



REPORT OF THE ACTING
HEAD OF PLANNING

PLANNING AND TRANSPORT COMMITTEE
27/01/87

SUN STREET
PROPOSED CONSERVATION AREA

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| | |
| Classification DECISION | Enclosure |
| Ward(s) affected MOORFIELDS | |

SUMMARY

1. This report seeks Members approval to the designation of the Sun Street Conservation Area.

BACKGROUND

2. In March 1985 the Planning and Transport Committee identified South Shoreditch as one of 25 potential Conservation Areas for further study. In June 1986 the Hackney Society issued a detailed report of South Shoreditch subtitled "A Survey of Historic, Industrial and Commercial Buildings with a Strategy for the Area". It recommended that the area covered by the report be designated an Industrial Conservation Area.

3. At the September 1986 Planning and Transport Committee, Members agreed a report on office policy south of Worship Street which indicated that Conservation Area declaration would give the Council greater powers of control over demolition and design of buildings in the light of increased development pressure following the Broadgate/Liverpool Street office schemes. Conservation Area status is considered necessary to safeguard those buildings of architectural merit that are at risk from the current intensification of development pressure.

4. It should be noted that the area to the north of Worship street is also worthy of future designation. The initial study area would be within the bounds of Hoxton Square, Shoreditch High Street, Worship Street and the Borough boundary with Islington.

5. From its rural market garden background in the mid sixteenth century, the end of the eighteenth century saw the area around Sun Street substantially built up as it underwent change. This involved industries moving out as it became more desirable for residential development which can be best seen today in the terrace of properties in Christopher Street just to the north.

6. By the early nineteenth century the area comprised a mixture of residential and craft industries and because of its location there were pressures for redevelopment involving places like Finsbury Market. The area became prominent in furniture manufacture taking advantage of the proximity of the Regents Canal for hardwood from the docks whilst high City rents drove the warehouses and showrooms of the various trades into the area.

7. It is from this time that many of the warehouse buildings found in South Shoreditch today originated, involving a mixed use of workshop, stores and showrooms as the skilled trades moved into the small buildings sandwiched between the warehouses. This developed the harmonious mixture of small buildings and warehouses which together with the historic street pattern and variety of building types represent the areas history and continuity of development.

8. In particular the following buildings are of particular interest:

15 Appold Street

9. A large four storey building with raised ground floor allowing natural light into the basement. Built c.1910 for law stationery work it is an attractive property of extreme simplicity but with classic frieze and cornice. There is a fabricated steel wall crane to loading doors on the north east corner.

15A Appold Street

10. An interesting triangular building characteristic of the "Queen Anna" revival of the 1870's and 1880's with windows only on the street elevation.

18-20 Appold Street

11. A four storey warehouse, eight bays wide, heavily ornamented in a free renaissance style of the late nineteenth century. Large windows are separated at each floor by terracotta panels. An unusual feature of this building is the south corner of Sun Street where the last bay of the Appold Street elevation is "wrapped round" even to the extent of curved glass in the box sashes.

5-15 Sun Street (Locally Listed)

12. A four storey stout brick terrace in plain but well proportioned style of the early nineteenth century. The terrace contains a few well preserved shopfronts dating from the nineteenth century and directories indicate various retail use around this time.

13. The street block bounded by Earl Street, Clifton Street, Pindar Street, Finsbury Market, is considered to possess a few buildings of architectural interest and it is open to debate whether this street block be included in the Conservation Area. Members are asked to express their opinion over the extent of the designation.

ENVIRONMENTAL PROBLEMS AND OPPORTUNITIES

14. Although the area has a history of intensive built form many sites became vacant due to bomb damage during the Second World War. These sites, along with buildings demolished, often resulted in infill redevelopments which were regrettable in design and townscape terms. A Conservation Area designation would generally provide greater powers of control over demolition, alterations to existing buildings and the design of new schemes.

15. Conservation area declaration would also facilitate general environmental improvements in the area including the protection of important bollards and the enhancement of important vistas. The designation is complimented by the appended design guide.

LAND USE AND OWNERSHIP

16. The properties in the area comprise a mix of office, industrial and warehouse uses. All are in private ownership with the majority being held on leasehold basis by the firms and companies within particular buildings. There are no residential uses within the area.

