings are utilised.



Figure 19 Street lighting in Stoke Newington Church Street

### *Street furniture*

Within the Park there is a variety of modern seating, including wooden bench seats, fittingly rural in character, and reproduction Victorian park benches, with ornate cast iron ends, labelled *Clissold Park*. Rubbish collection in the park is largely provided by black plastic swing-top containers, also labelled *Clissold Park*.

Signage in the Park is all modern and somewhat varied, including some signposts near the pond which have been attractively festooned with orange "decoration", perhaps provided by school children. Information boards are provided but all of them require replacement due to vandalism and old age.



Figure 20 “Clissold Park” bench

### *Boundaries*

The boundaries around the park are simple, modern wrought iron railings painted black. They sit on a stone plinth, possibly dating to the 1930s, with evidence of previous railings. By the former sluice house facing Green Lane are some mid-19<sup>th</sup> century wrought iron railings, with spear heads and moulded cast iron newel posts, all in poor condition.

Outside the Town Hall in Church Street are a fine set of original 1930s Portland stone gate piers with lanterns and cambered plinths on which sit simple black painted steel railings. Two openings, marked “In” and “Out” face Church Street. These were repaired in c.1993.

Figure 21 Former sluice house and railings facing Green Lane



Figure 22 Entrance gate piers to the Town Hall

Old St. Mary's Church is surrounded by a low brick wall, with a substantial stone coping and robust cast iron railings, some of it clearly renewed within the last 30 years. Facing Church Street, an elegant lantern, supported on a wrought iron overthrow, marks the entrance to the churchyard.

St Mary's Church is surrounded by modern steel fence sitting on a concrete plinth. Close by in Park Crescent are rendered or brick boundary walls, some with stone copings and a mixture of older and more modern railings.

### *Special features*

The park contains a number of special features:

- A drinking fountain close to the bowling green, containing the inscription: *"This fountain was erected by subscription A D 1890 in grateful recognition of the untiring efforts of Joseph Beck and John Runtz leaders of the movement which by which the use of this park was secured"*.



Figure 23 Drinking fountain in Clissold Park

- Clissold House, another drinking fountain with a stone entablature inscribed: *“In memory of three sweet sisters aged 1, 3, 4 years daughters of Wilson Yeates Esq. Interred at Horton Bucks 1834 erected by their sister Rose Mary Crawshay (Widow) 1893”*
- Clissold House, simple black wrought iron railings and a stone column, supporting a wrought iron lamp holder (lamp removed)
- Cast iron bridge over the New River, with diagonal lattice railings
- Former sluice house, on the line of the old New River, facing Green Lane

Other features in the conservation area:

- Cast iron bollards in Queen Elizabeth’s Walk dated 1819, 1858 and 1861 and all inscribed *Hackney Trust*



Figure 24 Cast iron bollards in Queen Elizabeth’s Walk

- Carved stone plaque on the Town Hall saying: *“This building was erected by the Lord Major of London Hon. Sir George Broadbridge KCVO on Monday September 27<sup>th</sup> 1937”*
- Second plaque on the Town Hall saying: *“London Borough of Hackney - on this site stood Stoke Newington Manor House c.1500-1695 and the terrace called Church Row 1695/1700 - 1936”*
- On the walls of no. 173 Church Street, a plaque: *“London Borough of Hackney On this site stood a medieval mansion sometime home of Edward de Vere, 17<sup>th</sup> Earl of Oxford. Built c.14<sup>th</sup> century, demolished c.1710. Sisters’ Place built c.1714”*
- War Memorial in St Mary’s Churchyard

#### 4.7 Activities and Uses

Within the Park, residential uses are limited to the small lodge on the north-western edge, and a caretaker’s flat in Clissold House; the rest of the park is used for various sporting and leisure activities including football, tennis, bowling, roller skating, bicycling, golf, a children’s playground, dog walking, scat boarding, and even bongo playing! Otherwise the locals enjoy just walking, picnicking, and eating in the café, which is open for most of the day throughout the summer. Children similarly enjoy looking at the deer and other animals, and the squirrels are so tame that they will take food from visitors’ outstretched hands. On the northern edge of the park, away from the traffic, the two ponds provide glimpses of a number of different breeds of ducks and other pond life, with water lilies and other pond plants giving some variety to the rather bland areas of grass in the rest of the park.

Along Church Street, there is a variety of small local shops and a doctors’ surgery. A public house turns the corner into Albion Road. The two churches are the most dominant buildings although the older church is somewhat concealed from the road by the many mature trees which surround the churchyard. Otherwise, community buildings dominate with the 1930s Town Hall and the adjoining late 19<sup>th</sup> century library lying along the north side of the road. Park Crescent, nos. 207-233 Church Street is the only truly residential group of houses in the conservation area, although there is evidence for some residential uses above the commercial properties further along the road to the east.

The predominant use of the buildings in Queen Elizabeth’s Walk is residential.



Figure 25 Commercial uses predominate in Stoke Newington Church Street

## 5 BUILDINGS OF THE CLISSOLD PARK CONSERVATION AREA

### 5.1 Introduction

#### *Introduction*

The Clissold Park Conservation Area is a small conservation area in terms of built form, but it contains an interesting variety of listed buildings dating to the 16<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries. The most significant archaeologically, is the old parish church of St Mary's, altered and rebuilt over the centuries, and eventually replaced entirely in the mid-19<sup>th</sup> century by Scott's High Gothic extravaganza on the opposite side of the road. 18<sup>th</sup> and 19<sup>th</sup> century terraces are also represented, such as Paradise Row in Stoke Newington Church Street, and Clissold House is a small but well detailed Georgian mansion. Finally, the impressive Town Hall is a good example of 20<sup>th</sup> century architecture.



Figure 26 Paradise Row

Additionally, there are some well detailed mid to late-19<sup>th</sup> century residential terraces in Queen Elizabeth's Walk and Albion Road, which are remarkable for their robust detailing and attractive, relatively unaltered facades. They are mainly two storeys high with slate roofs and sash windows. These are called "Buildings of Townscape Merit" and are marked on the Townscape Appraisal map.

The more important of these buildings are described in greater detail in section 6 on “Character Areas”.

### *Listed buildings*

A high proportion of the buildings within the Clissold Park Conservation Area are listed, namely 24 out of 78. The only grade II\* listed buildings are the two churches of St Mary’s, the remainder being grade II. There is a particularly high concentration of listed buildings around the eastern end of Stoke Newington Church Street, where it meets Albion Street. The listed buildings are in a variety of uses: two churches (Old St. Mary’s Church, and its successor, the mid-19<sup>th</sup> century St Mary’s Church; the Town Hall and Public Library; and residential properties on the south side of Stoke Newington Church Street. Nos. 169-183 Stoke Newington Church Street are also listed, with ground floor shops and residential or commercial uses above. These are all included in a list at Appendix C.



Figure 27 Public Library, Stoke Newington Church Street

### **5.3 Buildings of Local Significance**

These are buildings which make a contribution to the character of the Conservation Area and which Hackney Council consider to be of local significance due to their age, architectural detailing or because of some unusual feature. They mainly date to the 19<sup>th</sup> century and include a wide range of buildings including churches, public houses,

schools and terraced buildings in commercial uses. Individual features, such as good quality shopfronts are also “locally” listed.

There are just two “locally” listed buildings in the Conservation Area, nos. 247-249 Stoke Newington Church Street, a pair of modest-sized dwellings dating to the mid-19<sup>th</sup> century.

