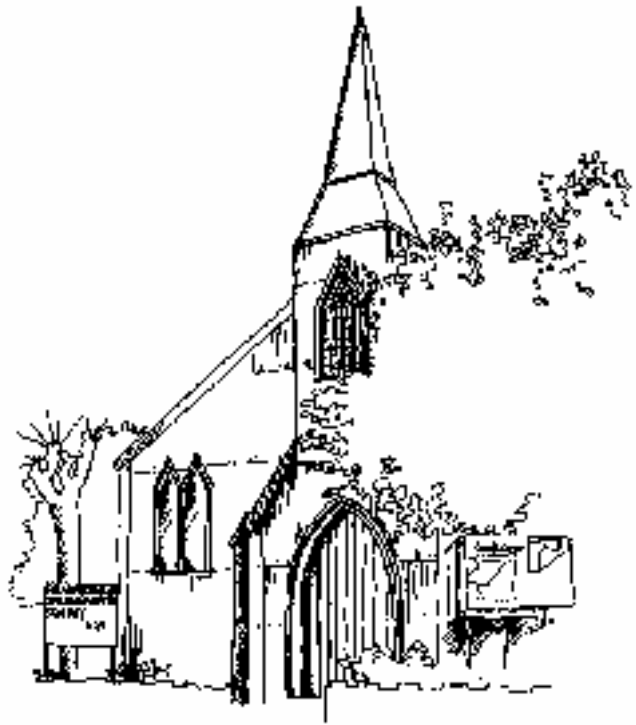


Graham Road And Mapledene Conservation Area

Conservation Area Appraisal



Hackney Regulatory Services

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"A place without a history is like a man without a memory"

Hackney Council November 1997

Cover: Shrubland Road Church, 1858: an early, complete and rare example of a temporary iron mission church. Examples of these were shipped to as far afield as Australia

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1 Introduction

This document has been prepared to support the designation of a conservation area in the Graham Road and Mapledene area of central Hackney, close to London Fields. It is an "appraisal document" as defined and described in the English Heritage guidance document "*Conservation Area Appraisals*".

The purpose of the document is, to quote from English Heritage guidance, 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 proposed conservation area. The criteria used in assessing the proposed conservation area are those contained in the detailed published guidance provided by the English Heritage and the Royal Town Planning Institute.

It should be emphasised that that some elements of an area are less tangible than a mere townscape description might suggest. There are other important elements which are very real but cannot be easily described "Distinctiveness may draw on other senses and experiences, such as sounds, smells, local environmental conditions or historical associations, particular crafts or famous people. The qualities of a place might change from daytime to night. Such elements of character can be identified, but not directly protected and controlled. By defining and protecting the tangible, such as buildings and the spaces formed between them (streets, squares, paths, yards and gardens), the activities and uses that make up the special character of a place can be sustained." ("*Conservation Area Appraisals*")

The document is structured as follows. This introduction is followed by an outline of the legislative and policy context (both national and local), for conservation area designation. Then there is a description of the geographical context for the proposed conservation area and a detailed description of the proposed conservation area itself on a street by street basis. Urban design and development 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 regarding development proposals, listed buildings, etc. A map of the proposed conservation area is included at Appendix F and there are a number of illustrations and historical maps at Appendix G.

This document will support a report to a meeting of Hackney and Dalston Neighbourhood Committee recommending the designation of the area shown on the map at Appendix F. Once designation has taken place, the appraisal will form the basis for further work. This may include preparing a Design Guide as Supplementary Planning Guidance, bringing forward proposals for the enhancement of the area, or identifying possible Article 4 Directions.

2 Context

2.1 National policy context

Individual buildings "of special architectural or historic interest" have enjoyed a means of statutory protection since before the last war; they were added to actual lists of properties of merit (hence 'listed building'). It became increasingly clear, however, that the wider quality of areas of character and value was being eroded, and in 1967 the Civic Amenities Act introduced legislation to protect what were called 'conservation areas'. A crucial difference between conservation areas and listed buildings is that the former are determined by local authorities against *local* criteria, whereas the latter are determined by the Secretary of State against *national* criteria. There are now over 9,000 Conservation Areas in England; they vary from small rural settlements, airfields and the centre of a twentieth-century New Town. By mid-1997, Hackney Council had designated eighteen conservation areas.

Conservation Areas are defined in the Planning (Listed Building and Conservation Areas) Act 1990, Section 69(1) (A) as "*areas of special architectural interest, the character or appearance of which it is desirable to preserve or enhance*". Under this legislation, local authorities have the obligation "from time to time determine which parts of their area" meet the above criteria and the power to designate such areas as conservation areas. (In this document, 'the Act' or 'legislation' refers to The Planning (Listed Buildings and Conservation Areas) Act 1990, except where stated otherwise.) It is clear that it is the quality and interest of the area as a whole that is under consideration. In London, English Heritage may also designate conservation areas.

2.2 Local Policy Context

Legislation and guidance has emphasised the importance of including firm conservation area policies in the Unitary Development Plan, 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 Unitary Development Plan of 1995 contains policy, EQ15, concerning the designation of conservation areas:

"The Council will designate further conservation areas, on a progressive basis, as staff resources permit. Areas will normally be designated if, after detailed study, they are considered to represent important historical examples of any of the following:

- Town centre and village cores
- Residential areas
- Open spaces and their setting

- Industrial heritage

The Justification states:

"There are still many locally cherished areas that are not yet protected by conservation area designation. Over the life of this plan, the Council intends to significantly increase the protection offered to Hackney's heritage by declaring further conservation areas. These will cover four main types of area as well as extensions to existing ones. These types 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; for example, Mapledene/Graham Road area.

Open spaces and their setting; for example, London Fields and Stoke Newington Common.

Industrial heritage; for example the Regent's Canal and Waterworks Lane, Lea Bridge."

3 *The Development Of The Area*

In the seventeenth century, the Dalston area was mostly fields, as can be seen in John Rocque's map of 1769. Part of the Dalston region was 'London Field', later the 'lammas land' where people had the right to graze animals, and was larger than it is today. It is interesting that some of the earlier field and path patterns in Hackney can still be traced, as street developments followed the lines of these, such as in the Mapledene Road area. This helped dictate today's grid pattern. The routes of Dalston Lane and Parkholme Road can be seen on the 1769 map, and Dalston Lane has surviving Georgian and early 19th century buildings.

On Thomas Starling's map of 1831, some developments were already in place (some being evident in an OS map of 1805), mostly along the main roads, including Richmond Road, Forest Road and Lansdowne Place. There are a number of terraces along Dalston Lane, Park Place (later Parkholme Road), with large houses and gardens south of this. The major landowners in the area were William Rhodes, Baron Graham, the Tyssen-Amhurst family and the trustees of Spurstowe's Almshouses. By the early 19th century, Dalston was still known as a small hamlet; one writer described it as "a very pretty, quiet spot, much favoured by young lovers". For almost four decades the land was used mainly for farming. Pigwell Brook (now culverted) ran near and just north of today's Wilton Way, and the undulating line of the former brook can still be seen in house and garden plot lines.

By the early to mid 19th century, the city of London's population grew rapidly and housing was in great demand. The Tyssen-Amhurst and Rhodes families released their land on building leases. During this period the Mapledene area was developed speculatively. Plots were leased and re leased, and individual small builders built rows of houses. The houses were mostly two and three storey terraced with some detached and semi detached. The builders were not architects, but used published pattern books with a wealth of detail to choose from. The 1851 census showed that the residents were mostly clerks or owners of firms. The development of the area was largely completed within a relatively short period of time. Many of the buildings date from the 1860s and 1870s. Records relating to the development of the Mapledene area survive in Hackney Archives Department.

A number of buildings exist which reflect the area's social history, such as the German Hospital, built for the German-speaking population (but used intensively by local people) and was very important in the history of improved hospitals and properly trained nurses.

Well known figures associated with the area include Florence Nightingale and Marie Lloyd, a highly popular music hall artiste, who lived at 55 Graham Road. Towards the end of the 19th century, the more affluent residents started to move out of the area, and during this period, many areas within the Dalston region became populated with poorer residents. By the

late 19th century Dalston had a new generation of residents who were mainly semi-skilled and unskilled workers.

In 1888 London Fields was no longer an attractive local park which had attracted many botanists earlier in the century but had declined to a poor state. The newly-formed London County Council restored the park for recreational use.

In 1893 the London School Board built its first school in the area, in Gayhurst Road. The school was designed by the Board's first official architect, E R Robson, who for 30 years was regarded as an international expert on school design.

On 6 September 1940, the first bomb fell on the East End and the Graham Road and Mapledene area suffered damage. The war prompted redevelopment schemes such as the Mapledene Estate, Lenthall House and Lovell House.

In more recent years, much of the area was threatened with redevelopment by the local authority in the early 1970s. Local people successfully fought the proposals, fostering a sense of local pride and involvement. More recently, in search of an “authentic” physical model for the fictional neighbourhood of Walford, the architecture and form of Fassett Square and Fassett Road were used as the basis for Albert Square in 'East Enders'.

4 *The Area and its Surroundings*

4.1 *The Surrounding Area*

The area is located in the middle of the southern half of the London Borough of Hackney. To the north is Hackney Downs and Shacklewell, to the west is Dalston and De Beauvoir, Haggerston is to the south and Hackney proper is to the east.

To the north, Dalston Lane forms an obvious boundary to the proposed conservation area; to the west, the Queensbridge Road Conservation Area (declared in 1985) shares a common boundary with the proposed conservation area; to the south, the historic quality and character of the Mapledene area ends at Brownlow Road; to the east is the railway line and viaduct and London Fields. This ancient open space and its defining edges has a distinctly different character, appearance and history, and will be considered for designation as a separate conservation area. The railway viaduct has been considered as the eastern edge of the proposed conservation area.

4.2 *General Description Of the Area*

The area covers approximately 54.9 hectares/135.8 acres (including Dalston Lane NW corner, Morland and Mapledene Estates and excluding the Lido).

The area as a whole is noticeable in that it consists mostly of houses dating from a relatively short space of time in the Victorian period. The overriding feature of the area is its uniformity of proportion, scale and style of built fabric. There is a remarkable homogeneity in the houses and a surprising variety of architectural details, which amply repay close consideration.

The street layout is a result of individual speculative house builders developing plots of land leased as part of a larger redevelopment along the street. There is a strongly defined grid pattern, most marked in a succession of streets running west to east, from Forest Road in the north to Shrubland Road in the south. This orientation continues in wider thoroughfares up to Dalston Lane. Then there is a succession of streets running north to south, from Parkholme Road right across to Horton Road.

This grid layout has seen large-scale development which have respected the street pattern, for example, Wilton Way school and the Wilton estate. Many of these developments have a distinct and separate presence, such as the twentieth-century block of the German Hospital.

Many streets are quiet and relatively free from traffic, which adds to the attraction of the area. However, there are some ratruns which can be quite unpleasant. Recent traffic calming measures include “sleeping policemen” and plastic bollards.

4.3 Tenure, Land Use And Residents

There are a variety of land uses within the area, but it is predominantly residential.

Other than houses owned by housing associations, private owners and Council housing and flats, the principal uses are four public houses in use, three churches, one school in use, three surgeries/welfare centres, 75 commercial or shop properties (mostly in the Dalston Lane and in Wilton Way) and 34 industrial properties. The main local shopping facilities are close by at Dalston Town Centre, Broadway Market and Mare Street.