POLICY IMPLICATIONS

17. The designation of the area as a Conservation Area will allow for tighter control of development and design and will enable the areas special character and architectural interest to be enhanced. Policies ENV6 and 7 in the Consultation Draft of the Hackney Local Plan are to be applied in order to achieve satisfactory development within the area as well as protecting existing buildings. Policies ENV1 to 4 would apply to a Conservation Area by virtue of Policy ENV8. The entire area proposed falls within the mixed development zone which lies south of Worship Street. The South Shoreditch Inset Policies SS6, 7 and 8 allow for an element of office development in the area as long as this is offset by an equal amount of industrial use on the site or the industrial content is provided elsewhere in the Borough. Given the potential for office development it is appropriate that the Council employ all available powers to protect existing buildings and facilitate high architectural and townscape standards.

IMPLICATIONS FOR BLACK AND ETHNIC MINORITIES

18. There are no specific implications.

IMPLICATIONS FOR STAFFING

19. Since this Conservation Area will be particularly small in size it is anticipated that the increase in workload can be accommodated within the existing staff resources of the Planning Department.

IMPLICATIONS FOR DECENTRALISATION, WOMEN, PEOPLE WITH DISABILITIES, OFFICE ACCOMMODATION AND MANAGEMENT TEAM

20. There are no foreseen implications for the above.

OBSERVATIONS OF THE HACKNEY SOCIETY

21. Welcome the proposed declaration but point out that the Hackney Society report covers a much larger area and see further declarations as a matter of great urgency.

OBSERVATIONS OF THE ENGLISH HERITAGE

22. English Heritage warmly supports the declaration.

OBSERVATIONS OF THE HEAD OF ENGINEERING

23. The Head of Engineering will examine proposals on the merits of design and in each case seek to improve the facilities for access, servicing and pedestrians, including junction improvements.

OBSERVATIONS OF THE RACE RELATIONS UNIT

24. Conservation Area status will in general be of benefit in terms of protection to the physical fabric of the environment. Provided redevelopment schemes provide no threat to black and ethnic firms in the area, the Principal Race Relations Adviser gives support in principle.

OBSERVATIONS OF THE ECONOMIC DEVELOPMENT UNIT

25. The Economic Development Unit has no comments.

OBSERVATIONS OF THE FINANCE MANAGEMENT GROUP

26. The Designation of Sun Street as a Conservation Area will have no immediate financial implications. The cost of undertaking the statutory notification and publicity in connection with the designation together with the formal design guidance can be met from the Divisions approved budget. In the longer term achievements of the aims of the design brief could give rise to costs which will require detailed consideration and approval by this Committee.

RECOMMENDATIONS

- (A) That the Committee resolves to designate the Sun Street Area as indicated by either:
- (1) The boundary on map TP/10/17/02/A, or ✓
 - (2) The boundary on map TP/10/17/02B ✗
- (To be displayed at Committee) as a Conservation Area under the Town and Country Planning Act 1971, Section 277 as amended.
- (B) That officers be authorised to carry out statutory notification and publicity in connection with this designation.
- (c) That the Committee agree the appended Design Brief which outlines design guidance for the treatment of buildings within the Conservation Area.

M.R. NEW ACTING HEAD OF PLANNING

Ashley Curzon Lead Originator

13th January 1987

REPORTS: CURZON

APPENDIX 1

DESIGN BRIEF

Proposed Sun Street Conservation Area

INTRODUCTION

This design brief provides detailed analysis of each street block and individual property within the Sun Street Conservation Area, and has specific regard to the type of changes the Council may wish to see in terms of Townscape and design.

It is intended that the document will act as guidance to developers, architects and owners in relation to redevelopment and alterations to existing buildings whilst being sympathetic to the areas status and those premises the Council would wish to see maintained and/or up-graded. The report highlights architectural and historically important buildings with the emphasis on an overall approach to the area in sympathy with the form and scale its architectural past.

GENERAL POLICIES

The Consultation Draft of the Hackney Local Plan was approved by Council in November 1984 for the purposes of consultation. Following public consultations, revisions to the plan have taken place although the broad thrust of policy is still in the same direction. It is hoped that the revised Draft will be approved by Council in March/April 1987 for Deposit with the Department of Environment. The plan contains a number of policies relating to the design of built form not only in general terms but specifically related to Conservation Areas, listed buildings and the South Shoreditch Area itself.

Policy ENV1 states that the Council will normally permit new development where the Council is satisfied that the proposals achieve a high quality of design. This general policy is developed throughout the Environment chapter in greater detail in relation to architectural character, building forms, materials, window design, scale etc. More specifically Policy ENV6 states that the Council will only approve applications to demolish buildings in Conservation Areas where they detract from the character and appearance of such an area and the proposed replacement could achieve significant enhancement of the area.

Policy ENV7 goes on to state that the Council will not normally permit any development proposal within, adjacent to or affecting a Conservation Area which is unsympathetic to its appearance character and setting. In respect to historic buildings and structures the local plan goes on to state that the Council will normally refuse consent for the demolition or partial demolition of a listed building, or buildings and structures which are evidently worthy of inclusion on the statutory list or on the schedule of ancient monuments.