#### **5.4 Buildings of Townscape Merit**

Apart from the listed and locally listed buildings, a number of unlisted buildings in the Conservation Area have been identified as “Buildings of Townscape Merit”. These are usually well detailed examples of mainly late 19<sup>th</sup> century houses or commercial premises which retain their original detailing. As such, they make a positive contribution to the character and appearance of the Conservation Area, and any proposals to alter or demolish such buildings will be strongly resisted by the Council (see Policy EQ13 of the Unitary Development Plan (UDP) of 1995). Together, these buildings provide the cohesive and interesting historic townscape which is necessary to justify designation as a Conservation Area.

Of special merit are the examples of good quality terraced houses proposed for inclusion within the Conservation Area, in Albion Street, Queen Elizabeth’s Walk and Grazebrook Road. These are described in greater detail in sections 6.1.



Figure 28 Nos. 14-32 Queen Elizabeth’s Walk

## 6 CHARACTER AREAS

There are two character areas in the Clissold Park Conservation Area:

- Clissold Park, and Queen Elizabeth's Walk
- Stoke Newington Church Street

### 6.1 Clissold Park and Queen Elizabeth's Walk

The principal open space in the Conservation Area is the parkland within Clissold Park. The Park is a very popular local amenity and is well used by the community. The park is notable for the many mature trees, the open grassed areas, the remains of the New River, and for Clissold House, which is the most important building. Very attractive views across the park can be found, particularly focused on the spire of the newer St Mary's Church. To the east, Queen Elizabeth's Walk provides a boundary of good quality houses and a notable avenue of trees.

The parkland divides into a number of slightly different areas according to topography, use and landscaping:

- To the north, the quieter more rural character of the area around the two ponds, with trees, shrubbery and bull rushes
- To the north-east, the playing fields and tennis courts, and children's playground, with some hard surfaces
- To the north and south-west, wide open grassed areas punctuated by tree-lined avenues, and a slight bank which once contained the New River
- The area round Clissold House, with its many trees, outside eating area, and raised banks
- The New River and the Deer Park, fenced off from visitors but allowing views into the enclosure

The principal building is Clissold House, situated in the south-eastern corner of the park overlooking the New River. Clissold House dates to the 1790s and was built as a country villa for Jonathan Hoare, a member of the Quaker family who owned much of nearby Paradise Row. Originally called Newington Park House, it is now used a community café, and sits on a slightly raised hillock. It is notable for its simple Georgian design, being a modest five windows wide and only two storeys high. Its principal feature, a five bay colonnade which stretches along the entire front elevation,

has fluted Doric columns and stylistically appears to date to the mid-19<sup>th</sup> century. The roof is concealed behind a balustraded stone parapet and at either end are two pairs of brick chimneys, finished with clay pots. Single storey wings have been added and altered incrementally over the years.



Figure 29 Clissold House

There are other much smaller unlisted buildings within the park which were built since the land passed into public ownership. The lodge to the park faces the junction of Green Lanes and Greenway Close and presumably dates to the date of the acquisition of the park by the London County Council in 1889. It is a pretty, two storey red brick cottage, with casement windows, a gabled front decorated with half timbering, a tiled roof and first floor elevations, and prominent red brick stacks with some original clay pots. It is surrounded by a lawned area with decorative “municipal” planting, and to the east is a somewhat hidden gardeners’ yard, with a large brick store and workshop. Similar lodges designed by LCC architects in Southwark are listed and it may be that this building could be considered for statutory listing or added to LBH’s list of buildings of local significance.



Figure 30 Lodge to Green Lane

The former sluice house facing Green Lanes dates to c.1850 and is a small, single storey building now seriously “At Risk”. A new use would be welcomed, as would the restoration of the original wrought and cast iron railings.

In Queen Elizabeth’s Walk there is one listed building – no. 14. This is a small, 19<sup>th</sup> century villa shown on the 1846 map which was once lived in by the owner of the nursery which lay to the east side of the street. This is now surrounded by slightly later development which returns into Grazebrook Road, providing terraced or semi-detached two storey houses. These are all considered to be Buildings of Townscape Merit, which should be preserved.

## 6.2 Stoke Newington Church Street

This western end of Stoke Newington Church Street is notable for the variety of historic buildings and for the variety of their uses – religious, municipal, commercial and residential. This has produced an attractive and very varied streetscape with large and smaller buildings intermixed in a pleasingly haphazard way. Of note are the two churches of St Mary, facing each other across a sharp bend in the street; the grandeur of the 1930s Town Hall and the adjoining, slightly earlier Public Library; and the rows of listed buildings (nos.169-183, Park Crescent (nos. 207-223), and nos. 235-245). To the east, the character is definitely urban, with busy streets, lined with both listed and unlisted Buildings of Townscape Merit. To the west, beyond St Mary’s

Church, the area has a much more open character with trees, churchyards, and gardens leading towards Clissold Park itself.



Figure 31 Stoke Newington Church Street

The most important building is Old St. Mary's Church (listed grade II\*), somewhat hidden by trees and shrubbery. This is a modestly sized 16<sup>th</sup> century building which was extensively rebuilt in the 18<sup>th</sup> and 19<sup>th</sup> centuries. It is notable for its soft red brick side aisles, tiled roofs, rendered square tower and a slender spire covered in shingles.

On the opposite side of the road, St Mary's Church was built in 1865 to the designs of George Gilbert Scott, although the spire was not completed until 1890. Listed grade II\*, its Gothic elevations and tall spire are an important focal point. Behind it, a three storey Gothic rectory sits in a large garden, now suggested for inclusion in the Conservation Area.

Next to Old St. Mary's Church, the Town Hall replaced the 18<sup>th</sup> century terrace which had been built on the site of the earlier manor house. Date stones on the Portland stone exterior provide a starting date for the construction of 1935, and the substantial building is notable for its Art Deco details: long, thin brown bricks, tall steel windows with margin lights, Doric columns supporting a massive classically-inspired cornice and frieze, and "Romeo and Juliet" first floor balconies overlooking Church Street. Of special note is the soft curve of the building's front elevation, in deference to St Mary's and its churchyard. It retains its original gate piers, important in views along Church Street.



*Figure 32 Town Hall*

In Stoke Newington Church Street are three further groups of grade II buildings, nos. 169-183, nos. 207-223 (Park Crescent), and nos. 235-243 proposed for inclusion in the Conservation Area.

Nos. 169-183 form a group of mainly three storey 18<sup>th</sup> and early 19<sup>th</sup> century properties. No. 169 retains an important Georgian shopfront. Nos. 171 and 173 are the best of the listed buildings within this group. They were built as a pair, called Sisters' Row, on the site of Edward de Vere's 14<sup>th</sup> century mansion in 1714, and are a particularly fine and unaltered example of the period. Set back slightly from the road behind tall metal railings, wrought iron gates, and stone gate piers decorated with stone urns, each three storey house is three windows wide, with some original six-over-six sashes, and fine doorways with bracketed door hoods. Double pile in plan form, these houses have tiled roofs set behind a parapet and a shared central chimney stack. Whilst the majority of the brickwork is brown London stock, this is enlivened by the use of red brick for the windows, quoins and for the first and second floor string courses.

Nos. 175 is later, and only two storeys high, with two first floor windows currently hidden behind hoardings and advertising. The shopfront, which projects forward to the edge of the pavement, is a good example of an original late 19<sup>th</sup> century design with a moulded fascia supported on heavy console brackets, and moulded mullions with arched heads to each section of glazing.