In 1971, the 'Mapledene area' was subject to Compulsory Purchase Orders, which were not implemented as a result of residents' opposition. 120 properties were declared part of a Housing Action Area in 1976 (becoming a General Improvement Area in 1981). 345 properties were additionally included in a General Improvement Area in 1978 and another was set up in 1980 in the Graham Road area. A number of modest improvement schemes were carried out, such as tree planting and clearing up backlands.

Until the mid-1970s, most residents were in lower income groups and not able to restore features such as railings. From that time, a considerable change occurred to the socio-economic position of the residents. Younger and more affluent owner-occupiers have arrived in the area, and this is demonstrated in a comparison between the 1971 and 1981 censuses. New owner-occupiers have made considerable investments in their properties and improved the physical quality of the neighbourhood as a whole. This area does still have a socio-economic mix; more recently, the German Hospital restoration has included housing association tenants such as an Islamic Housing Association, reflecting Hackney's rich ethnic diversity.

The population of the area is approximately 12,430.

5 Detailed Description Of The Streets

The following is a description of the area, including sub-areas of differing character. This appraisal is not intended to be a description of every site or property; omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Graham Road

One of the strengths of the area is the very great variety and subtlety of stucco features, almost as if the builders relished playing with their own permutation of available motifs. In addition, there are many original features still to be found, such as front doors and a surprising number of timber windows. Weaknesses include aluminium or PVCu windows, satellite dishes, no front walls, poor repairs and lack of maintenance, weatherstruck pointing, not enough trees, and infilling of porches with doors flush with the building line.

The roofscape generally has few front dormers, except for example at 87 Graham Road. The continuous lines of the roofscape is one of the defining features of this long road.

Graham Road: from the Graham Road railway viaduct to Navarino Road.

The vista out of the area is poor and in great contrast to the height and scale of Graham Road. The view is of a railway viaduct, very tall council flats, and open space towards a disused coal yard, where it is proposed to locate a railway tunnel ventilation shaft. Strangely, this open land currently looks rather pastoral, with trees and a winding path. One can see a glimpse of the eastern end of Graham Road houses underneath the railway bridges, punctuating the bleakness.

Turning to Graham Road proper, this section is generally of threestorey houses with basement, yellow brick, slate roofs and with a variety of stucco details.

There are slender cast iron corner columns to bay windows, such as is found at the eastern end of the road. Several houses have Corinthian or Composite capitals to pilasters. The keystones have vermiculate surfaces. Other details include: brackets to roof eaves, castellated architraves to windows with keystones, original solid timber doors with raised and fielded panels, the upper panels being taller; bay windows, some extending to basement; dentil top cornices and capital heads with pyramidal motif, and foliate capital heads. There are also architraves with twisted rope motif, which is rare and attractive. 123 Graham Road has remnants of good and very elaborate cast iron railings.

Number 159 is extremely dilapidated and number 157 is derelict, with an overgrown garden. These properties present opportunities and would benefit from restoration and conversion.

Graham Road: Navarino to Greenwood Road

Between Navarino and Greenwood Roads, there are three houses on the north side which are quite grand and Italianate. They are three storey with basement, free-standing columns with Corinthian capitals and elaborately moulded brackets to roof and architraves. The window bays extend to three floors with basement.

Numbers 99-107 have cherubs set in their capitals: these are high quality mouldings. Unfortunately, all the cherubs have lost their hands. Some have gone altogether and the restoration of such details would be welcome.

Graham Road: Greenwood Road to Fassett Square/Massie Road.

Numbers 88-98 on the south side have extraordinary designs of lion heads above the doors, with swags of shells held in the lions' mouths. Above the fanlights are hooded architraves with side panels containing stylised flowers growing out of pots. Number 94 has a bush growing out of the door surround. Inappropriate new windows have been inserted in this stretch of road. Number 92 is boarded up. Other houses have very elaborate keystones, and egg and dart cornices. 61 and 83 have historic painted house names in gold, in the fanlights. 76-86 are Council flats with recently-installed PVC windows and elaborate security grilles. Keystones repay close inspection, displaying a remarkable degree of individual expression. There are also some good cast iron balcony railings.

Number 55 has a Greater London Council blue plaque stating "Marie Lloyd 1870-1922, music hall artiste, lived here". The house has attractive foliate design over the doors and original york stone paving, but also inappropriate weatherstruck pointing and a satellite dish. There are pretty Ionic capitals with small swags between the scrolls.

Massie House on the south is a modern development with timber projecting bays, and fits in quite well, having vertical emphasis, deep eaves; it is a good example of modern infill which is not pastiche. Fassett Square/Massie Road has overlapping disc motif on sides of door architraves and bay leaf bundle on top of architrave, a very classic motif.

There are some very pleasant two storey and basement houses with stucco architraves. Some variations on the architrave themes have no names per se and are individual interpretations of more general models. Unfortunately, there are some aluminium windows, tiled roofs, PVCu windows with stuck on glazing bars and PVCu doors.

No 19 (Graham Lodge) is the only detached villa, set back, with vermiculate quoins, brickwork partially rebuilt, strong stucco door surround, a side entrance; with original glass in the front door. No 17 is a derelict burnt-out shell, with no roof, and the front garden is boarded up. Harriet Villasis a pair with unusual solid lower panels with oval motif.

The Queen Elizabeth public house has three storeys with a painted brick facade; it has been remodelled and is somewhat bland as it has lost a lot of

features, but Corinthian capital heads survive. Just outside boundary of the conservation area is 20th century housing with an overly horizontal emphasis, detracting from the street.

Stannard Road

This is one of smallest streets in area. Stannard Mews is a Housing Association backland site has steeply pitched roofs. The road has a pleasant terrace of two storeys high with stucco door surrounds and brackets. No 10 has very rare cast iron front boundary railings with stylised floral heads. There is one inappropriate 20th century infill building.

Ritson Road

This forms an important vista to the German Hospital. It is a quiet, very attractive street, pleasant, having two storey houses very like Stannard Road. The front gardens are well cared for. An extraordinary view is given of the very tall spire of Lutheran Church soaring up and view of the German Hospital beyond. The church spire is major landmark and can be glimpsed over rooftops at various places in area. The church is now "The Faith Tabernacle Church of God". The foundation stone was laid by "HRH Duke of Cambridge KG 4 May 1875." It was built in 1875-6, for the Lutherans using, living and working at 'The German'. It has a very imposing presence on what is a small street. It has yellow brick, stone dressings and a steeply pitched roof to eaves, in a cruciform plan. The style is geometrical Gothic revival. Much of the stonework has been painted with a great vigour but only (one suspects) up to ladder height. This is quite unnecessary, bad practice and contrasts therefore with the natural stone colour above which has, of course, dirtied. It still has its slates and some projecting animal gargoyles; generally, high quality craftsmanship is in evidence.

The German Hospital

This extensive hospital was designed by T L Donaldson and E A Gruning, from 1863. It is in a neo-Tudor/Flemish style in red brick with patterns in black header bricks. Its significance lies in its radical plan and overall conception; it was one of the earliest hospitals in England designed on the principles of the pavilion plan, considered by health reformers to be far healthier than previous layouts, particularly for the circulation of fresh air. Florence Nightingale played a major part in its development, and it played an important part of the life of the area. Up to the second world war, it was one of the best equipped hospitals in England. It was closed by the NHS in 1987.

This complex of historically important hospital buildings was on English Heritage's Register of Listed Buildings At Risk for some years. 'The German' was converted into social housing, alongside a doctor's surgery and new build housing on the northern part of the site. The intention of the architects for the refurbishment (Hunt Thompson) was to integrate the buildings into the local street network. The central building was the ward block, with very high wards on three storeys each side of the main entrance. To the central ward block, corridors had been added on the ground floor, and these were

rebuilt as screens over two floors, forming front entrances. The Doctors' and Sisters' houses have also been restored and look as they did originally, having needed very little alteration. The central area was landscaped with play equipment in the middle. For such a large restoration scheme with a large number of housing units, it has a quiet atmosphere.

The southern section

Repointing is generally a brighter colour than the existing, and until this mellow, looks stark. It is regrettable that several prominent areas of new brick infill and repointing have poor craftsmanship, for example, in repointing the piers mortar has been smeared over the bricks, and brick infill has involved four different shades of brick colour. It is to be hoped that the landscaping will be maintained and clearing up of neglected pockets will be done as this detracts from the development. An interesting view is given to the railway track, which has many trees; the original railings should be restored.

The main block has "GH 1863" on the gable; "Florence House" is its new name. There are new, very tall windows with oxblood red colour glazing, as does the side wall render to the left. There is a view of the church spire.

The Sisters' and Doctors' houses have "AD 1911" and "AD 1913" on their gables. A similar shade of red has been used and the restoration has been well executed. Door pediments of stone are very handsome and bold. Good cast iron elaborate railings stand to the front.

The single storey administration block has not yet been restored. This is boarded up and is vulnerable to vandalism, although it has been provided with a new roof. It has an intimate character, with a Tuscan porch.

The interesting 1936 block was designed by Burnet, Tait and Lorne and has thin, elegant buff bricks; the metal windows are rusting, and the stucco dirty. Boldly designed balconies were given for patients to sit out on to get fresh air and there is a roof terrace. Clearly, there is a great opportunity to restore the central and the 1936 blocks.

The northern section: Madina Road

This is reached by crossing the railway bridge, the railway being a later intrusion across the original plot. Madina Road is the recent name for the street running from the Dalston Lane end to the former administration block, though it is poorly signed.

The modern development fits in well into the layout of the existing complex. The newly-built housing association blocks are of red brick and roofed with artificial slate. Parking is allowed up to the front gardens. The ground surface is dark charcoal colour pavements. The new medical centre/surgery has deep eaves and a horizontal emphasis; it is red brick with stucco finished ground floor. The original small gate house to Dalston Lane has been converted into a house, and the craftsmanship of the restoration leaves something to be desired. There is a stone plaque to the side with "GH 1876". The front boundary is described under Dalston Lane.

Clifton Grove

This is small, with only seven houses; it provides an effective foil to the German Hospital. Houses have two and a half storeys, with a dentil course to window bays; Ionic capitals to door architraves, and yellow brick. There is a quiet, cared-for atmosphere as at Ritson Road. The vista is of red brick pediments of the German Hospital, aligned not centrally to the road but to the left. There is a good crab apple tree. Two garage doors are unkempt. The original street name plate survives.

Fassett Square

It is no exaggeration to say that the design of Fassett Square and Fassett Street are known to millions of people due to the television programme "East Enders", the layout being used as a model for the fictional Albert Square. The central garden is a protected London Square (London Squares Act 1931). There is a rose garden and pollarded lime trees, and cast iron painted black front railings which are replacements. This square has a very pleasant atmosphere overall and an intimate feel. There are two storeys of yellow brick, stucco architraves, Ionic capital heads; the upper panel above doors is elaborate foliate with a keystone and dentil cornice. No 29 has Edwardian stained glass in its front door and brown painted glazing bars.

The view to the railway line in the north is of grey corrugated iron sheets and a dilapidated factory. Some good front doors with four panels and round-headed top panels. Number 19 has a pampas grass bush. At far end of square is the gate to 20A, which has pretty honeysuckle arch growing over garden door. Chimney stacks and pots make an important contribution to skyline. Some alterations have been carried out to houses, such as elaborate grilles to front doors and windows, and satellite dishes. Part of Fassett Square towards Graham Road is made up the sides of houses.

The five storey 1936 wing of the German Hospital is on the west side, behind a high mesh fence. It dominates, but is not oppressive, and is a fine and dramatic piece of modern design.

Fassett Road

This has the front door steps and porches as seen in Albert Square on "East Enders", which are not in Fassett Square itself. On the north side, 313 is a Council housing block with a large expanse of hung natural slate to front elevation. Houses have two storeys and basement, and bay windows, for example at 8/10, and 12/14.

