



PLANNING AND TRANSPORT COMMITTEE  
31/10/83

HOXTON STREET CONSERVATION AREA

REPORT OF THE HEAD OF PLANNING	
Classification DECISION	Enclosure <b>K</b>
Ward(s) affected 18, 23	

#### SUMMARY

1. This report seeks Members approval to the designation of Hoxton Street as a Conservation Area.

#### BACKGROUND

2. At the meeting of the Planning and Transport Committee on 14th June, 1983 it was agreed that officers should continue to investigate the possibility of declaring a Conservation Area in Hoxton Street. Under the Town and Country Planning Act 1971 every local planning authority has a duty to periodically determine which part of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as Conservation Areas.
3. Despite recent redevelopment and site clearance there are a number of buildings of historic interest in Hoxton Street of which only a few are listed. In order to reinforce the Council's commitment to the retention and enhancement of the street and to assist in improving the overall quality of design, materials and advertisement in the street it is recommended that a Conservation Area be designated as part of the overall programme proposed in the draft Borough Plan.
4. The immediate benefit of such a designation would be the control of demolition of all buildings within the area and greater control on design matters at the development control stage. It is considered that this designation is an important complement to the commercial improvement area declaration referred to elsewhere on this agenda, and that the combined effect of these two designations will be to assist in ensuring that a programme of improvements to the district shopping centre meets both the needs of the traders, shopkeepers and residents, whilst retaining the existing character and historical interest of the street.

#### DESCRIPTION OF PROPOSED CONSERVATION AREA

5. The built environment of Hoxton Street encapsulates the changing role and character of the whole area of Hoxton over a period of several hundred years. During the sixteenth, seventeenth, and eighteenth century Hoxton was a fashionable suburb with a number of fine merchants' houses and market gardens serving the city. During the nineteenth century the great expansion of Hoxton as a residential area resulted in the development of Hoxton Street as the shopping centre and focal point of a rapidly growing population.

6. Hoxton Street still retains several eighteenth century houses, some containing earlier cores, set back from the road and with single storey shop extensions built over the former front gardens. A large number of nineteenth century buildings with traditional shop fronts on the ground floor and residential accommodation above also remain. Although modest in architectural terms this changing pattern of development contributes to the interesting and varied building and roof line which are essential elements of the street's character.

7. The decline of Hoxton Street in its importance as a commercial area and the resulting low level of investment has coincidentally served to preserve many of the original features of these eighteenth and nineteenth century buildings: traditional materials, shop fronts, sash windows and decorative ironwork. However, the designation of a Conservation Area is not intended merely to preserve the street as a museum piece but rather to ensure that efforts to improve the economic activity in the street do not result in a further erosion of the street's character by unsympathetic development and the unnecessary loss of features and buildings of historic and local interest.

#### BOUNDARY

8. The proposed boundary as indicated on attached map would include almost all buildings and land fronting Hoxton Street between Fanshaw Street and Hemsworth Street together with the former playground site on the south side of Ivy Street. A list of all properties and sites to be included within the Conservation Area is contained in the attached Schedule.

#### NOTIFICATION, PUBLICITY & CONSULTATION

9. The Council is required only to publish a notice regarding the designation in the London Gazette and a local newspaper to fulfill the statutory requirements. However, it is proposed to notify all occupiers within the area, explaining the implications of, and reason for, the designation.

10. Following designation any planning application within the Conservation Area which may affect its character or appearance has to be advertised in the local press and onsite, enabling representations to be made to the Council regarding the proposals during a period of 21 days after publication of the notice.

11. Designation is to be seen as a preliminary action to achieving preservation and enhancement of the appearance and character of the area and it is intended that a programme of improvements will be drawn up in conjunction with Conservation Officer following an appointment. Any schemes proposed for Hoxton Street would be the subject of full consultation with traders and residents affected.