Figure 33 Nos. 169, 171 and 173 Stoke Newington Church Street



Figure 34 Nos. 177-183 Stoke Newington Church Street

Nos. 177-183 continue the rhythm of three storey houses, with sash windows and string courses below simple parapets concealing slated roofs. However, they all contain modern shopfronts with garish advertising and most of the original chimney stacks have been removed. No. 185 was de-listed recently following a comprehensive rebuild.

At the far end of Church Street facing the park is Park Crescent (nos. 207-223 Church Street) which was built in c.1860 in the Italianate style. This group of matching terraced houses is three storeys high, with stuccoed decoration to the brown brick facades, and Doric porticoes, accessed by slightly raised steps from the modest front gardens. The ground floor walls are stucco, lined out to replicate stone and painted white, which is reflected in the stucco architraves and cornicing above. The tall brown brick chimneys with clay pots are especially important in views along the street. Original cast iron first floor balconettes and some original front area railings complete the picture.



Figure 35 Park Crescent

Beyond Park Crescent, and now proposed for inclusion in the Conservation Area, is a group of 18<sup>th</sup> century houses (nos. 235-243) which once formed part of Paradise Row. Most of the external detailing is 19<sup>th</sup> century but internally, there are earlier features.

There are also a high number of unlisted Buildings of Townscape Merit. These are nos. 187, 189, 191, 199 (the Rose and Crown P H), and no. 205 Stoke Newington Church Street. The most striking of these is the Rose and Crown Public House, on the

corner of Albion Road and Church Street. This dates to c.1900 and is built from brown brick with Portland stone dressings in a Classical Revival style. The tall chimney stacks, steeply pitched tiled roofs and the survival of the entire ground floor frontage, are all of note. It is proposed to include nos. 236-256 and nos. 239-245 Albion Road within the Conservation Area: these are well detailed mid-19<sup>th</sup> century houses which make a positive contribution to the Area. No. 205 Church Street, to the west, is another Building of Townscape Merit. This dates to c.1890, is three storeys high, with a prominent front gable and canted bay facing Stoke Newington Church Street.



Figure 36 Rose and Crown Public House

Next to a rather plain 1930s building (“Kingsway”), which sits opposite the public house, is a pair of buildings (nos. 189-191), of Townscape Merit and dating to the mid-19<sup>th</sup> century. Set back from the road, a further smaller building, no. 187, is of interest, although the ground floor shopfront is not of any special merit.

Between Park Crescent and nos. 235-243 Stoke Newington Church Street is a large block of flats, dating to the 1930s. Although their bulk and siting is somewhat out-of-character with the surrounding buildings, the block turns the corner into Clissold Road in a satisfactory way and the survival of most of the original features does provide a building of some distinction.

## 7 URBAN DESIGN AND DEVELOPMENT CONTROL PRINCIPLES

### 7.1 General Introduction

A large part of the Clissold Park Conservation Area lies within the park itself which is owned by the London Borough of Hackney and is therefore protected from unsuitable development. The Park is also included on English Heritage's *Register of Historic Parks and Gardens*. However, the setting of the Park, and the threat of unsuitable development on the perimeter edges, is a matter for concern, as this could adversely affect views across the park and also the general character of the open, grassed area.

Outside the Park, most of the buildings in Stoke Newington Church Street which lie within the present Conservation Area boundary, are listed. There is therefore an assumption that they will be preserved, kept in good repair, and their settings protected. The two churches, the Town Hall, the Public Library, Park Crescent and nos. 171-183 are therefore to a degree not threatened although clearly the current state of the Town Hall, and the need to find a suitable and viable use for the building, is a major issue. Some of the commercial premises in nos. 171-183 are also in need of some improvement. Another possible cause for concern is the condition of St Mary's Old Churchyard and the area in front of the Town Hall, both of which are showing some signs of neglect.

Outside the current boundary, a number of terraces of good quality unlisted houses are being proposed for inclusion within the Conservation Area (Queen Elizabeth's Walk, Grazebrook Road, and Albion Road). These are residential properties, mainly built in a terraced form, where the front elevations are unlikely to be threatened by unsuitable change. However, there are issues relating to unsympathetic alterations, such as the installation of uPVC windows and front doors, which this appraisal discusses in Chapter 8.

Nos. 235-243 Stoke Newington Church Street which are proposed for inclusion in the Conservation Area are in need of sympathetic restoration and repair. This is also discussed in Chapter 8.



Figure 37 Nos. 42-48 Queen Elizabeth's Walk

The following advice provides some guidance to owners and business tenants who may be carrying out works to alter or extend their properties. All advice should be read in conjunction with the Council's Unitary Development Plan, which contains detailed policies relating to development in Conservation Areas (nos. EQ11, EQ12, EQ13 and EQ14), listed buildings (nos. EQ16, EQ17, EQ18 and EQ19) and locally listed buildings (EQ20). The London Borough of Hackney has also written a series of Supplementary Planning Guidance booklets, including a "Shopfront Design Guide" produced for the Kingsland Conservation Area Partnership grant scheme, but equally applicable to the Clissold Park Conservation Area.

## 7.2 Street frontages and boundary treatments

The Conservation Area divides into landscaped and built-up areas: Clissold Park and Stoke Newington Church Street. The streetscape is very varied with different sized buildings, in a variety of uses, some of which sit tight to the back of the pavement, and some of which, like the two churches and the Town Hall, have sizeable open areas.

Clissold Park is surrounded by a low brick plinth wall with 20<sup>th</sup> century steel railings, painted black set into a stone plinth. Trees have been planted around all four edges of the park, providing a strong sense of enclosure and defining the open space. To the north, the park faces dispersed 1930s development, set in sylvan gardens; to the west, the busy traffic of Green Lane, with modern blocks of flats beyond; to the south, very mixed development including the listed buildings which lie within the Conservation Area; and to the west, Queen Elizabeth's Walk, notable for its terraces of late 19<sup>th</sup> century houses, set back from the street with small front gardens.

Only a relatively small part of the Conservation Area provides a truly urban character – the more easterly section of Stoke Newington Church Street, from the junction with Albion Road to the edge of the Conservation Area outside no. 171. To the west, the streetscape is dominated by the two churches, both set back from the road, with their churchyards and grassed areas, inset with a variety of mature trees which are particularly important in views from either direction along Stoke Newington Church Street. Brick walls and some metal railings enclose the churchyards. Further west still, Park Crescent sits well back from the road behind a small triangle of landscaped gardens (which is protected from development by the London Squares Act 1931), and then the vast block of 1930s flats and the much smaller scale listed terrace (nos. 235-243) beyond. These have small front gardens, with a variety of boundary treatments which have replaced the original cast iron railings. These properties all have outstanding views to the north into Clissold Park.

East of Albion Road, the Conservation Area is defined along the southern side of the street by a group of unlisted buildings, of which the corner building (nos. 193, 195 and 197 Stoke Newington Church Street and 2 and 3 Albion Road) date to the 1930s. This is a two storey, curved block, with ground floor shops, which fails to provide the dominance required of a corner site. By comparison, the Rose and Crown Public House, on the opposite side of the road, marks the corner turning in a very satisfactory way. Beyond the 1930s building, are three unlisted buildings which are three storeys high and built from brick. Dating to the mid-19<sup>th</sup> century, these buildings form a group with the listed terrace (nos. 171-183) which continue to the eastern edge of the Conservation Area. This whole group is either two or three storeys high, with their roofs largely hidden by parapets. They all sit on the back of the pavement and the majority of them have ground floor shops.