Greenwood Road

North of Graham Road, Greenwood Road is mostly three storeys and basement. Unfortunately, this seems to be used as a traffic 'rat run'. Towards Graham Road, houses have lost many stucco details, leading to a bland appearance. Numbers 63 and 65 have large, handsome 3 bay stucco surround windows. On the keystones of windows are reliefs of children's heads and on neighbouring 67 and 69 are keystones with men: are these the children having

grown up?

Some good mature trees are growing in the street. 73 has a keystone with long-haired young person, in the Romantic style. 100 and 102 have columned porches and very strong and vigorous castellated render round upper windows. On the west side, houses have vigorous moulding round windows and elaborate eaves brackets. 85 has later casement windows, very shabby and dilapidated in contrast with the rest of street.

The railway line runs under this street, although one is not aware of this as it is screened by a high brick wall. An interesting glimpse of Navarino Mansions is given to the east. An Italianate tower defines the end building by the railway.

To the north end, houses have three storeys and basement, and there is some loss of character. Some good cast iron railing stays with anthemions can be seen, and good Palladian windows. Number 120 is boarded up; it has been squatted and presents an opportunity for restoration

Dalston Lane

This section has a different character from the rest. It is a very busy, noisy road, which does detract from some of the interesting architecture. The stretch towards Ridley Road contains some of the earliest buildings in the conservation area, representing the early core of Dalston. Some of these are listed and in need of restoration of features.

Taking the section west of Greenwood Road and proceeding westwards down to Parkholme Road, this firstly consists of houses and commercial premises, several with warehouses behind, extending to the railway. The corner building, no. 180, is a former public house, with Corinthian capitals again. Stucco and brick facades are all painted grey. The row of five shops, 168-178, are Victorian and three storeys of no particular architectural merit but play an important part of the streetscape. One of these has ornate stucco window architraves, but others have lost theirs, which makes them bland. Shopfronts would benefit from renewal in a more appropriate style. Number 172 is vacant and boarded up, with glass missing. No 168 is early-mid 18th century with re-fronting of a century later. It has an unusual and interesting cast iron ornate structure above the fascia, which could have been a pub or shop sign. No 166 is an early 19th century three bay stuccoed villa, set back from the street with the appearance of being detached. 162 and 164 are an 18th century pair. 164 is labelled 'James Elves and Co, Carrara House' and is red brick painted black. It has a stone coped parapet and cornice band. To the first floor are full-length french windows an elegant cast iron Gothic (pointed arch) balcony. The porch has slim columns and pilasters with a geometric frieze. The door is six-panelled with a design of concentric rings. No. 162, its pair, has been greatly altered (even before it was listed). It too has three storeys and a gambrel roof; most features have been removed and it looks run-down.

162A has a ground floor single storey shop extension, recently sensitively restored. The upper storey windows have columns in paired windows.

Beyond is a courtyard and works. 160 is an important listed building, of the second quarter of the 18th century. An added left entrance extension with part of a modern building directly above it, is a six-panel door in a late very fine timber 18th century Doric doorcase. This has columns attached with dentilled capitals and open pediment. The fanlight has interlaced bars; the sash windows have gauged flat brick arches

The rear is in a poor condition, there is much original panelling inside and the building is under-used.

By way of complete contrast, there is a petrol station next door, with a large red plastic canopy. It has a major negative impact on the street scene. Next to this is 154, a 1950s block of merit.

Returning to the German Hospital complex, the impact of the buildings is lessened by the long expanse of original red brick walls. The area to the piers is of good quality handmade bricks, but the pointing is again extremely poor, with concrete-rich pointing smeared over the bricks. Good cast iron gates with circular design are fixed permanently to the piers.

148 is a recent building in a Georgian idiom, mirroring the rest of the terrace to the east, yet linking with the adjacent 'Haven East'. This optimistically named recent development was on a backland site. It is centred round a courtyard and has large, electrically-operated gates. Inside, are houses with stucco facades painted pastel colours. There are three gable roofs; it is fairly successfully designed. One historic industrial building has been converted to a house. Planting is good.

Returning to the main road, 128-144 is a row of Georgian buildings of three storeys and basement. They have yellow brick with red brick arches (rebuilt). Much of the upper brick appears to have been rebuilt. It is a homogenous terrace in good condition, with cast iron spearhead railings to front gardens, having urn finials, along the entire length. Fanlights are leaded with cobweb pattern and the stucco has imitation ashlar.

126 has a building line forward of the terrace; it is late 18th century with mid 19th details. It is brick faced with stucco window surrounds which have egg and dart spandrels. The stucco door porch is grand; the lower panels of the door have reeded design. The left wall pier is leaning and badly cracked. Adjoining is a Victorian industrial warehouse and garages. Facing the curve in the road is 124B and C, late Victorian shops, quite different in character, with red brick dressings. A frieze has interlocking circles; 124C is new and copies details of the Victorian buildings. Number 124 is a painted villa, the right section being vacant. Next to this is a Victorian courtyard with garaging for hearses.

Beyond the railway bridge (brick with stone coping) now continuing round the corner southward, is a terrace of six houses, with large ground floor margin light windows and tall brackets. From Ritson Road, 108-98, is a terrace of three storey houses with tall brackets to architraves and deep eaves. Porches have glazed tiles with designs. Several need maintenance and 102 is void. These houses are similar to some in Graham Road. There

follows a series of houses in an area of quite different character to the quiet streets of Mapledene. 96, a former club, is yellow brick and detached, with a tall architrave over the door and a bay on the left. Two brick houses, 92/94, form a 'stop' to this part and form a substantial and strong corner presence on the streetscape. They are attached but give the appearance of being detached; they are sparse, substantial and worthy of preservation. 92 is a Red Cross London Branch. Note the stained glass to the porch with red crosses. All these buildings have timber windows. Unfortunately the traffic is very heavy at this road junction. Between Graham and Parkholme Roads are 90-88, two semi-detached houses. 88 has 'Dr Barlow' in stained glass in fanlight. They are similar to the previous houses with tall brackets. 402 Queensbridge Road forms the end of this part of the area, merging as it does with 77-75 Parkholme Road. 402 Queensbridge Road is deep red brick with a triangular pediment and quoins. Unfortunately the Parkholme Road properties have coated aluminium tilt and turn replacement windows. To the south is the Queensbridge Road conservation area, designated in 1985. These last houses form a gateway to the more intimate and Parkholme Road.

Turning to the section in Dalston Lane east of Greenwood Road, there are four yellow brick houses of handsome design, sparse and very good proportions, semi-circular arches above ground floor windows, with front part stepped forward. 186 is a detached villa, covered in creeper. There is a high wall with very attractive foliage on terracing; there is a feeling of seclusion so near to busy road.

Navarino Mansions

Navarino Mansions is a complex of separate Edwardian tenement blocks. They were built for the Four Per Cent Industrial Dwelling Company and completed in 1904, designed by Nathan S Joseph, the Company's architect. They were intended to attract Jewish artisans from the overcrowded east end.

Navarino Mansions is dramatically different from the rest of the area with a real sense of drama in its long "streets", sheer height and excellence of design. The blocks are five storeys with an attic storey and made of red brick with elaborate stucco dressings. Attractive details abound, such as the Art Nouveau cast iron balconies and subtle stucco reliefs. The lettering at the entrance spells 'NAVARINO MANSIONS', and is in an Art Nouveau typeface. Despite its height, the complex manages not to look too imposing, but has human scale, aided by details such as balconies, stucco relief of children. Sky, unobscured by high rise buildings, is visible over the railway line at the end of the "streets". The complex has recently been successfully and sensitively refurbished by architects Hunt Thompson, with a high degree of tenant involvement. Some units were lost due to the creation of bathrooms. The central 'streets' have well detailed surfaces, good cast iron work and balconies, and new railings have an undulating curved top rail.

Navarino Road

The top end has an attractive curve in the road. Some houses are very reminiscent of those in De Beauvoir Town, with front porches set back to the side, three storeys or two and a half. There are elaborate brackets to eaves and architraves. The east side is dominated by Navarino Mansions. 83 is derelict. Though not visible, trains are audible from the railway line. South of the railway line, the character is similar. Inappropriate replacements include: railings, painting, loss of stucco details. 66 has a very fine door case with gothic fanlight. One semi-detached villa is probably of an early date. 60 has an iron sculpture of a man in the front garden. 49 old shopfront conversion to a house. 45 appears to have been a public house converted to residential with a date on it of 1992; this has been done well. 45A- small, very recently-built detached house with gable front, which attempts and fails to use neo-classicism.

Navarino Grove

Navarino Grove is mostly disappointing. It is a row of two storey cottages, mostly grossly disfigured. No 4 is stone clad with PVCu windows. The street will be affected by a proposed railway ventilation shaft to be built on land adjacent to the railway tracks at the end of the street. The south side is the back of Graham Road, which has several original pitched roof extensions.

Wilton Way

Wilton Way does not present a homogenous whole; it is obviously split into many plots developed at different stages. Much of it consists of sides and backs to houses. It is mostly low-scale with some two storey buildings. A former public house at the corner is shut down and 81 is dilapidated. The row of shops is two and three storeys and has a village-like atmosphere, but could benefit from a comprehensive facelift. From Navarino Road to the west has the back of Graham Road on the north side. There is one fine willow tree. A row of houses facing directly onto street is unusual in Wilton Way. West of St Philips Road to far west of Wilton Way on the north side are some very attractive two storey houses with front doors set back at the sides. Thackeray Mews is a backland development. The Prince George public house would benefit from its external features being restored. The vista to Parkholme is of red brick, which comes as a surprise after the predominance of yellow brick.

Eleanor Road

The north end has Council housing and neutral quality. It is dominated by vista to the south of the tower block; this is a quite dramatic effect. Electricity wires hang prominently on poles. 105 is boarded up. The three storey houses have simple stucco surrounds. The character is more restrained than Graham Road. There is a pleasant curve in road to the south end. To the very south end, beyond the tower block, the vista opens out to London Fields: this is quite a contrast.

Horton Road

Horton Road is similar to Eleanor Road on the west side. 39 is modern with PVCu windows and stucco window surrounds. Number 35 is dilapidated.

The view to north is of a tower block and the high-rise by London Fields is also visible above roofs. The east side has a modern yellow brick development of three storeys; this respects the streetscape (for example it is slate roofed), yet presents a modern idiom.

Navarino Road

Navarino Road has several mature trees. No 1 is a detached villa; there are few of these in the area. The south side is diluted by the 20th century Wayman Court. No 5 is modern and has basement car parking which is cavern-like, being unattractive and disruptive to the streetscape. It is interesting that there are some paired villas like the very common stucco houses in Kensington. No 11 has very exuberant acanthus capitals and dogs' heads on first floor windows brackets. Generally, there is a wide variety of architectural motifs. 36-38 is Dr Spurstowe's Almshouses, a modern relocation of historic Hackney 17th century almshouses, with original 17th century plaque embedded on side wall. It has three storeys, with some side balconies having sloping roofs.

Greenwood Road

The corner is defined by the Spurstowe Arms public house, which is well maintained. This has three storeys and basement; 54 and others have elaborate exuberant foliage in capitals and in bay with cornices, some being oak leaves. No. 24 is boarded up. No 20 has a palm tree in its front garden. 1A is former sorting office, now "Cherubim and Seraphim Holy Temple Church of Christ". It is an interesting, red brick single storey building, with the date "VR 1888" carved in brick niche; there are good, strongly designed stone pillars and architraves and good cast iron railings. The view to the grey side wall of tower block is very bleak.