12. The Greater London Council Historic Buildings Division has been consulted and has indicated officer level support for a Conservation Area in Hoxton

#### DESIGN GUIDANCE

13. As indicated above, Conservation Area designation will enable the Council to exercise greater control and influence on design and materials in the development control process. The success of this aspect of conservation will depend on the quality of design advice and its availability to those considering alterations to their property. It is proposed that this will be provided as supplementary planning guidance in the form of leaflets containing

illustrations, sketches etc., particularly regarding replacement shop fronts, advertisements and materials. It is proposed to incorporate this with publicity for the Commercial Improvement Area.

#### FINANCE

14. In the short term it is anticipated that any schemes implemented as a result of Conservation Area designation would form part of the environment sector of the Urban Programme and that the standards of design and materials would reflect Conservation Area status.

15. In the longer term designation enables the Secretary of State to give grants towards schemes for the preservation or enhancement of the Conservation Area under Section 0 of the Town and Country Planning Amendment Act 1972. It is also possible for the Council to join with the Secretary of State in making arrangements for grants towards the cost of repairs to buildings. Under these Town Schemes the costs are shared, 25% by the Secretary of State, 25% by the local authority and 50% by the owners.

#### STAFFING

16. Considerable staff time is already allocated to work on Hoxton Street within the Shoreditch Area Team, reflecting the high priority given to this area. The designation of a Conservation Area, whilst creating some additional workload, will provide further powers and resources for officers to follow a comprehensive approach to the area. It is anticipated that the programmed increase in staff resources will be sufficient to cope with the additional workload.

#### IMPLICATIONS FOR DECENTRALISATION, RACE RELATIONS, DISABLED, OFFICE ACCOMMODATION, MANAGEMENT TEAM

17. There are no implications in this report under any of the above heads.

#### RECOMMENDATIONS

- A) That the Committee resolves to designate that part of Hoxton Street, as indicated by the boundary on the attached map No. SHCA/1, a Conservation Area under the Town and Country Planning Act 1971 S.277 as amended.
- B) That Officers be authorised to carry out statutory notification and publicity in connection with the designation of a Conservation Area in Hoxton Street.

R.J. Michael, Head of Planning

ORIGINATOR: Mike Lambert

DATE: 29th September, 1983

SCHEDULE OF DESIGNATION

List of properties included within the Hoxton Street Conservation Area:

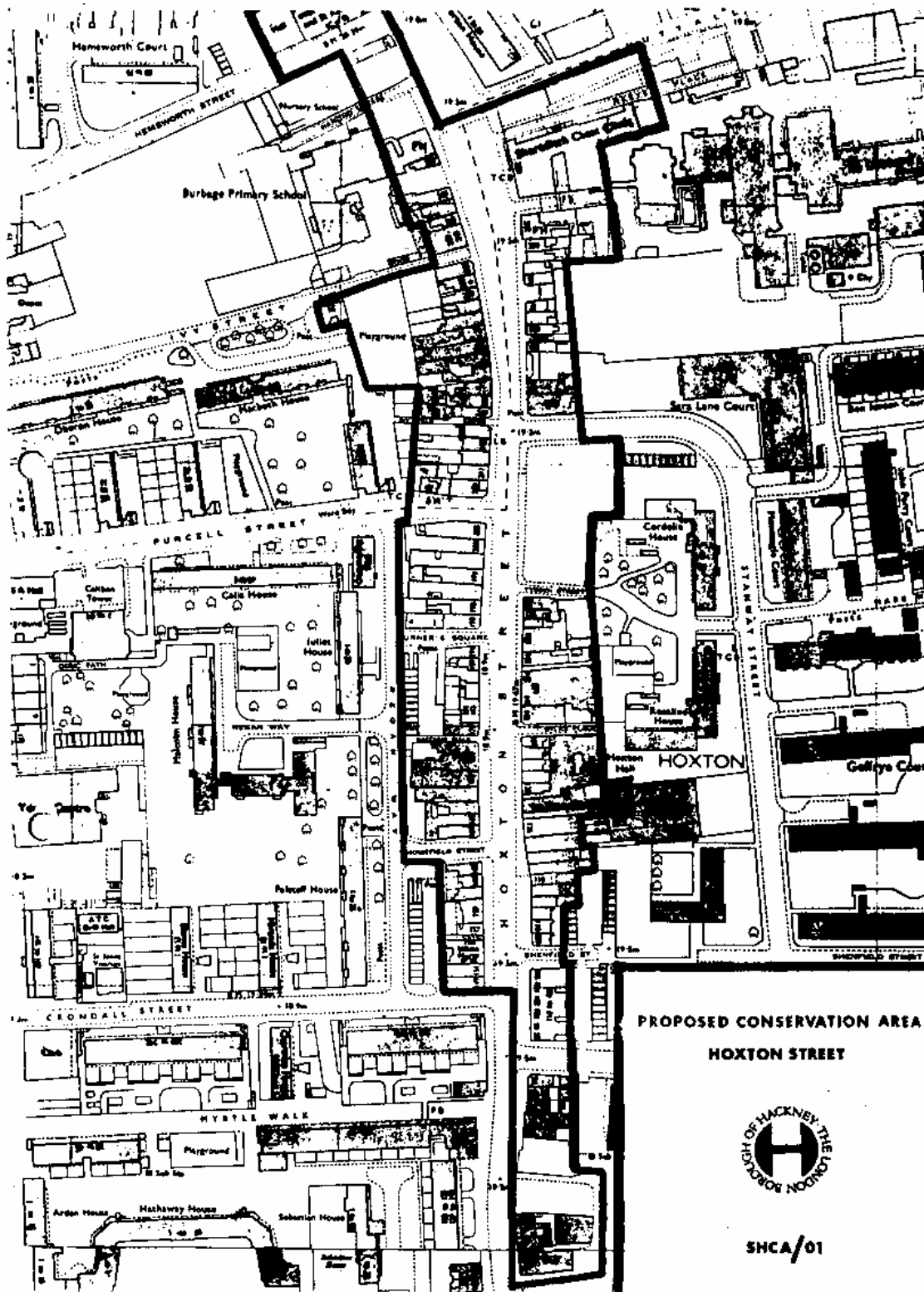
Hoxton Street (West Side): 149, 151, 153-155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179-223 (Hoxton Shopping Walk), 225, 227, 229, site of 231, 233, 235, 237, 237a, 239, 241-243, 245, 247, 249, site of 251, 253, 255, 257, site of 259-269, 271, St. Annes Church.

Hoxton Street (East Side): 70, 72, 74, 76, site of 78-84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 128a, 130, 132, 134, 136-138, 140-146, 148, 150, 152, 154, 156, site of 158-176, 178, 180, site of 182-184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204 St. Leonards Hospital (including land fronting Nuttall Street).

Falkirk Street: 67

Homefield Street: 2

Ivy Street: Land adjoining 54, 54.



LONDON BOROUGH OF HACKNEY  
D.P.C.S.  
SCHEDULE FOR HOXTON STREET CONSERVATION AREA

Hoxton Street

72, 74, 76, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112,  
114, 116, 118, 120, 122, 124, 126, 128, (The Queen Mary Hospital), 128A, 130,  
132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158-176,  
180, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204 (Shoreditch Chest  
Clinic)

114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125.

149, 151, 153 (The White House), 155, 157, 159, 161, 163, 165, 167, 169, 171, 173,  
175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203,  
205, 207, 209, 211, 213, 216, 217, 219, 221, 223, 225, 227, 229, 231, 235,  
237, 237B, 239, 241, 243, 245, 247, 249, 255, Public House, Part of Nursery  
School, 271, Church of St. Anne with St. Saviour's and St. Andrew's Hall.

Land adjoining 54 Ivy Street

Bacchus Walk

2 Homefield Street

67 Falkirk Street

Shenfield Street

Wicks Place

Tyssen Street

Reeves Place

Turner Square

2 Stanway Street

OCTOBER  
1990