On the opposite side of the road, the streetscape is formed by the Public Library and the Town Hall. The Library is a neo-Gothic building of the late 19<sup>th</sup> century, which sits on the corner of Edwards Lane, without any front area. By contrast, the Town Hall sits

back from the street, with listed front boundary walls and railings. Its curved façade provides a view of Old St. Mary's Church and the churchyard from the eastern end of Stoke Newington Church Street.

*Principles:*

- New buildings should preserve the plot widths and urban grain of the existing historic development.
- New buildings should relate to their surroundings in terms of scale, height and massing.
- Front boundaries should be retained or enhanced, using traditional materials and detailing such as brickwork or cast iron railings.
- The loss of front gardens or areas to car parking will be resisted.
- Off street parking should be restricted to areas outside the public viewpoint
- Rear gardens should be protected, and their historic boundaries preserved.

### **7.3 Building heights**

Traditionally the tallest buildings were churches, chapels, municipal buildings, and public houses, with residential properties being less dominant. This is particularly true in the Clissold Park Conservation Area, where the two churches and the Town Hall are much taller and bulkier than the other, more domestic buildings. Similarly, the Rose and Crown Public House, on the corner of Stoke Newington Church Street and Albion Road, is a three storey building which has been designed to attract attention and provide an important visual focus in views along the street. The most disappointing building in the streetscape is the block on the opposite corner which is only two storeys high and which fails to provide the prominence required of a corner site.

Apart from the religious, municipal and commercial buildings detailed above, the remainder of the buildings in the Conservation Area were built as residential houses, and their scale is therefore less assertive, being generally just two storeys high (Albion Road, Queen Elizabeth's Walk and Grazebrook Road). These provide well detailed, fairly uniform terraces with a common roof line. Here, any changes in building height would adversely affect the character of the whole street, so the addition of dormers, roof extensions, or roof-lights to the front roof slopes will be resisted by the Council.

The earlier residential properties, in Stoke Newington Church Street (nos. 171-183) are generally three storeys high as these were built as terraced, urban houses along a main street, creating a fairly standard parapet height. Again, these heights should be maintained and roof extensions are unlikely to be approved.

Planning Permission or Listed Building Consent may be required for certain alterations to the existing roofs in the Conservation Area and building owners and tenants should always ask the Planning Department first before undertaking these.

*Principles:*

- The height of new development in the Conservation Area should generally respect the height of buildings that forms its context.
- A variety of heights may be acceptable in areas where there is no common building height, but the range of heights which might be acceptable will still be determined by the heights of neighbouring buildings.
- The depth of any new development, and the impact of bulky new buildings on neighbouring properties, will also be very carefully considered by the Council.

#### **7.4 Roofs and parapets**

Before the coming of the railways allowed the provision of cheap Welsh slate, the buildings in Stoke Newington Church Street were roofed with handmade clay tiles, manufactured locally. As most of the older buildings in the Conservation Area have parapets, the roofs are rarely visible, although sometimes it is possible to glimpse a tiled hip or gable. After the 1850s Welsh slate therefore became the most popular roofing materials and most of the buildings in the Conservation Area are covered in this material. Occasionally, slate has been replaced by concrete tiles which are much heavier than Welsh slate, and their use can cause long term problems with the roof structure. Additionally, their colour, shape and contouring does not replicate the smooth appearance of the original slate. Artificial slate has also been used in places, which also in a poor match to the colour, texture and overall quality of Welsh slate. The residential streets which are proposed for inclusion within the Conservation Area are notable for high survival of their original their slate roofs and the overall aim of the Council is to retain the original clay tile or slate as far as possible, and to resist the use of modern, unsympathetic materials.

All of the historic buildings in the Conservation Area originally had chimneys and in some locations (such as the residential side streets) these are particularly prominent. They are also very visible in long views along Queen Elizabeth's Walk and Stoke Newington Church Street, and they create a interesting and varied roofline with their clay pots and variety of contours. Overall, these features should be retained and repaired where necessary.

*Principles:*

## Existing roofs:

- In the Conservation Area, there is a presumption that the original roofs, chimneys and parapets will be preserved.
- Roof extensions may be considered if they are carefully designed, are relatively unobtrusive, and do not disrupt the architectural unity of the terrace.
- Over-dominant mansard roofs, dormers and rooflights are not acceptable.
- All changes to an existing roof must be sympathetic to the original design of the building.
- Repairs or alterations to a roof should always use the appropriate traditional material and detailing.
- Original chimney stacks and pots which are visible from the street should be retained.
- Modern additions, such as TV aerials and satellite dishes should be positioned on the rear elevation of the building, away from the public viewpoint.
- Where parapets are repaired or rebuilt, it is essential that all the existing cornices and mouldings are retained and repaired to exactly match the original work.

## Roof extensions:

- Where an existing building is being extended, the extension should replicate the general form of the original building, including roof materials, parapet details, eaves and verge details, and roof pitch.
- Flat roofs are rarely appropriate when extending an historic building.

**7.5 Extensions and alterations**

Most of the buildings within the Conservation Area are in groups of terraced properties with their rear elevations facing private gardens or courtyards. Along Stoke Newington Church Street, the buildings sit on the back of the pavement in a terraced form, but in Queen Elizabeth's Walk, small front gardens provide an attractive setting to the houses behind. Opportunities for extending these buildings are therefore almost totally restricted to the rear elevations, usually away from the public viewpoint. Roof extensions are rarely appropriate although occasionally "conservation" type rooflights, modest dormers or well designed mansards may be allowed, subject to the addition not adversely affecting the architectural quality of the original building or the uniformity of the group of buildings in which it sits.

Many of the buildings within the Conservation Area are either listed, locally listed, or have been noted as being Buildings of Townscape Merit. They all display a variety of

historic features, materials and architectural styles typical of the 18<sup>th</sup> and 19<sup>th</sup> centuries which must be preserved and enhanced. For the buildings in commercial uses or in multiple occupation (flats), planning permission is already required for most external alterations including the installation of new windows and doors to the front elevations. For residential property in use a single family house, fewer controls apply, although one of the recommendations of this report is that the Council considers serving an Article 4 Direction on some family houses within the Conservation Area to bring under planning control such alterations as new windows, front doors, and roofing materials.

*General principles:*

- Extensions to buildings should not visibly affect their scale and massing when seen from the street or any public space and should not be excessive in relation to the original size of the building.
- Rear extensions will be considered on their individual merit, but should broadly be in keeping with the scale, materials and detailing of the original building.
- Rear extensions should not be the full width of the building.
- Rear extensions should be subservient to the principal building and should normally be at least one storey lower than the eaves height of the original building.
- Any window or door openings on an extension should reflect the existing historic pattern of windows and doors on the original building.
- All planning standards in the Unitary Development Plan should be met.
- Mansard extensions will only be allowed where they do not have an adverse affect on the prevailing roofline and are appropriately detailed.
- Extensions to the back of buildings should not dominate the original building and gardens should be protected from over-development.
- Original brick boundary walls and all existing trees should be preserved.
- The Council will encourage the use of traditional details and materials.

## **7.6 Windows and doors**

White painted double-hung timber box sash windows are predominant in the 19<sup>th</sup> century buildings throughout the Conservation Area, with the earlier examples being sub-divided into six or even eight small panes, giving a strong vertical emphasis. These windows also have very slim glazing bars and narrow meeting rails, usually utilising an ovulo or lambs tongue moulding. In a few buildings in the Conservation Area (e.g. *Five Star Cleaners* no. 189 Stoke Newington Church Street) some of these original examples have been replaced using inappropriate details and modern materials such as uPVC or aluminium. These modern windows cannot reproduce the exact design and detailing of the original, and many also fail to copy the method of opening, with, for example, top-hung lights replacing vertically sliding sashes.