Wilton Estate

The Council-built Wilton Estate was built c. 1939. It generally a well-designed development of yellow brick, three storeys with newly installed PVCu windows. It has some interesting segmental arched roofs to the main roof and generous balconies with corrugated effect. Flats are spacious inside with full length windows in niche and balcony the central garden with paths, playgrounds and playing courts is secluded and large, and could benefit from being upgraded.

Lansdowne Drive And Hackney Free And Parochial School

The large separate annexe building to Hackney Free and Parochial School is early-mid 20th century. This annexe is a simplified neoclassical style, two and three storeys with a triangular pediment, with red brick. It has exposed timber sash windows, deep eaves with oval window in the pediment. The

separate school house was built with Hackney Free and Parochial School and has a double pitched roof.

Hackney Free and Parochial School is a major landmark. It was built as a primary school building, in 1886 by the architect T J Bailey for the School Board for London (it has "SB for L" in brick). This building is very imposing, grand, is example of craftsmanship of highest quality and obviously more ornate than many other Hackney schools. It has a steeply pitched red tiled roof with deep eaves. Each bay has tall attic storey windows which break through into the roofline. There are elaborate shell motifs in the tall windows. In 1997 the building was squatted and slightly damaged internally. Several red tiles are slipping; to Wilton Way, decay and vegetation are very obvious.

Buildings south of the schools include a row of two storey bay windowed houses, which need maintenance. No 44 has Egyptian heads in keystones. South of the Mapledene Estate towards London Fields are two storey houses, some full length with bays and keystones with reliefs of heads in. The modern church of St Michael and All Angels (q.v.) defines the end of this boundary.

Elrington Road

Elrington Road has two storeys, round headed windows and semicircular arches over doors having ball finials on top.

Forest Road

Houses in Forest Road have two storeys and basement. The Wilton Estate fits in well with the streetscape and skyline. 100-102 are modern flats. Houses have double scroll brackets, bay windows have foliate design. The Prince Arthur public house has a date of 1861 on and appears in very good condition, having been restored in 1996. There is a possibility that this could be converted into residential units. Some houses have foliate designs round the sides of doors and reliefs of women's heads in architraves. 7274 are 20th century housing, very bland and out of harmony with this street. 85A are red brick houses similar to the west side of Parkholme Road, with swags in friezes and fretwork to porches. Number 70 has a very good Georgian fanlight and door with fluted quadrant pilasters; the eaves are deep and the fanlight is patterned. 66 and 68 have very tall, quadrant fluted pilasters like at listed buildings in Queensbridge Road. 64 has red fletton front garden wall, which is most regrettable and in the wrong colour. 62 has a very tall brick wall, former stables to the listed building. The other side of road has slate hung fronted flats.

Forest Road south of Wilton Estate has some window architraves with brackets and pendant motifs. There is a row of four Victorian shop fronts, quite rare in this predominantly residential area.

St Philips Road

This street has an interesting view of the Lutheran Church's spire to due north. Buildings here have some roundheaded door surrounds with ball finials.

Some original cast iron balconies survive, with keystones with vermiculation (a worm-like pattern) and egg and dart banding. There is one detached house. The character is diluted by the red brick garage wall and plastic garage doors.

On the south side are three storey houses.

Parkholme Road

The west side of Parkholme Road is red brick in a late Victorian/Edwardian style (a later development than the rest of the area) and curves up to Queensbridge Road/Dalston Lane. The east side has a different character and has yellow bricks; no 60 is detached with very tall front steps. Houses of red bricks have fretwork above front doors and swags under bay windows. Nos. 42-48 are very reminiscent of De Beauvoir Square, with castellated pediments and gables. This street is mostly of two storeys and basement. Front garden walls have unusual decorative cast iron details. On the west is "PARK VILLAS 1854". No 21 has stained glass in the front door. 15-19 are three storey and basement with some good original doors. No 10 has an attractive anthemion cast iron balcony. 49A is reached by a passageway and has a coach-house.

To Forest Road are modern Council flats of six storeys with no merit. To the far west is a row of 2 storey terraces. Marie Lloyd and Grace Jones Close are recent developments of brown brick with a layout respecting the streetscape. Collins Court is half high-rise of no merit architecturally. To the far south end, is a good row of lime trees. Two houses by Marsh Court are detached; no 4 has a very elaborate frieze with its name, a terrace on the first floor, large ball finials and pretensions to grandeur. Modern infill double pitched roofs fit in well.

Richmond Road

Unfortunately, Richmond Road is a car 'rat run' for access between Queensbridge Road (and much further west) and Mare Street. It has speed bumps and recently installed plastic bollards, although it would appear that vehicles largely ignore the speed tables to the west. The row of housing to the Duke of Richmond public house is broken up and works quite well in the streetscape. Adjacent houses are similar to Graham Road, with three storeys and basement. Richmond Road's historic buildings have a wide variety of styles. To the far north west is the lowrise brown brick Council housing of Grace Jones Court, with neutral quality. Some have porches, one rebuilt with red brick. A pair of houses with a gabled front have "NEVILLE VILLAS" on. 1930s style two storey building on the corner with Richmond/Malvern Roads, good corner curve. Some houses have tripartite windows with brackets and rococo balconies.

There is a small unobtrusive war memorial, to victims of the Great War, on the north side of Richmond Road opposite Malvern Road, is very modest indeed. Some letters been prised out of the granite, but it is possible to decipher some names.

To the east end is a vista to Queensbridge Road tower blocks. There are even red brick, not common in this area. 71 has several rowan trees in the front garden. Some houses have double eaves brackets flanking semi circular windows.

To the far eastern part, houses have three storeys and basement, with a very deep parapet, a dentil cornice and some good scrolls to the architraves. 171 has a palm tree in its front garden. The end view to the east is dominated by railway viaduct. The vista to London Fields and its mature trees is quite a contrast. At the junction of Eleanor and Horton Roads are two freestanding 20th century blocks; these have a neutral quality. At the junction with Reading Lane is a rebuilt end tower, like a semi-circular turret with a peak.

East of the Morland Estate, houses have three storeys and basement, with subtly moulded square architraves to windows. Again, there is a pleasant open view to London Fields. 143 and 145 have square door porches and 135 has elaborate cast iron balconies. Several are high quality. A good opportunity presents itself with: 121-129 being a very handsome row of shops which could be improved.

Gayhurst Road (Near Appleby Road)

Near Appleby Road, there is row of five houses of two storeys with stucco architraves, in contrast with the Morland Estate modern medium rise development opposite. West of the Mapledene Estate, Gayhurst Road houses have two storeys, with bay window at full length. Some on the south side have stucco window surrounds merging with the eavesband.

Gayhurst Road School

This school was built c 1874 by E R Robson, the Board's first official architect. It is a large building of three-bay sections with different roofs. To the Gayhurst Road side, the elevation is yellow brick with red brick window surrounds. Unfortunately, there is a ground floor glazed extension, and a more recently added new block with PVCu windows; recent sandblasting has caused irreparable damage to the bricks. The frieze reads: "SBL 1893 Gayhurst Road Schools". To London Fields West Side is some good architectural detailing with obelisks and ball finials, turreted bell cupola and weathervane. There are scroll shaped gable ends on pediments, stone balconies, fleur de lis, timber windows, elaborate and fine cast iron gates. The playground has mesh fencing and is rundown. The view is out to the expanse of London Fields and to the Lido, which is boarded up with corrugated iron sheeting.

Wilman Grove

Wilman Grove has no particular interest, but has sensitive 20th century infill of 2 storeys.

Appleby Street

This is a very attractive, street of low (two storey) houses, with quiet front gardens and double scrolls to front porches.

Mapledene Estate

Mapledene Estate is red brick in English bond on three storeys, being somewhat unobtrusive and inoffensive, but has recent PVCu windows. The pleasant low-scale central courtyard has a well-designed single storey building (derelict) with a semi-circular apse; this area would look most attractive if landscaped and maintained better.

To the north side, the neo-Georgian housing at right angles with Mapledene Road has retained many of its sash windows, simply detailed chimneys and pantile roofs. It is very similar to the Old Oak estate in Hammersmith. Unfortunately there are several PVCu doors and windows. Both these sections fit in respectfully with the streetscape. A Victorian building was retained in the development.

Morland Estate

Morland Estate comprises about 215 flats, in five flatted blocks (2-4 storey) and one tower block of 12 storeys to London Fields West Side. This tower defines the corner as does the nearby Gayhurst School. The estate incorporates a Victorian building on the corner of Richmond Road, linking it with the area.

The low-rise has some attractive 'Festival of Britain' detailing such as in the relationship of the curved and straight-fronted box balconies. To one side, these are red and to another they are blue. The north section is low-rise with salmon pink bricks; the windows bars are slim metal. Courtyards and landscaping would benefit from upgrading. To the south side, is four storey yellow and red brick, more interesting than the north. The long playgroup building has a large expanse of windows, many of which are boarded up.

Lavender Grove

St Michael and All Angels' Church modern, brown brick with elliptical arched roof to Lavender Grove adjoining a church hall, which is lower than the building height. Houses here have stucco surrounds moulded with a simple or egg and dart pattern. The skyline is continuous, with a view of the tower block to the west.

Lavender Grove has a consistently homogenous style and is low-rise; it is a very pleasant attractive and very quiet street due to the lack of traffic. There are some inappropriate replacement doors and three poor quality garage doors. Between Malvern and Queensbridge Roads, the architecture is more like De Beauvoir Town. No 39 is a 1993 infill and unresolved in design. There are some groups of four houses with double brackets, some having reliefs of faces in keystones, for example "RICHARDS VILLAS" and other heads with crowns on.

Mapledene Road

The section between Malvern and Queensbridge Roads has more variety than Lavender Grove has. In the northwest corner are four houses in a terrace with slate mansard roof, reminiscent of Queensbridge Road. No 6 has pedimented gables and full-length pilasters on the front elevation. The vista is to high rise beyond. There are some very fine elegant doors, for example at no 76. 20th century blocks are all brick imitating earlier styles, without stucco detailing.

Mapledene Road to the Mapledene Estate has terraces of four houses, some with full-length bays and dentil cornice. No 122 has a weeping willow tree. Two houses have black painted glazing bars, which is a historical tradition not often seen.

Lenthall Road

The view to the west is dominated by a tower block. Most buildings here are not of high quality as, for example, at Lavender Grove. Numbers 95-99 are Council housing with PVCu windows. No 74 has a very handsome Georgian fanlight and door. Numbers 70-74 are earlier and by a 19th century Queensbridge Road developer, evidenced by their proximity and style. Number 100 is of lesser quality.

Malvern Road

The north end of Malvern Road has housing association infill which is generally quite successful; the front boundary walls very closely surround two listed telephone boxes; the effect of this is cramped. Number 136 (Richmond Road health centre) is a 1930s block, and has a high, well proportioned entrance tower. There are some good 2 storey houses with basements and brackets to windows. Unfortunately, there several poor replacement front doors. Some good fretwork on bay windows can be seen. Number 43 has brick painted pink. Many chimney pots have been lost.

Middleton Road

East of Malvern Road, no 136 is boarded up. No 112 has ivy cast iron balconies. Some houses are two storeys and basement. There are several tiled roofs, elaborate cast iron balconies, and simple full-length bay windows.

Middleton Road, west of Malvern Road, has two storeys and basement. No 93 has lions on the walls of front steps. There are paired houses with deep eaves friezes. "ALBERT VILLAS" have pedimented cornice: rather a hybrid. Others, for example no 84, have a triangular pediment over the doorway.