Cumulatively, this results in a gradual degradation of the Conservation Area's special character and historic interest.

It is also important to copy the deeper window reveal (the set back between the front wall and the window frame) which is usually about 150mm as modern windows are often positioned almost flush with the main elevation, losing the articulated surface which is characteristic of older buildings.

Generally the Council will encourage the retention of existing original windows whenever possible. These can often be refurbished and improved sound and heat insulation provided by inserting additional brushes and new parting beads. The names of a number of suppliers of such systems can be provided by the Conservation Section.

Planning permission is required by the Council for the installation of new windows to the front elevation of existing unlisted buildings within the Conservation Area which are in commercial uses or multiple occupation. All of the family houses in such streets as Queen Elizabeth's Walk and Albion Road have "permitted development rights" which allows owners to change their windows and front doors without planning permission, but this document includes a recommendation that the Council considers removing these rights in certain circumstances by serving an Article 4 Direction. Further details can be found in Appendix A "Recommendations at April 2004".

*Principles (windows):*

- Re-use original windows whenever possible.
- Maintain an active maintenance regime to prevent deterioration.
- Where replacements are necessary, these should match the original window exactly.
- Pay special attention to the mouldings on the frames, glazing bars and meeting rails.
- Re-use existing openings and keep cills and other features intact.
- Copy the traditional depth of reveal.
- Modern uPVC, steel or aluminium windows are unlikely to be accepted by the Council.

There are a variety of original timber doors to be found throughout the Conservation Area, the best being located in the grade II buildings such as nos. 171-173 Stoke Newington Church Street, which have not been converted into shops, and Park Crescent. Typically, these have four or six panels, with mouldings or raised and fielded panels, sometimes now replaced with glass. Some retain their half round glazed fanlights in the space above each door. These doors are always painted, not stained. Listed Building Consent is required to alter or replace all doors in a listed building, and the Council will always encourage the retention and re-use of original or well detailed historic doors. For unlisted buildings, where they are in commercial uses

or in multiple occupation (flats), Planning Permission will also be needed to change a front door, and again, the Council will seek the retention or re-use of a well detailed, historic door. For unlisted family houses in the Conservation Area, no permission is currently needed to change the material or detail of a front door but this Appraisal includes a recommendation for an Article 4 Direction which would bring such alterations under planning control.

*Principles (doors):*

- Repair and redecorate original timber doors rather than replace them.
- If the door has to be replaced, use a purpose made, matching timber door, which should be painted not stained.
- Avoid “off the shelf” modern doors with such features as false fanlights, stained wood, course mouldings, and decorative glazing.
- Avoid uPVC and other modern materials, which are not appropriate in the Conservation Area.

## **7.7 Materials**

Most of the buildings in the Clissold Park Conservation Area are built from brown London stock brickwork, often decorated with red brick stone or painted stucco. Occasionally this has been rendered and painted. Buildings of the later part of the 19<sup>th</sup> century are more varied, with faience, moulded brickwork, etched glass and other decorations, such as the Rose and Crown Public House in Stoke Newington Church Street. Roofs are often hidden behind high brick parapets, but where visible, are traditionally covered in Welsh slate, although more modern inappropriate materials such as concrete tiles and artificial slate are also present. Plain clay chimney pots, usually a cream colour, sit on top of the many tall chimneys, providing a varied roofline. Timber sash windows, and timber front doors, complete the picture. Some of the buildings also retain their original cast iron railings, such as Park Crescent, which also has its original first floor balconettes over the Doric porticoes.

Until the mid-18<sup>th</sup> century, local brickworks produced only red tiles and bricks but after this date the brown London stock brick became ubiquitous, often allied to the use of stucco (a fine quality render) which was applied to part of the main frontage. This was often lined out or more deeply incised (channelled) to replicate stone (e.g. Park Crescent). Often, red brick was used to define the windows and door openings on the more prestigious buildings (e.g. nos. 171-173 Stoke Newington Church Street) while stucco was used for eaves corncicing and general definition (nos. 235-243 Stoke Newington Church Street) and doorcases (Park Crescent again). Towards the end of the 19<sup>th</sup> century, highly decorated buildings became fashionable, and the best example in the Conservation Area is the Rose and Crown Public House, with its highly decorative elevations.

Historically, joinery was always timber and usually painted a variety of colours. Many 18<sup>th</sup> and early 19<sup>th</sup> century windows were originally painted using dark greens or even black, although now white or cream is more common. Shopfronts would have been painted a rich dark colour such as burgundy or dark blue, although front doors may have been more colourful.

There are some examples of front boundary railings in the Conservation Area, the most notable being in front of nos. 171-173 Stoke Newington Church Street, with its ornate front gates, and some in front of Park Crescent, which also retains its first floor balconettes, an unusual detail in the Conservation Area. Such railings were usually painted black or dark green.

*Principles:*

- Traditional materials, matching the original, should always be used for repairs and restoration work.
- The Council will encourage the re-instatement of traditional materials and details where these have been removed

## **7.8 Shopfronts**

The Clissold Park Conservation Area contains a small number of shopfronts, located the eastern end of Stoke Newington Church Street. No. 169 is an early 19<sup>th</sup> century ground floor extension on an earlier building, with a complete shopfront, with Ionic columns and multi-paned windows to either side of a central entrance. No. 175 (John's Garden Centre) a single storey late 19<sup>th</sup> century extension to small, two storey building behind. This retains its original fascia, pilasters, consoles, and mullions. Next door, the shopfront to no. 177 (The Film Shop) is more modern but relatively unobtrusive, and beyond this, no. 179 (Haikksun), no. 181 (Ryans.N16.com) and no. 183 (empty) have shopfronts which retain elements of the late 19<sup>th</sup> century, but which have been altered. No. 185 has been completely rebuilt, with a simple modern shopfront (Bairstow Eves) and nos. 189 and 191 are Buildings of Townscape Merit, dating to the mid-19<sup>th</sup> century, both of which have modern shopfronts with a few historic details such as the original console brackets. The use of bright colours and modern, over-deep fascias is particularly noticeable.



Figure 38 Early 19<sup>th</sup> century shopfront at no. 169 Stoke Newington Church Street

The Council has published several guidance leaflets to promote better design, including the Shopfront Design Guide, funded as part of the Kingsland CAP grant scheme. This is an excellent document, providing sound practical advice which is equally applicable to the Clissold Park Conservation Area.

Occasionally, a simple modern shopfront may be more appropriate than a reproduction 19<sup>th</sup> century design. However, these should still follow the basic principles governing the historic relationship between the fascia, glazing, pilasters and stall-riser, as well as the use of colour, materials, and signage.



Figure 39 Nos. 189-191 Stoke Newington Church Street

Security is another difficult issue which the Council accepts needs to be resolved. The guidance suggests that if roller shutters are to be provided, they should fit neatly between existing features, with open lattice grilles rather than solid shutters. Ideally, these shutters should be positioned internally, to avoid the flat, feature-less appearance of external shutters. Another alternative is a concertina type of shutter, which slides sideways rather than vertically. These can be used to protect recessed doorways. All such shutters should be painted or colour finished to match the decoration of the rest of the shopfront.

Simple fabric roller canopies are another traditional feature which the Council will encourage, as opposed to the modern plastic canopies, which too reflective and detract from the historic character of the building.

*Principles:*

- New shopfronts should be built from timber and painted.
- The use of uPVC or other modern materials will be resisted.
- New shopfronts should adhere to the design guidance in the Council's Booklet "Shopfront Design Guide".
- Traditional shopfronts are usually preferred although in some cases a modern, good quality alternative might be acceptable.

## 7.9 Listed buildings

Listed buildings are more tightly controlled than unlisted buildings and are subject to separate legislation. “Listed Building Consent” is required for all alterations and extensions which affect the special architectural or historic interest of the building, and as both the exterior and interior of the building is listed, the Council’s approval is therefore required for a wide range of work. Further guidance can be obtained from the Council but briefly, the type of work commonly requiring Listed Building Consent includes:

- The installation of new windows or doors
- All extensions (planning permission may also be required)
- Removing internal features such as fireplaces, walls, timber partitions, panelling, and shutters
- Removing or altering a staircase
- Altering or demolishing a boundary wall

This list is for guidance purposes only and is not exhaustive. If you are in any doubt as to whether you require Consent, please contact the Council’s conservation staff before commencing work. It is a criminal offence to alter a listed building without Consent and carry out work illegally can result in a substantial fine or even imprisonment.

When considering applications for Listed Building Consent, the Council will usually require the applicant to submit a detailed archaeological evaluation or report of the building which will describe the historical development of the buildings and its site, as well as identify the special features which contribute to its architectural and historic interest. All proposals which affect listed buildings must preserve these special features, and applications which propose their removal are unlikely to be acceptable. Extensions to listed buildings will be judged in a similar way to those to unlisted buildings (Para. 7.5) but will additionally need to satisfy the following:

- Extensions should be secondary in size, bulk and footprint to the original building.
- Extensions will need to be carefully detailed to marry-in with the original building.
- Traditional materials and details will be required.

Further information about listed buildings can be found in PPG15 (see paragraph 2.1, above) and in the UDP.

## 7.10 New development

There are no examples of worthy new development in the Conservation Area and the opportunities for new or replacement buildings are strictly limited by the lack of suitable sites. No. 185 Stoke Newington Church Street has been completely rebuilt in a neo-Georgian style, not very convincingly, with the three windows to each of the first floor and second floors being far too closely pinched together. Nos. 201-203 Stoke Newington Church Street, to the west of the Rose and Crown Public House, is a modern building dating stylistically to the 1990s. It is faced in cream-coloured stone with large modern windows framed in brown anodised aluminium, with a parapet roof line, similar in height to the parapet on the public house. The building sits uneasily with its neighbours, perhaps because of its colour and over-large windows.

Where new development is to be allowed, the following principles will apply:

### *Principles:*

- New development should respect the scale, massing and height of the surrounding historic properties.
- New development should follow the historic building line.
- New development should follow the historic plot ratios in the area and should allow for the retention of some garden or amenity space to the rear of the building.
- New buildings should reflect the existing details and materials of the historic buildings in the surrounding area.
- Modern materials might be appropriate in some locations, but should always be of the highest quality.

### **7.11 Setting and views into and out of the Conservation Area**

It has already been noted that views in the Conservation Area are a particular feature of the area which need to be protected. Of great importance are views across the park, particularly focusing on St Mary's Church spire and Clissold House. Views out of the Park to the west are also in need of protection, as modern development, in the form of large blocks of flats, have begun to impinge on the setting of the Park and in views westwards. These sites, on the west side of Green Lanes, should not be developed further without careful consideration of the impact any such development will have on the character of the Park.

#### *Principles:*

##### Clissold Park:

- New development should not encroach on the setting of Clissold Park by careful attention to scale, bulk and siting
- New development around Clissold Park must be carefully sited so as not to interrupt existing views and skylines

##### General:

- New development should respect the scale and density of existing buildings
- New development should not be over-dominant in views along Stoke Newington Church Street
- All new development should respect existing heights and should not interrupt existing skylines

## 8 “SWOT” ANALYSIS

The Clissold Park Conservation Area is notable for the wide open green spaces of Clissold Park, and for the remains of the New River and for Clissold House, which acts as a major centre for the community. To the south-east, the more built-up area along Stoke Newington Church Street provides two historic churches, a very fine 1930s Town Hall and the well detailed late 19<sup>th</sup> century Public Library. This contributes to a “village” character and a strong sense of local identity. Further 19<sup>th</sup> and 20<sup>th</sup> century buildings, many of which are listed, locally listed, or have been identified within this appraisal as making a positive contribution to the character or appearance of the Conservation Area can also be found, including the residential terraces in Albion Road, Queen Elizabeth’s Walk, and Grazebrook Road. Together these form an interesting and historic streetscape, contrasting with the more rural quality of Clissold Park, with its many trees, grassed areas and sports facilities. However, a number of negative features have impacted on the quality of the historic environment, many of which are reversible given the necessary funding and commitment.

### 8.1 Strengths

There are many positive features in the Clissold Park Conservation Area, namely:

- The village character of the area
- The survival of medieval Stoke Newington Church Street
- The survival of Clissold Park and its mansion as a public facility
- The public park, clearly much loved and well used
- The many mature trees and the ponds to the north
- The deer, wild birds and other animals in the park
- The historic mansion and the remains of the New River
- The survival of the two churches (Old St. Mary’s Church and St Mary’s Church)
- The churchyard to Old St. Mary’s Church, which retains a rural quality
- The high quality townscape along curving Stoke Newington Church Street, lined with its many listed buildings
- The other listed buildings, including the Town Hall and Library – both important community buildings
- The listed groups of houses – nos. 169-183, 207-223 (Park Crescent) and 235-245 in Stoke Newington Church Street
- A number of unlisted “Buildings of Townscape Merit” along Stoke Newington Church Street, Albion Road, Queen Elizabeth’s Walk and Grazebrook Road

## 8.2 Weaknesses

The most negative features of the Conservation Area are:

- The busy traffic along Green Lanes and Stoke Newington Church Street
- The poor condition of Clissold House and its park buildings
- Previous inappropriate alterations to the historic landscape of the Park, such as the loss of historically significant features: for example, the loss of historic railings, the filling in of the New River, etc.
- The deterioration of the setting of the Town Hall and the under-use of the Assembly Rooms
- Poor quality and inappropriate paving throughout the Conservation Area, but most noticeable along Stoke Newington Church Street
- Street litter, and poor quality signage and street furniture generally
- Poor quality shopfronts in Stoke Newington Church Street



Figure 40 Street clutter and busy traffic in Stoke Newington Church Street

### 8.3 Opportunities

The Clissold Park Conservation Area contains a well loved and much used local park, within which lies part of the former New River, and Clissold House. Both of these require enhancement or repair. In the built-up area, most of the residential houses are in good repair, but in Stoke Newington Church Street poorly maintained public realm, and neglected buildings, are evident. Traffic management, and improvements to the public realm, are other issues which need to be addressed.

The following points are “opportunities” which LBH or private owners could implement, subject to the necessary funds being available:

#### *Clissold Park*

Clissold Park is an immensely important local facility. Views into and out of the Park must be protected and enhanced. Development around the Park should reflect this and new buildings should not impinge on views across the Park. Efforts to establish a voluntary trust to enable the restoration of the mansion, similar to the trust which currently cares for Abney Park Cemetery, have failed; however, a successful users group, which works closely with Park staff, is now in place. An application by LBH for a limited number of improvements to Clissold House and its immediate environs was recently turned down by the Heritage Lottery Fund. Further work will be needed to bring this application to the standard needed to ensure the additional funding. Ideally, however, funding should be sought for the whole Park, to include the ponds to the north, which appear to be in need of cleaning out and replanting. New changing rooms, new public toilets, and improvements to the sporting facilities, children’s playground and paddling pool would also be welcomed.