Albion Drive

Albion Drive has quite a variety of houses. No 7 has PVCu door and no 11 needs renovating. Houses have brackets to windows and doors. The modern infill has little interest and has neutral quality. The Albion public house appears similar to the one in Albion Road, Soke Newington, of the same

name. It is well maintained and has marbled effect columns. However, its railings and gates are far too thin. No 35 is dilapidated. No 72 is modern and has triangular pediment and architrave.

Shrubland Road

Shrubland Road church is an early, rare and complete example of a temporary iron mission church. Its survival is remarkable. It was built in 1858, originally clad in corrugated iron, with a pitched roof and 'steeple' at the front. It is now Evangelical. There is a strong vertical emphasis with its corrugated iron sheeting. Its front boundary has partially fallen down; generally, it looks neglected at least from the exterior and yard in front; it could benefit from some restoration work.

Generally, the quality of buildings in Shrubland Road is very mixed. To the north side of Shrubland Road are groups of four houses with double brackets to doors and porches; some have lost chimneys. Some houses have attractive margin lights in their windows. At the junction with Marlborough Avenue on an island are three good slim historic gunposts.

To the west side are some semi-circular windows. Lovell House high rise has no 'special' architectural merit at all.

Up to no 49, architectural quality is good, but towards the west the quality is noticeably diluted in terms of the 'special' quality required for a Conservation Area. Up to 24 is modern housing of no particular interest. Some recently-built houses are strongly pedimented with freestanding pillars in the central axis; this is a good example of well-mannered modern design which is not pastiche. From 24 westwards, quality is good, with strongly modelled porches; 18 has Ionic capitals with flutes. 216 have more unusual strongly modelled front porches; no 10 has lions' heads on cornices. Some front elevation brickwork has been painted.

Brownlow Road

As at Shrubland Road, quality is increasingly diluted to an extent not seen in the northern part of the area. Some areas of Council housing have neutral architectural quality. There are some good houses of two storeys and basement with scroll brackets round windows. 2327 are neutral quality modern housing, as is 45. 51 has a good two panelled door, very tall margin lights and moulded architraves. There are moulded cornices. The south side of Brownlow Road forms an obvious boundary to the Conservation Area.

Marlborough Avenue

This short stretch of houses is a row of similar quality to those at Brownlow Road; it now seems rather isolated due to being surrounded by modern developments in area. It also has had lot of poor quality alterations, but does justify being in Conservation Area. Like Shrubland Road, the street does not follow the grid-like pattern of most of the area.

6 *Urban Design And Development Control Principles*

6.1 *Introduction*

The area has a local character which is composed of relatively simple elements and a uniformity of scale. It also contains, within itself, a variety of character areas, each with their own uniformity of scale and composition.

Generally, the area suffers little from lack of investment, with only a few isolated areas containing collections of decayed buildings such as along Graham Road, Wilton Way (including the Hackney Free and Parochial School), and the east end of Richmond Road. The building stock has benefited from investment over recent decades.

The following section outlines factors the Council considers to be important in preserving the character of an area, through encouraging good practice.

6.2 *Built Fabric*

The character of extensions to residential and commercial property in the area will have an immense impact on the special character of an area. The majority of extensions are located in the southern half of the area where there are larger plots, such as along Richmond Road. On earlier houses in this area most extensions visible from the street are sympathetic to the original design of a building, consisting of new side entrance door or halls, perhaps with upper floors. There are a few extensions to accommodate garages on the ground floor.

Rear extensions are not visible from the street in most cases, as the sides of plots are generally only visible at corners. There are some dormer windows.

Alterations to buildings

The character of the conservation area is derived from the group of terraces and their uniform appearance and form. Alterations to buildings can have a particularly damaging effect on destroying their homogeneity. The massing and rhythm of the buildings within a street are key elements in defining its character.

- ? Extensions and alterations to buildings should not visibly affect their scale, rhythm and massing when seen from the street or any public space and should not be excessive additions to properties. Detailed guidelines may be needed to prevent unsympathetic and inappropriate alterations in the future.

Rear extensions:

- ? Rear extensions will be considered on their own individual merit. In all cases the design and materials used should be in keeping with the existing property and all planning standards in the Unitary Development Plan should be met;

- ? Rear building lines should respect and take into account the value of rear gardens in landscape terms and the contribution that existing boundaries make to the character of the street.

6.3 *Street Frontages*

The character of streets is a result not only of the width, length and vista of public spaces in the area, but also the way that buildings and their plots relate to that public space at street level. Other factors include the massing of buildings, architectural detail and patterns of buildings, boundary treatments, car parking, street trees, and so on.

The traditional street frontage pattern in the conservation area is of buildings fronting onto the street at the perimeter of blocks, in the majority of cases the building line (and hence doors and windows providing natural surveillance) would be within five metres of the rear edge of the pavement. Earlier (Georgian) developments or grand mid-Victorian developments tend to have larger front gardens and are setback further from the pavement. Later developments include buildings up to the rear edge of the pavement.

Traditionally in the residential areas the street frontage would be characterised by railings (with dwarf walls and piers) and hedges or trees planted along the street boundaries of gardens, plus railings dividing gardens. Railings would have been removed in the last War. In the majority of cases railings have not been replaced, but substitute walls or hedges form the predominant boundary type. Generally in postwar developments trees have been removed from boundaries, leaving a very hard landscape environment. This has been compensated for by the planting of trees on pavements in many streets.

The majority of post-war residential developments (prior to the late 1980s) within the conservation area were public housing estates, many of which respect the traditional perimeter block relationship between buildings and public spaces (streets). However, there are a few estates which do not maintain this relationship, and a number of tower blocks which are excluded from the conservation area. Many public housing developments do not prevent the fronts of dwellings facing onto the street, but rather have an internalised circulation system, particularly where developments are four storey blocks of maisonettes. This tends to create a poor relationship between the building and street, with the building defining the edge of the public space only, surrounded by green space and a boundary.

There have been a small number of private residential developments, mostly in the southern half of the area, mainly from the 1970s and 1980s. These generally tend to be flats or three storey town houses with ground floor garages and off-street parking spaces which provide a very poor street frontage. There are a number of courtyard developments on Wilton Way.

All recent development of sites (since the mid 1980s) in the area have been undertaken either by housing associations or smallscale private developers, and are generally successful. These developments have tended to be more

sensitive to their context than other postwar residential developments. The relationship between street and building has been based on the traditional model. The architectural treatment of these buildings has tended to be interpretations of context, of varying degrees of quality. Off street parking has generally been avoided, maintaining small gardens to the front. Some gardens on Greenwood Road and Navarino Road (south) have been adapted for off-street parking, providing a poor edge to the street.

Non-residential street frontages apart from specific building types, such as schools which are set back from the street behind high boundary walls / railings, commercial buildings generally accord with the traditional patterns of street frontage. Generally the architectural detail of street frontages respect their context.

Many of the many public houses in the area have their original frontages maintained, and tend to constitute excellent street frontages with front courtyards accommodating tables and chairs for patrons to sit outside. There are a number of commercial buildings (most of them shops) which have been altered very unsympathetically indeed.

The worst frontages are on Wilton Way where there is a poor quality environment along much of the north side of the road west of Greenwood Road. This is predominantly a function of a variety of rear boundaries of properties fronting onto poorly-kept public space.

Principles:

- ? To encourage a traditional perimeter block arrangement as far as is possible, with building frontages (with entrances) onto the street and small front gardens where appropriate;
- ? Off street parking will be discouraged apart from in instances where it is possible to achieve this at the backs of buildings, so that cars are not visible from the street; buildings should be of a high standard architecturally taking cue from their context;
- ? Shopfronts designs should respect the character of the buildings on which they are placed;
- ? Boundary treatments should be sympathetic in scale, type and design to that which would have been in place before the War;
- ? Tree planting would help create a more attractive environment.
- ? The Council should undertake to improve, in partnership with property owners, sites where the backs of properties front onto public space, and seek development wherever appropriate to correct this relationship.

6.4 Windows And Doors

White-painted double-hung timber box sash windows are predominant in the area (other colour schemes are used and in fact black or dark green are historic). The proportions of windows vary with the age and style of the building. Earlier designs adhere to classical proportions as much as possible.

Window openings have a vertical emphasis which accentuates the heights of buildings. Glazing bars tend to be of a narrow section (ovolo/lamb's tongue) on older properties. Where there are margin lights, they differ in widths and proportions of glazing created. Later nineteenth century properties and windows added later to earlier buildings have horns.

The surrounds to windows vary- there are some stucco moulded surrounds with quite ornate decoration on them derived from the principles of classical architecture, for example on window heads, bracketed corniced heads. Door surrounds are often also of moulded stucco, for example with brackets and cornices. Details such as rendered reveals and mouldings around the window openings should be carefully maintained, repaired and where appropriate, reinstated.

Bay windows are often also found on later nineteenth century properties; on earlier or smaller properties they tend to only occupy the ground floor only and basement floor where they exist. Some of the more substantial and later properties have bay windows occupying upper floors also.

The larger public buildings in the area, often dating from the latter part of the 19th or earlier part of the 20th century contain a wider variety of fenestration designs, often with larger/chunkier sections (whether they are sash or casement windows).

Some post-war development (largely municipal residential) contains fine-section windows (and doors) of steel construction, often consisting of casements with top-openers. Some examples have been replaced with PVCu which has been detrimental to the architectural integrity of such properties.

More recent infill development in the area often employs timber 'sash style' windows (although they may not be of a traditional design or proportions). UPVC has also been popular. However, the window detailing of historic buildings in the area should be replicated in new development where neighbouring properties are similar.

There are a variety of door types in the area. Doors are traditionally constructed of softwood, often with raised-and-fielded panels/moulded recessed panels. The number of panels varies, with 4 and 6 panel doors being predominant in original examples. Doors should have a paint finish in the majority of cases; colour schemes are usually from the darker colour spectrum, but brighter colours can look effective. Some doors have glazed upper panels to admit light into the interior. Fanlights are also a widespread feature and take on a variety of shapes. Some examples contain good

examples of stained or etched glass. Many historic doors have been replaced over the years, and the quality and appropriateness of replacements varies tremendously. Careful attention should also be paid to the retention or replication of fanlights over doors which are a tradition on residential properties.

Principles:

- ? Original windows and doors should be repaired and retained where possible. Regular care and maintenance should ensure the continued well-being of these features.
- ? Where replacement is necessary, the new window or door should match the original in style, detail, materials and appearance.
- ? Most windows in the area are vertical timber sliding sashes. Replacement windows should also be sliding sashes. Replacements that duplicate the appearance of sash windows when closed, but which are actually casements are unacceptable.
- ? PVC and aluminium are completely unsuitable and inappropriate materials for use in window replacements to older buildings. It may be the case that some original or early windows are made of iron or steel, and replacements should be of the same metal, painted if necessary in an appropriate colour.
- ? Replacement doors should replicate the appropriate panel pattern, and should not contain additional “features” such as “fanlights” within the door leaf. They should generally be painted timber in an appropriate colour

6.5 *Building Heights*

When much of the area was constructed in the 19th century, residential properties had much uniformity in terms of building heights. The predominant built form was that of the terrace or semidetached villa, where building heights have some consistency. Sometimes there are breaks in this uniformity caused by the insertion of ancillary workshop/light industrial buildings which may be higher or lower than the adjacent terraces. Some of the grander and older residential properties, particularly in the southern part of the area, have changing building heights, so as to accentuate their classically-derived architectural style; this may take the form of a pedimented or raised building height to accentuate the centre of a block; this may be hand-in-hand with lower entrance pieces at the side of buildings. This built form has been disturbed to some degree, due to war damage, demolition works and clearance of areas for new development, and piecemeal infill development. However, some streets still have a uniformity which is harmonious. This uniformity may not have been ‘planned’.

Smaller buildings tend to be of two storeys, whereas grander/more pretentious residential properties may be raised on basements thereby raising the roofline. Taller properties are to be found in the north and north

east of the area where properties date from the latter part of the nineteenth century; three storeys is quite common in streets there.

The more traditional residential streets in the area offer a variety of relationships between building height and street width, thereby creating a variety of spatial relationships; some streets seem quite wide and open, whereas others appear more closed in.

Public buildings in the area tend to have higher/more monumental building heights which gives them prominence. This particularly the case of late nineteenth and early twentieth century buildings which act as landmarks in the area. Many have a vertical emphasis which may be accentuated by gables and chimneys.

Much of the post-war development respects the older buildings heights; many of the lower blocks have flat roofs finished with tubular steel perimeter railings. Many of the higher towers/point blocks have flat roofs with more playful rooflines, such as glazed lift housings with curved or 'waved' profiles. Some towers rise up to 12 storeys and form landmarks in the area and one block in it has 12 storeys.

Public buildings offer a variety of rooflines, being of differing heights and silhouettes; sometimes horizontal lines are emphasised over vertical, particularly in modernist twentieth-century designs. The vertical may be predominant in nineteenth-century examples.

Buildings in the proposed conservation area do not exceed three storeys (plus attics and basements) for residential development in the north and north east areas, and two storeys (plus attics and basements) in the southern part of the area. Development which exceeds this 'ceiling' is unlikely to be acceptable. Where development is proposed for sites containing prominent public buildings or post-war residential development, taller buildings may be acceptable.

Principles:

- ? The height of new development in the area should generally respect the height of buildings that forms its context.
- ? In certain instances, taller new buildings may be acceptable, subject to the particular location and nature of the building.

6.6 *Roofs And Parapets*

The predominant material used for roof coverings is Welsh slate, although many houses have replaced slate with unsympathetic concrete tiles or artificial slates.

The most common building type in the area have pitched roofs with overhanging eaves which are gabled at the end of blocks of houses. A common arrangement is for terraces to comprise four houses. These properties will always have party walls which rise above the roofs. Earlier typologies tend to have large chimney stacks in the middle of the terrace (typically with 812 pots) and smaller chimneys at the end of each house. Later terraces of this type tend to have small chimney stacks for each house.

In most cases buildings / terraces have pitched roofs with overhanging eaves. Generally the older the building / terrace the shallower the pitch (with the parapet hiding the roof), although there are a few examples of mansards, usually without dormers. Dormers tend to be later additions.

Parapets, which hide the roof structure, are a common feature in the south of the area where there are older properties, and generally on grander properties. Parapets are often moulded / corniced and are painted white in most cases. In the case of some older buildings, whether semi-detached or terraced, houses tend to have a central part of the parapet raised to emphasise adherence to classical motifs. In rare instances these take a central triangular pediment style, and in some cases there are moulded balustrades.

There are isolated examples of late Victorian / Edwardian buildings in the west of the area with bayed front gables or gothic turret roofs. These are decorated with red terracotta decorative roof tiles. Besides these examples there are very few buildings with front gables, most of which tend to be in the extreme south of the area where there are a few older examples, but mostly tend to be recent developments. A few recent side extensions which continue the general building line of terraces have front gabled roofs. There is one warehouse / industrial building with a front gabled pitched roof.

The majority of post-war housing built prior to the mid-1980s was flat-roofed, although a number of council maisonette have been altered to accommodate new pitched roofs. Public housing developments of the 1950s, towers and blocks, tended to have innovative features on roofs, such as glass lift housings and access enclosures. Most flat roofed houses tend to have concrete copings on parapets.

Bays tend to have a sloping roof covered with Welsh slate, although there are examples of a simple lead covering and flat roofs with parapet. The vast majority of extensions have flat roofs in contrast to the roof on the main building's roof. As for dormers and rooflights, dormers have been added in recent decades, many inappropriately located and designed. The majority of rooflights have been added recently.

Roof extensions

- ? Roof extensions and associated party wall alterations will not be permitted if they are visible from the street, including longviews from side streets or open spaces. N.B. In most cases this will mean that they are not permitted on the front elevation;
- ? Repairs or alterations to existing roofs should use matching traditional materials, i.e. Welsh slate, lead, timber;
- ? Existing rooflines should not be disturbed. Original features should be retained.
- ? Original chimney stacks and pots which are visible from the street or public spaces should not be removed.
- ? Modern additions such as TV aerials, satellite dishes, roof lights and vents should be as inconspicuous as possible
- ? Where parapets are rebuilt or repaired, it is essential that cornices and mouldings are retained, repaired and reinstated.

Extensions and infill sites

- ? Generally extension roofs should replicate the style of roof of the main building. Front gabled roofs will not be permitted on extensions. Front gabled roofs will generally not be acceptable on infill sites;

New build sites

- ? Building roof designs should take cues from the context of sites and the general characteristics of the area, disregarding inappropriate post-war developments. Modern roof design solutions will be acceptable on larger sites providing that applicants can demonstrate the rationale for the design with regard to environmental sustainability;

Non-residential building types

- ? A high standard of design is required of all buildings, although the roof type on non-residential buildings need not replicate surrounding roof styles necessarily, in order to emphasise differentiation;

6.7 *Materials*

The shape, colour, texture, pattern and decoration of materials make an important contribution to the quality of buildings and the experience of environmental quality in the area as a whole. Sympathetic materials are also important in new development to ensure a sense of continuity in the built environment.

Yellow stock brick, stucco, render, stone/wooden mouldings, and wrought or cast iron railings are the predominant materials in the area and are used in limited combinations. Some areas such as the west side of Parkholme Road and Navarino Mansions are red brick.

The predominant traditional roofing material is natural Welsh slate. In places this has been insensitively replaced, notably with concrete tiles or artificial slates; these practices will be discouraged. Chimney pots are traditionally constructed from clay, which was normally red, although white/yellow was sometimes used.

The predominant walling material is pale yellow London stock brick (which has usually darkened with age and pollution). This material is also used for parapets, chimney stacks and boundary walls. There are pockets of red brick in the area, most noticeably on later terraces of housing dating from the Edwardian period, and on prominent public buildings (where it has a differentiating role). Restrained polychromatic brickwork features on later nineteenth-century examples, and in a few cases decorative ceramic tiles can be found on street facades; small amounts of terracotta also have a decorative function. Other colours of brick have been employed on more recent developments.

Stucco render is also a popular facing material on older properties, being used in a variety of amounts and situations, but usually having a decorative function. It is predominantly painted white, and gives a classical/decorative feel to many buildings. It may be 'lined' or rusticated.

Stone is used for quoin-work dressings to windows and doors as well as for other elements such as eaves brackets, entrance steps, railing plinth bases and gatepost copings. In later nineteenth-century properties it tends to become more decoratively elaborate in its carving or moulding.

Traditionally the predominant material for doors and windows is softwood which is painted in a variety of colours, but mostly white for windows and darker shades for doors (alternative choices may work well).

Cast and wrought iron is used for window-cill balconettes, balconies and boundary railings (many original examples were torn down as part of the war effort; however reinstatement is welcomed).

More modern buildings are constructed from a wider variety of materials, often of a synthetic make-up; some post-war experimental materials have aged better than others. Post-war municipal housing developments originally contained steel windows, many of which have been replaced with PVC alternatives.

Many have balconies, some of which have a corrugated metal facing. Harder and pale-coloured bricks are often used. Concrete is used for some architectural elements,

some of which have as structural function. The properties of glass are also developed in their architectural form (i.e. large panes). A variety of materials and colours are used for cladding panels (often plastic). Some of these materials, also used in public buildings, may be viewed as intrusive and out of context to the area. Infill development dating from the late 1970s onwards tends to be more sensitive to the original fabric in its choice of materials: pale yellow brick, white-painted stucco render and natural slate.

New schemes should aim to use a limited range of materials with detailing and colour reflecting the qualities of the surrounding built form. Fussy, overdetailed schemes and the use of cheaper, non-traditional materials should be avoided.

Principles

- ? Where buildings are being repaired, the materials chosen to carry out repairs must be appropriate and in keeping with the character, appearance and construction of the building.
- ? These materials should be used in repairs that are carried out using traditional methods.
- ? New buildings should use a simple palette of materials drawn where possible from the local vernacular.
- ? Depending on the location and nature of new development, it may be possible to use contemporary materials as a contrast to the traditional materials used in the older buildings of the area.

6.8 *Activities And Uses*

Street level activity is a vital ingredient in creating a sense of environmental quality and a perception of vitality, and can contribute greatly to the character of an area. The traditional grid street pattern provides a permeable lattice upon which people can filter through the area in its entirety, providing activity and vitality throughout (although vehicular traffic is confined mainly to primary and secondary routes). Throughout the conservation area there are limited examples of non-residential uses which provide focuses for activity, these are:

Community facilities: there are two health centres, one on Richmond Road and the other on Madina Road, and one school in still in use- Gayhurst School. There a number of churches, including the Grade II listed Shrubland Road church;

Public houses: located predominantly in corner locations away from the two main traffic routes, Graham Road and Richmond Road. A number of public houses have closed recently and have been converted to either flats or commercial use; further loss of these would be regrettable.

Corner shops: these are dispersed throughout the area randomly on secondary routes. There are only three shopping parades in the area, located on Wilton Way, Richmond Road and Greenwood Road;

Commercial premises: there are a few instances of small scale industries and a few offices interspersed within the mainly residential areas in no particular pattern. There is an agglomeration of commercial buildings on Wilton Way, many of which are vacant. There area number of motor repair workshops operating from domestic garages on residential streets.

London Fields: although excluded from the conservation area boundary, this open space provides a significant focus of activity for local people, and therefore provides a sense of vitality to the area. The opening of the Lido would enhance the role that the fields play in this respect.

Principles

- ? The best use for older buildings is their original use.
- ? The existing pattern of foci of activity will be supported through planning policies to enable the provision of a mix of uses which contribute activity and vitality to the area.
- ? Wherever resources and policy allow, the enhancement of the environmental qualities of the existing foci will be sought.

7 'Swot' Analysis

7.1 Strengths

- ? A very high number of streets which have a coherence, are homogenous and a completeness of historic fabric.
- ? Attractive vistas afforded by coherent and homogenous streets.
- ? A sense of enclosure and separateness of distinct areas.
- ? Quietness which is only reinforced by contrast to the heavy traffic in main roads of Queensbridge Road and Dalston Lane.
- ? Many well-kept front gardens.
- ? A sense of community pride in the place, manifested by many houses and front boundaries being well-maintained.
- ? The presence of large, keynote buildings of high quality of design, such as the Hackney Free and Parochial School, Navarino Mansions and the former German Hospital; their social history.
- ? The predominantly residential nature of the area and its human scale.
- ? Features such as timber double-hung sliding sash windows, raised and fielded doors, intact cornices, architraves, chimney stacks etc. which survive largely intact and are obviously well maintained.
- ? Close inspection of the stucco details of many buildings shows an interesting variety of interpretations of motifs. Some of these show a richness of imagination in the part of the builders, as if they had enjoyed experimenting with permutations and new images. An example of this is, the lions' heads with swags of sea shells at Graham Road.
- ? A wide variety of tree species, including some mature specimens, to front and rear gardens, backlands and pavements.
- ? The presence of some 20th century buildings which respect the environment in massing, scale, grain and detailing, at the same time as adding distinctive quality of design.