- Review bids for Heritage Lottery Fund grant aid
- Encourage bids for grant aid to finance improvements to the public facilities
- A Tree Management Plan should be implemented, allowing new trees and improved maintenance of the existing trees
- The animals and birds in the park must be protected and their living conditions safeguarded.
- Clissold House could possibly be opened up for more public uses, and new public toilets should be provided within the building. Generally improved facilities could be provided throughout the Park.
- New signage should be provided and public information boards updated and redesigned
- The former Sluice House and its surroundings should be restored and a new use found for the buildings



Figure 41 Clissold Park is a popular community facility but is urgently in need of a range of improvements

*Traffic management in Stoke Newington Church Street:*

There is continuous traffic along Church Street and although there are traffic lights at the junction with Albion Road, in the heart of the Conservation Area, these are not particularly pedestrian friendly. Further along to the east, outside no. 171 Church Street, there is a Belisha beacon crossing. Further traffic calming measures might be appropriate at various points along Stoke Newington Church Street.

*Street finishes and furniture.*

This part of Stoke Newington is characterised by modern materials: black plastic litter bins, steel or concrete street lights, concrete paviors and slabs, and very little traditional paving. Certainly, the setting of the listed buildings on either side of Church Street would be enhanced by the installation of York stone paving or at least by simple modern paving, such as large concrete slabs. All existing granite kerbs and gutters must be retained

- Improve paving using traditional materials such as York stone and granite setts and kerbs
- Replace existing street furniture (litter bins, public seating, signage) using simple, modern designs common to all situations

- Improve rubbish collection
- Remove advertising hoardings

*Town Hall and Old St. Mary's Church, Stoke Newington Church Street*

The Town Hall is a very large building but is currently underused. As part of a comprehensive review of office provision the Council are exploring options for the use of all its buildings and hope that a suitable long term tenant to take over the Assembly Rooms might be found.

Old St. Mary's Church is still in occasional ecclesiastical use and appears to be reasonably well maintained. However the churchyard is somewhat neglected and is subject to vandalism. A long term plan to ensure a range of suitable uses for this very important building would be welcome.

- Prepare plan for the future viable use of Old St. Mary's Church including the enhancement of the churchyard.

*Buildings in Stoke Newington Church Street.*

- Carry out a detailed Buildings-at-Risk survey of the unlisted historic buildings in the Conservation Area (a survey of the listed buildings has already been carried out by the Hackney Society in conjunction with LBH)
- Consider setting up a grant scheme for the buildings within the Conservation Area
- Repair historic buildings using the correct materials and details
- Restore lost architectural features like windows and roofing materials
- Encourage shop owners to improve their existing shopfronts
- Ensure that new shopfronts and advertising conforms to the Council's published guidance
- Reinstate front area boundaries especially cast iron railings

*Unlisted family houses in the Conservation Area.*

- Consider serving an Article 4 Direction on family houses to prevent the loss of original features

#### 8.4 Threats

- Plans for the restoration and improvement of the historic landscape and buildings of Clissold Park are not yet in place. A thorough audit of the condition and significance of all buildings and features in the Park should be undertaken, and a coherent strategy for repairs and enhancements within the Park put in place.
- Clissold Park threatened by inappropriate development of the land around its boundaries
- The Assembly Rooms need a new viable use and future investment
- Old St. Mary's Church requires further investment and funds are also needed to enhance the churchyard
- Small businesses with low profit in Stoke Newington Church Street do not generate funds for repairing the buildings
- There is a need for better traffic management in Stoke Newington Church Street
- Poor quality shopfronts in Stoke Newington Church Street reinforce an air of neglect
- Poor quality public realm (pavements, street furniture and signage) in Stoke Newington Church Street

## APPENDIX A

### PROPOSALS FOR THE CLISSOLD PARK CONSERVATION AREA AT APRIL 2004

#### A1 Conservation Area boundary review

The existing boundaries of the conservation area were carefully reviewed when the survey work was carried out for this appraisal, and the following additions are suggested:

*1. Add nos. 227-249 Church Street*

This forms an important group to the south of the park and includes a number of houses (nos. 235-245 Church Street) which once formed Paradise Row. These are listed grade II and although their external appearance is largely of the early to mid-19<sup>th</sup> century, they contain some internal features dating to their 18<sup>th</sup> century origins. Nos. 247 and 249 are locally listed.

*2. Add the garden to the vicarage to St Mary's Church, facing Spensley Walk.*

This open space is integral to the listed vicarage and its setting.

*3. Add nos. 236-256 and 239-245 Albion Road, and the gardens to nos. 169-185 Church Street*

These houses in Albion Road are well detailed mid-19<sup>th</sup> century houses which survive relatively unaltered.

*4. Add a section of Queen Elizabeth's Walk and Grazebrook Road.*

This includes some good examples of mid to late-19<sup>th</sup> century houses, marked on the Townscape Appraisal map. Also included is no. 14 Queen Elizabeth's Walk, a grade II listed building built as a house in the early 1840s for Alfred Kendall, who leased nearly 2 acres of demesne land from 1841 until his death in 1878, when the land was built over. His nursery, with associated greenhouses, is shown clearly on the map of 1870.

Grazebrook Road is shown as *Brook Road* on the 1870 map, as it marks the course of the Hackney Brook, culverted between 1855 and 1870.

5. *Add nos. 1-67 Clissold Court, Greenway Close, and Queen Elizabeth's Close.*

Clissold Court is a very series of Art-Deco flats fronting onto the Park. They date from 1936, by *Howes & Jackman*, and contribute positively to the Conservation Area. Queen Elizabeth's Close is included as it affects the setting of the Park, and to rationalise the boundary of the Clissold Park Conservation Area with that of the adjacent Lordship Park Conservation Area.

## **A2 Article 4 Direction**

Unlisted family houses in the Conservation Area which have been identified as being Buildings of Townscape Merit should be protected from unsuitable alterations by the serving of an Article 4 Direction, which removes certain permitted development rights from the owner, requiring an application for Planning Permission for a variety of external changes. There is no planning fee for such applications, but the applicant would be expected to retain original features or use appropriate replacement materials or details. Any Article 4 Direction would be subject to public consultation.

Changes which can be controlled include:

- Change of roof material (such as natural slate to concrete tile)
- New front doors
- New front windows
- Painting or rendering of previously unpainted brickwork
- Demolition or erection of a front boundary

The buildings\* in the Clissold Park Conservation Area which could be considered for an Article 4 Direction are:

- Nos. 236-256 Albion Road
- Nos. 239-245 Albion Road
- Nos. 2,4 and 6 Queen Elizabeth's Walk
- Nos. 10 and 12 Queen Elizabeth's Walk
- Nos. 16-32 Queen Elizabeth's Walk

\*Only the buildings which are in use as single family houses are eligible for an Article 4 Direction.

### **A3 Clissold Park**

It is hoped a revised Heritage Lottery Fund bid is to be made for the restoration of Clissold House and its immediate setting. A conservation plan for the House is needed as part of this submission. Ideally any bid should include funding for the whole Park, as previously described.

### **A4 Grants and regeneration**

To provide funding for repairs and improvements, the Clissold Park Conservation Area would benefit from a grant scheme such as the Townscape Heritage Initiative (THI) scheme, a partnership between London Borough of Hackney and the Heritage Lottery Fund. This would fund building repairs and improvements to the public realm. It might be also allied to a grant bid for Heritage Lottery Fund money towards work in Clissold Park.