7.2 Weaknesses

- ? Very few original attractive cast iron front boundary railings survive.
- ? Although many houses do retain detailed stucco features, a significant proportion have lost part or all of these. The need to restore, reinstate and protect these is essential in order to retain the historic and architectural character.
- ? The Mapledene area does lack much public open space or play areas; the inhabitants use London Fields for this.
- ? Traffic calming devices are unattractive and poorly designed.
- ? The oppressive, noisy and polluted atmosphere created by streams of vehicles using streets such as Richmond Road as 'rat runs'.
- ? The intrusion into the historic topography by 20th century estates such as Mapledene, Morland and most particularly, Wayman Court. The latter cuts Richmond Road into inconsistent segments.
- ? Vacant, seriously decayed and derelict properties which detract significantly from the high quality of the streetscape.
- ? The more patchy and diluted quality of the conservation area to the south boundary.
- ? Insensitive replacement of details, such as PVCu windows, casement and tilt and turn windows, too thin railings, grilles over front doors and windows.

7.3 Opportunities

- ? Conservation areas should not be 19th century history preserved in aspic; the presence of well designed modern buildings can complement and set off the surrounding historic fabric.
- ? Designation gives the local planning authority responsibility to ensure that any new development requiring planning permission preserves or enhances the character or appearance of the area.
- ? The restoration of 'listed Buildings At Risk' such as 160 Dalston Lane.
- ? The investigation of serving Article 4 Directions which would restrict certain kinds of 'permitted development', for example inappropriate windows, doors, extensions and others which would not preserve or enhance the character or appearance of the area.
- ? The disposal of derelict and vacant Council-owned houses, in order to bring them into use and facilitate restoration.
- ? Tree-planting programme, including replacement of vandalised trees.
- ? Replacement of front boundary railings, gates and walls.

- ? Retention and repair of correct pavement surface treatment such as York stone slabs and the restoration of attractive distinctive features, such as gunposts.
- ? Comprehensive traffic calming, using more sensitive materials and methods.
- ? The creation of new street crossings in consultation with the community.
- ? Rationalising traffic signs and co-ordinating street furniture, styles, tackling unsightly hoardings, etc.

Upgrading the traffic island at the junction of Brownlow and Shrubland Roads.

- ? Upgrading the parade of shops at Wilton Way and Dalston Lane
- ? Install plaques, interpretation panels and fingerposts at areas of particular interest, for example at the German Hospital.
- ? Replacing the concrete planter in Navarino Grove.
- ? Remodelling of seating area outside Navarino Mansions.
- ? Reinstatement of details of facades where this has been lost, for example at Queen Elizabeth public house where the loss is considerable.
- ? Preparation of design guidance on the variety of alterations and developments likely to be carried out.
- ? Educational opportunity for the public, schools, colleges exploring design and history.

7.4 Threats

- ? Incorrect detailing and restoration methods, such as using destructive cement-rich repointing of brickwork.
- ? A proposed railway tunnel ventilation shaft on land at the end of Navarino Grove which may have a negative effect on its immediate locality, Navarino Road, Navarino Grove and Mansions.
- ? The continuing dereliction of the Lido and complex, and its abuse by vandalism.
- ? Illegal occupation of vacant property, which hinders a programme of restoration.

Appendix A Proposals for the area at November 1997

A1 Development proposals

A railway tunnel ventilation shaft is proposed on land at the end of Navarino Grove adjacent to the railway tracks. The proposals submitted for agreement (as the work is deemed to have approval under the Channel Tunnel Rail Link Act 1996) show a large elliptical structure some nine metres tall and approximately twenty metres by thirty metres.

There are number of long-term general housing issues regarding disposals, Council-owned 'voids', fire-damaged gutted and even roofless properties. For a number of years, the Council has been disposing of its street frontage properties where there are no tenancy problems, either at auction or by private disposal to housing associations. It is possible that some could be refurbished, using funds from an affordable housing provision requirement of planning gain agreements. It is also possible that the Council may consider transferring some of its estates to some form of tenant or housing association ownership

Regarding the German Hospital vacant blocks, as of In October 1997, planning and listed building consent applications were lodged by a private developer for the conversion of the 1936 block into 26 flats, together with elevational alterations and provision of ten car parking spaces on site. The developer is in the process of purchasing the building from New Islington and Hackney Housing Association. Consent was granted some years ago for the remaining Victorian blocks, which have been left vacant and which remain in the ownership of New Islington and Hackney Housing Association. The Housing Corporation have required selling the block, in view of the continued redundancy of potential social housing stock.

Hackney Free and Parochial School and its complex also present major restoration and new-build opportunities. All the buildings on the Wilton Way/Lansdowne Drive site were squatted from April 1997 to October 1997. The listed main school building on Wilton Way and its ancillary buildings (caretaker's house and pottery house) are still the property of the Council, and are presently for sale. The annexe building on Lansdowne Drive has been bought by the Peabody Trust as part of an agreement with the Council's Housing Department, to provide family housing units. A planning application has been lodged by Peabody to replace the building with ten houses

A2 Streetworks And Traffic proposals

A number of traffic calming measures have been carried out, with varying results. The Council is considering 20 mph speed limit to be imposed throughout whole area and a further series of traffic calming measures.

Appendix B Schedule Of Streets

Albion Drive
Appleby Street
Brownlow Road
Clifton Grove
Dalston Lane
Eleanor Road
Elrington Road
Fassett Road
Fassett Square
Forest Road
Gayhurst Road
Grace Jones Close
Graham Road
Greenwood Road
Haven East (Off Dalston Lane)
Horton Road
Lansdowne Drive
Lavender Grove
Lenthall Road
London Fields West Side
Madina Road (Off Dalston Lane)
Malvern Road
Mapledene Road
Marlborough Avenue
Marie Lloyd Walk
Middleton Road
Navarino Grove
Navarino Road
Parkholme Road
Richmond Road
Ritson Road
Shrubland Road
St Philips Road
Stannard Road
Thackeray Mews (Off Wilton Way)
Wilman Grove
Wilton Way

Appendix C Schedule Of Statutorily Listed Buildings And Locally Listed Buildings

Statutorily Listed Buildings

Albion Drive: nos. 15-21 (odd); 25 and 27.

Dalston Lane: 126; forecourt railings to no 126; 160; 162 and 164; 166; 168; 182 and 184; 186.

(Fassett Square: East Extension to the German Hospital: listed under Ritson Road).

Forest Road: 62 and wall in front of left part of 62; 64; 66; 68; 70.

Gayhurst Road: Gayhurst Road School.

Malvern Road: pair of K2 telephone kiosks.

Parkholme Road: 1 and 3; 7; 9 and 11; 13.

Richmond Road: 131-141 (odd).

Ritson Road: The German Hospital Main Block; East Extension to Fassett Square.

Ritson Road: Lodge to west entrance of the German Hospital.

Ritson Road: Hamburg Lutheran Church (The Faith Tabernacle Church of God).

Shrubland Road: Shrubland Road Church.

Wilton Way: Hackney Free and Parochial School.

Locally Listed Buildings

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

Albion Drive: 7-13; 8-36 (even); 33 (the Albion public house); 43-57 (odd); 71-81 (odd).

Dalston Lane: 128-144

Graham Road: 90-100

Greenwood Road: 1A, former Post Office sorting office.

Lansdowne Drive: 77.

Malvern Road: 1.

Marlborough Avenue: post box at corner with Shrubland Road.

Middleton Road: 2.

Navarino Road: 58-74.

Parkholme Road: 15-19 (odd); 42-58 (even).

Shrubland Road: 6-16 (even).

Wilton Way: gunpost at corner of Navarino Road.

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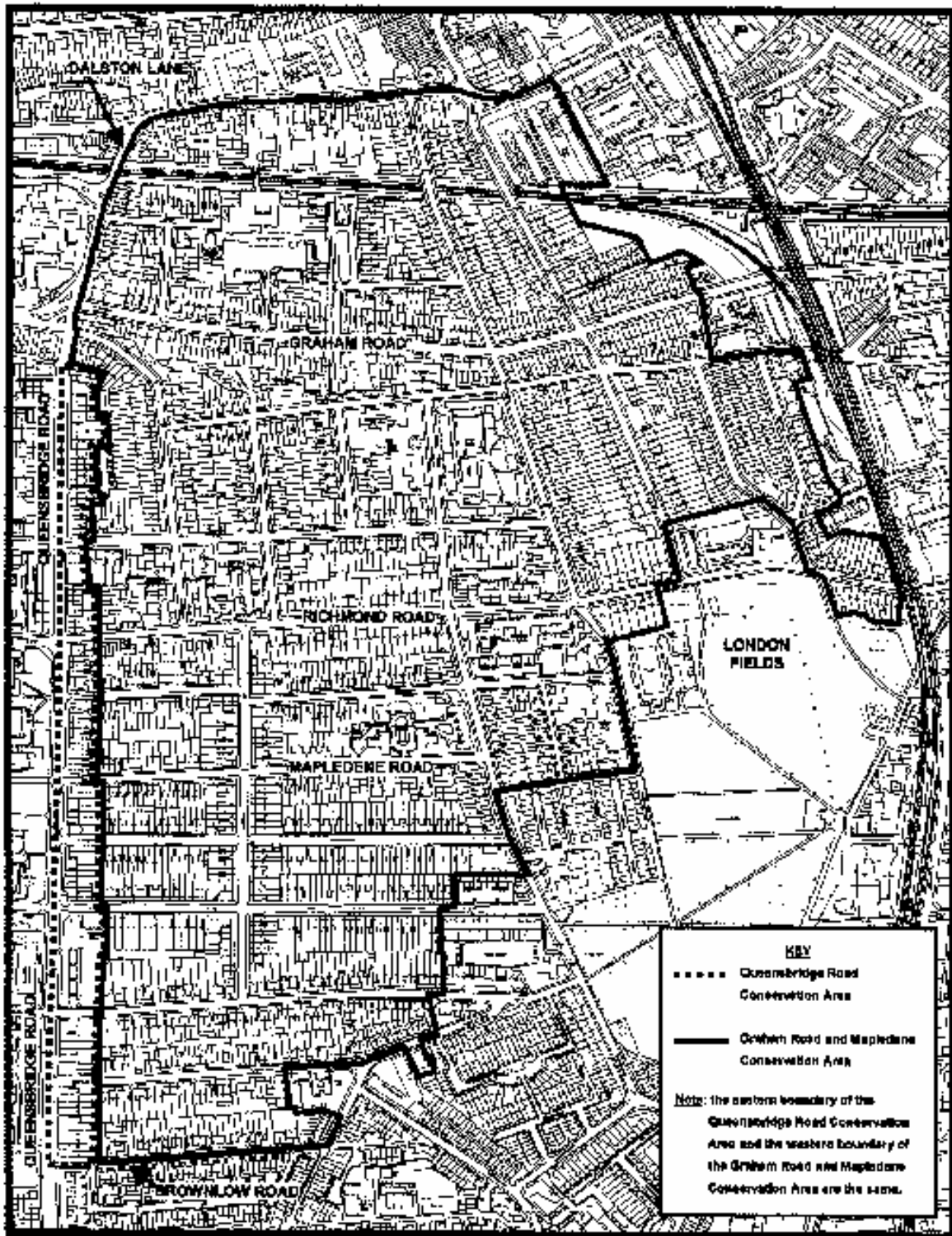
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Appendix E Map of Proposed Conservation Area