An alternative would be a Heritage Economic Regeneration grant scheme (HERS), a partnership between the Council and English Heritage. This is particularly aimed at commercial areas and at the reinstatement of lost architectural features. It can also grant-aid environmental improvements such as new paving.

Similar recommendations have been made for the adjoining Stoke Newington Conservation Area, and the schemes could be run together.

### **A5 Shopfronts**

Some of the shopfronts in the Conservation Area are of a poor standard of design, despite the Council publishing guidance which is meant to encourage the use of traditional materials and detailing. Over-deep fascias, garish colours, and inappropriate signage are all common. The Shopfront Design Guide originally produced for the Kingsland CAP grant scheme should be applied to all new shopfront applications and awareness of this document could be promoted within the Stoke Newington Conservation Area. Using this document, the Council will be able to give firm, reasoned advice to shop owners who are considering altering an existing shopfront or fitting a completely new shopfront. Additionally, such a document will provide the Council with a basis for taking enforcement action against unauthorised alterations. Grant aid could also be considered, either through a THI or a HERS grant scheme, including small grant for specific parts of the shopfront e.g. for replacing a fascia board, or reinstating pilasters. These grants would need to be at a high rate of grant aid, such as 80% or even 90%.

## **A6 Traffic management and pedestrian priority**

A comprehensive scheme to improve traffic management along Stoke Newington Church Street, and to improve pavements, street signage, and street furniture, should be considered.

Traditional materials (York stone, granite kerbs, granite setts and granite gutters) should be used, and consideration given to widening the pavement in places. Safer pedestrian crossings should also be provided.

## **A7 Cleansing**

Both Clissold Park and Stoke Newington Church Street would benefit from more frequent litter collection including the provision of additional litter bins. This is particularly important in the café area next to Clissold House and in the adjoining children's play area.

## APPENDIX B

### SCHEDULE OF PROPERTIES IN THE CONSERVATION AREA

- Albion Road: nos. 236-258 and nos. 239-245  
Kingsway House (nos. 2-3)
- Edward's Lane: Electricity Sub-station
- Clissold Park: All buildings in the Park including the former sluice house facing Green Lane; the lodge and gardeners' buildings, facing Greenway Close; Clissold House; and various modern buildings associated with play groups and sports activities
- Grazebrook Road : nos. 6-28 and nos. 11-21
- Greenway Close: Clissold Court, nos. 1-67
- Lordship Terrace: Civil Defence Office behind Town Hall
- Park Crescent: Various outbuildings to the rear of
- Queen Elizabeth's Close: nos. 1-83
- Queen Elizabeth's Walk: nos. 2- 46 including Drake Croft (nos. 1-12) and Adath Yisroei Synagogue
- Stoke Newington Church Street:  
North side : Public Library, Town Hall, St Mary's Old Church  
South side: nos. 169-197; Kingsway Parade; nos. 199-205; St Mary's Church and Rectory; Park Crescent, nos. 207-223; nos. 227-249

## APPENDIX C

### SCHEDULE OF STATUTORILY LISTED AND LOCALLY LISTED BUILDINGS

#### **Statutorily listed buildings (all listed grade II unless otherwise noted):**

*Clissold Park:* Clissold House (II\*)

*Stoke Newington Church Street:*

North side: Old St. Mary's Church (II\*), Town Hall and boundary walls and gates, Public Library (no. 186)

South side: Nos. 169-183, St Mary's Church (II\*), St Mary's Rectory, Forecourt wall to Church and Rectory, nos. 207-223 (odd) (Park Crescent), nos. 235, 237, 239, 241 and 243

*Queen Elizabeth's Walk:* no. 14

#### **Locally listed buildings:**

Locally listed buildings are those which are on the Council's own list of buildings of local architectural or historic interest. The Council's policy (EQ20) in the Unitary Development Plan is to retain the character and appearance of these when determining planning applications.

*Stoke Newington Church Street:* nos. 247 and 249

## APPENDIX D

### BIBLIOGRAPHY

- |  |  |
|--|--|
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## APPENDIX E

### MAPS OF THE CLISSOLD PARK CONSERVATION AREA



Figure 41: Map showing pre-2004 boundary to Conservation Area

One Townscape Appraisal map (@ A3 in final document) size showing:

Listed buildings, locally listed buildings, Buildings of Townscape Merit, focal points, important trees or tree groups, important views, proposed changes to boundary

## APPENDIX F

### LIST OF ILLUSTRATIONS

- Figure 1 Painting of the New River and the site of Clissold Park
- Figure 2 Map of 1846
- Figure 3 Map of 1848
- Figure 4 Map of 1855
- Figure 5 Map of 1862
- Figure 6 Map of 1894
- Figure 7 Painting of Clissold Park 1896
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- Figure 10 Clissold Park from the air, looking north-east 1930
- Figure 11 Old photograph of Clissold Park c.1930
- Figure 12 St Mary's Church and Park Crescent
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- Figure 14 Clissold House and the spire of St Mary's Church
- Figure 15 An avenue of trees marks the former line of the New River
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- Figure 17 York stone paving in the churchyard to St Mary's Old Church
- Figure 18 Street lighting in Stoke Newington Church Street
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- Figure 21 Entrance gate piers to the Town Hall
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- Figure 24 Commercial uses predominate in Stoke Newington Church Street
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- Figure 27 Nos. 14-32 Queen Elizabeth's Walk
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- Figure 32 Nos. 169, 171 and 173 Stoke Newington Church Street
- Figure 33 Nos. 177-183 Stoke Newington Church Street
- Figure 34 Park Crescent
- Figure 35 Rose and Crown Public House
- Figure 36 Nos. 42-48 Queen Elizabeth's Walk
- Figure 37 Early 19<sup>th</sup> century shopfront at no. 169 Stoke Newington Church Street
- Figure 38 Nos. 189-191 Stoke Newington Church Street
- Figure 39 Street clutter and busy traffic in Stoke Newington Church Street
- Figure 40 Clissold Park is a popular community facility but is urgently in need of a range of improvements

## APPENDIX G

### FURTHER INFORMATION

#### **The Conservation and Design Team**

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 Fax: 020 8356 8087  
 Website: [www.hackney.gov.uk/planning](http://www.hackney.gov.uk/planning)

#### **English Heritage**

23 Savile Row  
 London  
 W1X 1AB  
 General inquiries: 020 7973 3000  
 Customer Services: 020 7973 4916  
*For further information relating to listed buildings and conservation areas*

#### **The Victorian Society**

1 Priory Gardens  
 Bedford Park  
 London  
 W4 1TT  
 Tel: 020 8994 1019  
*For the "Care for Victorian Houses" leaflet, etc.*

#### **The Society for the Protection of Ancient Buildings (SPAB)**

6 Fitzroy Square  
 London  
 W1P 6DY  
 Tel: 020 7377 1644  
*For an excellent range of technical advice leaflets*

#### **The Hackney Society**

Unit B12  
 3 Bradbury Street  
 London  
 N16 8JN  
 Tel: 020 7254 0212  
*Hackney's local amenity society and umbrella organisation for conservation area advisory committees*

## **APPENDIX H**

### **COPY OF COUNCIL'S CABINET REPORT ADOPTING THE REVISED CONSERVATION AREA BOUNDARY AND APPRAISAL**

(To be added following formal adoption of the Appraisal & final recommendations)