Conservation Area Graham Road and Mapledene

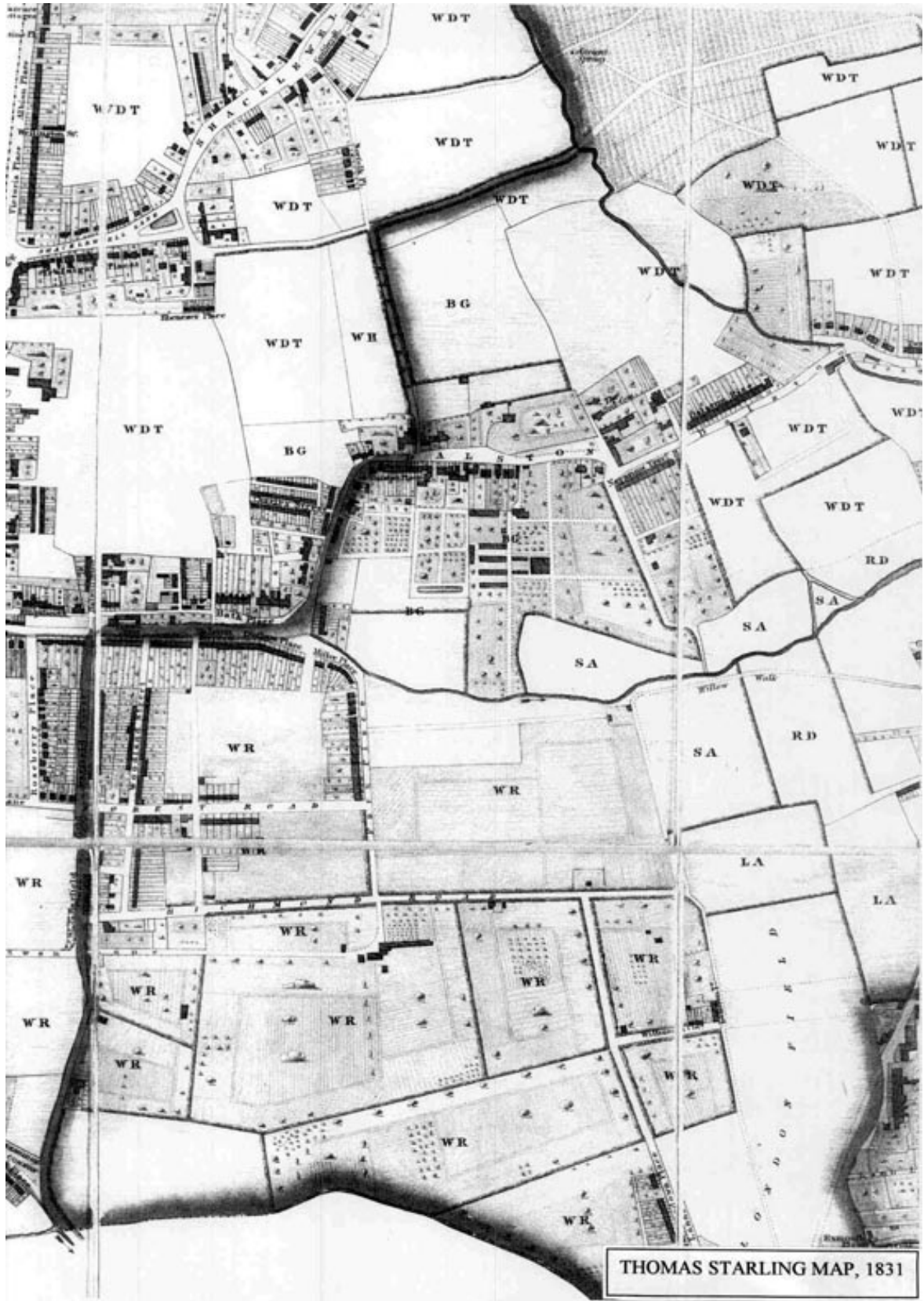


Crown Copyright LB Hackney

Not to Scale

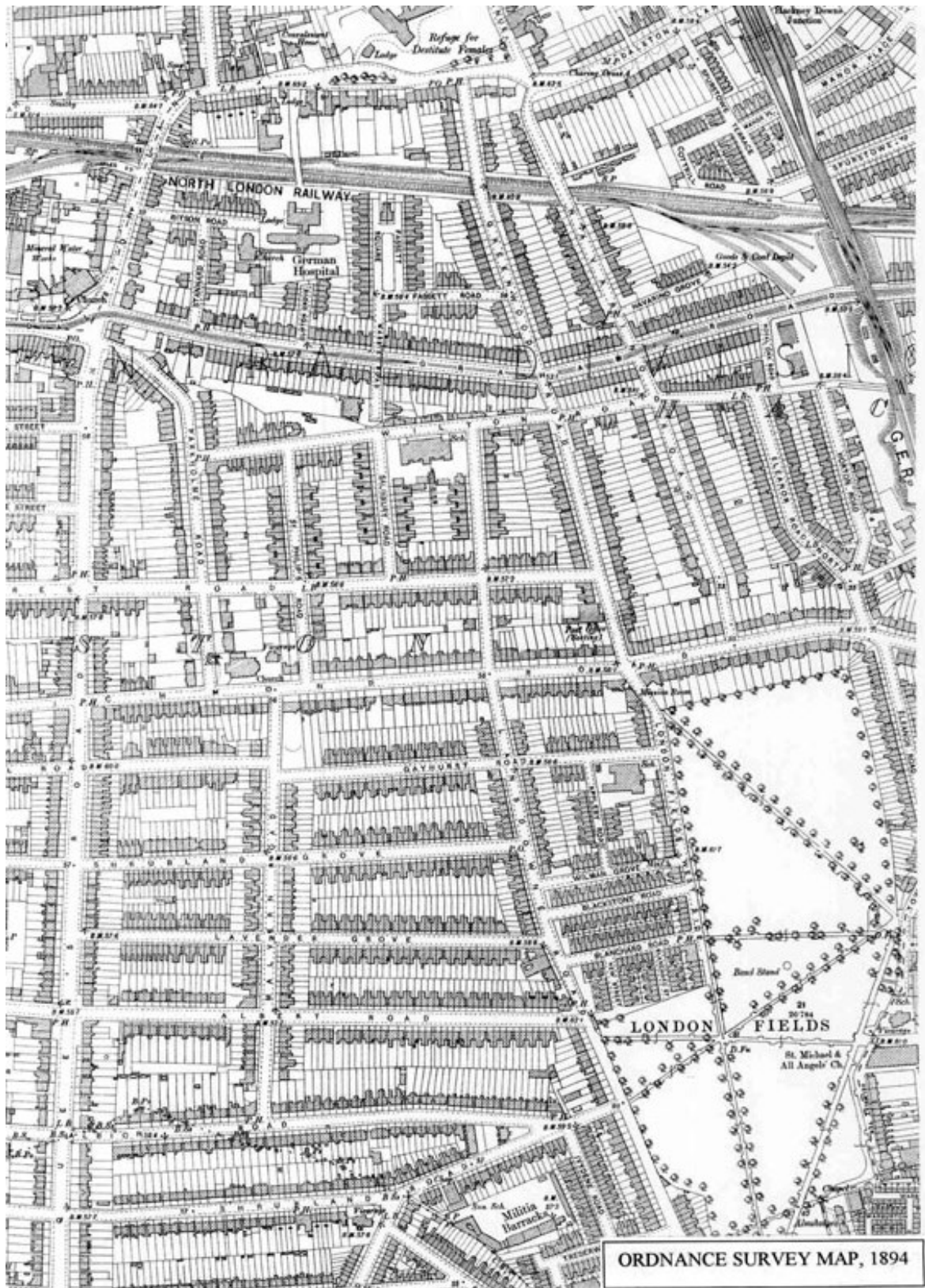
November 1997

Appendix F Illustrations



THOMAS STARLING MAP, 1831







Stucco moulded heads in keystones over doors, at Lansdowne Drive



Historically correct timber sliding sash window with slim glazing bars (no horns), margin lights, internal shutters, ornate stucco architrave and brackets, and cast iron balconette



Detail carved in brick at the former Post Office at Greenwood Road, 1888



Lavender
Grove

Elaborate architrave at 92 Graham Road, with lion's head and swag of sea shells

Marie Lloyd, popular music hall
artiste; signed photograph of 1905

Copyright: London Borough of
Hackney Archives Department



The children's ward of the German
Hospital, photograph c. 1910; the
hospital was at the forefront of
improved building design and of
nursing skills

Copyright: London Borough of
Hackney Archives Department

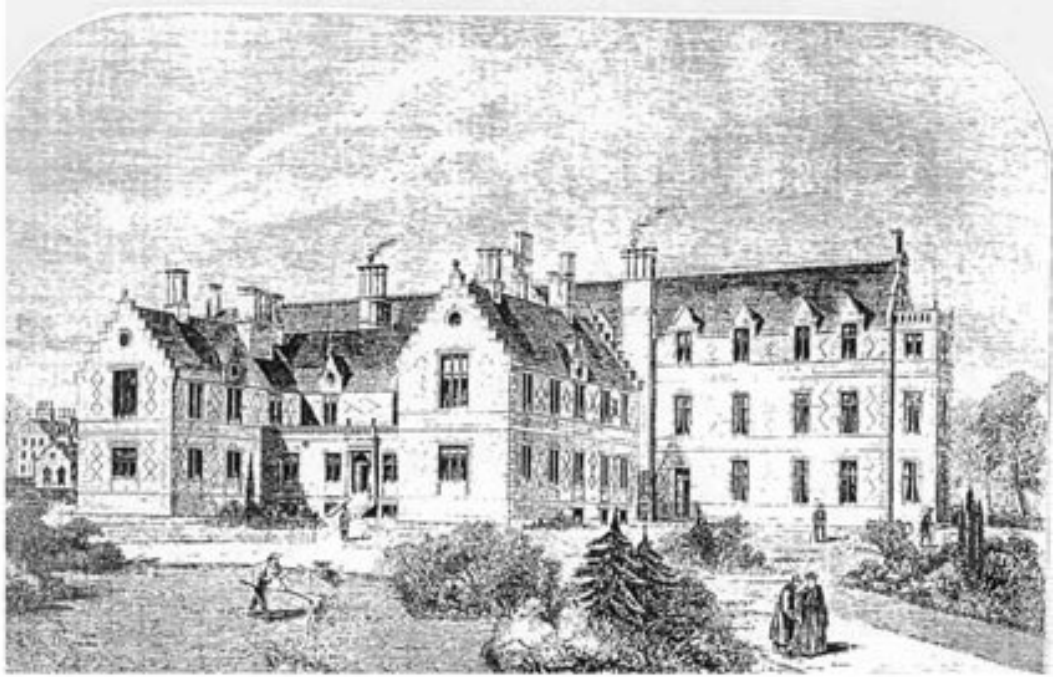




Postcard of c. 1912 showing Mapledene Road, looking east to Lansdowne Drive



Postcard of c. 1910 showing Graham Road from junction with Navarino Road



Engraving of the new German Hospital from 'The Builder', 1864



The 1936 east extension of the German Hospital, by Burnet Tait and Lorne



Postcard of c. 1905 showing Ritson Road from Dalston Lane, looking towards the German Hospital and Hamburg Lutheran Church



Postcard of 1877 showing Dalston Lane and junction with Graham Road



164 Dalston Lane, 18th century, with fine porch of slim columns and fret design on frieze, six panelled door and pointed arch cast iron balcony



160 Dalston Lane, a very fine late 18th century timber doorcase

Richmond Road, 1850s, with
Italianate eaves and brackets



23-38 Fasset Square, early 1860s





1 Parkholme Road, early-mid 19th century



1 Malvern Road, early-mid 19th century

Hackney Free and Parochial School, Wilton Way, 1886

Gayhurst School, 1893, designed by E R Robson, the architect for the London School Board, an international expert on school design