These policies affect the Borough as a whole but do give a broad outline of how the Council perceives the role of design in relation to Conservation Areas and historic buildings.

More specifically policy SS20 relates to development of the South Shoreditch Area in respect of conservation and the environment and states that all development and alterations to buildings will be expected to be of high quality and have due regard to the built environment and physical character of South Shoreditch in terms of:

- (a) Massing, elevational design, use of materials, daylighting standards, landscaping and external works;
- (b) Listed buildings, London Squares, Local Landmarks and possible Conservation Areas, and;
- (c) Policies set out in the Environment Chapter.

These policies indicate the Council's firm commitment to high standards of design within the South Shoreditch Area especially in relation to buildings and groups of buildings of architectural character and historical significance. It is within these policies that the framework for a design brief for the area has been developed.

BROAD GUIDELINES

Future scope for design and refurbishment within the Sun Street Conservation Area can be categorised as follows:

1. Retention of buildings
2. A presumption for retention
3. Remodelling/redevelopment

Retention

This relates to those buildings which form an important and integral part of the areas character and architecture such as listed buildings and locally listed buildings. Alterations to these properties should be negligible and should only enhance (perhaps by refurbishment) the appearance of the premises.

Presumption for Retention

This relates to those premises which could be considered acceptable in design terms but that if an exceptionally good scheme were proposed, the Council may consider it for the purposes of design in line with general Council policies. Changes to buildings in this form would be of a type which would enhance the building in townscape terms.

Remodelling/Redevelopment

This relates to those premises which individually contribute little or nothing to the street scene in design terms and are often 1950s plus buildings. The degree to which remodelling or redevelopment is applied depends largely on the building itself, and the quality of proposal being put forwards.

GENERAL DESIGN CRITERIA

Roof Extension

Mansard roof proposals will not be viewed sympathetically on any building as the design is inappropriate for the area and often detrimentally affects the scale, form and bulk of existing buildings and the street scene. Rear extensions are preferable to roof extensions but special care should be taken in detailing to match existing building and have due regard for daylighting into adjoining properties.

Lifts, Plant and other Roof structures

These should be incorporated within the overall development. Lifts should be hydraulic so machinery is stored within the building.

Materials

These will be specific to particular schemes but in general terms material should tie in with the type of design being proposed. For example modern design should involve modern materials such as GRP marble cladding etc. whilst traditional design should incorporate brick, wood, slate and other traditional materials reflecting the rhythm, form and scale of architecture in the area.

Corner Treatment

These are especially important as they are often visible from great distances and many angles. Special care should be taken over design of these features as they can be intrusive.

SPECIFIC STREET BLOCK TREATMENT

The following points should be taken into account when considering design issues in the various street blocks that comprise the Conservation Area.

SUN STREET/APPOLD STREET/EARL STREET/CLIFTON STREET

This is an interesting and visually important street block especially along the Appold Street and Sun Street frontages. The Council sees the retention of 15, 15A and 18-20 Appold Street as imperative and alterations will only be allowed which involve general up-grading to protect the character of these buildings. These premises are of architectural and historical importance to the area and are of listable quality.

The Earl Street properties adjoining 15 Appold Street are four storey industrial but of a lesser quality. The Council has a presumption in favour of retention involving cleaning and general facade treatment although consideration may be given to remodelling or redevelopment provided good design is achieved. This should reflect the character of the buildings opposite and that of the adjoining 15 Appold Street.

The Clifton Street frontage possess a variety of buildings ranging from 1980's infill to older industrial properties. Here there will be a general presumption in favour of retention although remodelling of the newer buildings will be considered provided the changes reflect the area's character in terms of window size, horizontal and vertical definition, height etc. Four storey height along this frontage should be maintained.

CLIFTON STREET, SUN STREET, WILSON STREET, EARL STREET

The prominent feature of this street block is the locally listed terrace of properties fronting Sun Street (5-15). This four storey stock brick terrace dates back to the early nineteenth century. These buildings should be retained and up-graded in a way which protects the character of the buildings and their group value. Particular attention should be paid to the up-grading of shop fronts in this terrace to reflect the design and character of good examples such as 11 Sun Street.

1-5 Clifton Street wraps onto Sun Street and is not a particularly well designed industrial building. Redevelopment potential exists here but attention should be paid to properties adjacent and opposite, reflecting four storey height and the general proportions and materials of the Sun Street frontage. 5-17 Clifton Street which wraps onto Earl Street should be given similar consideration.

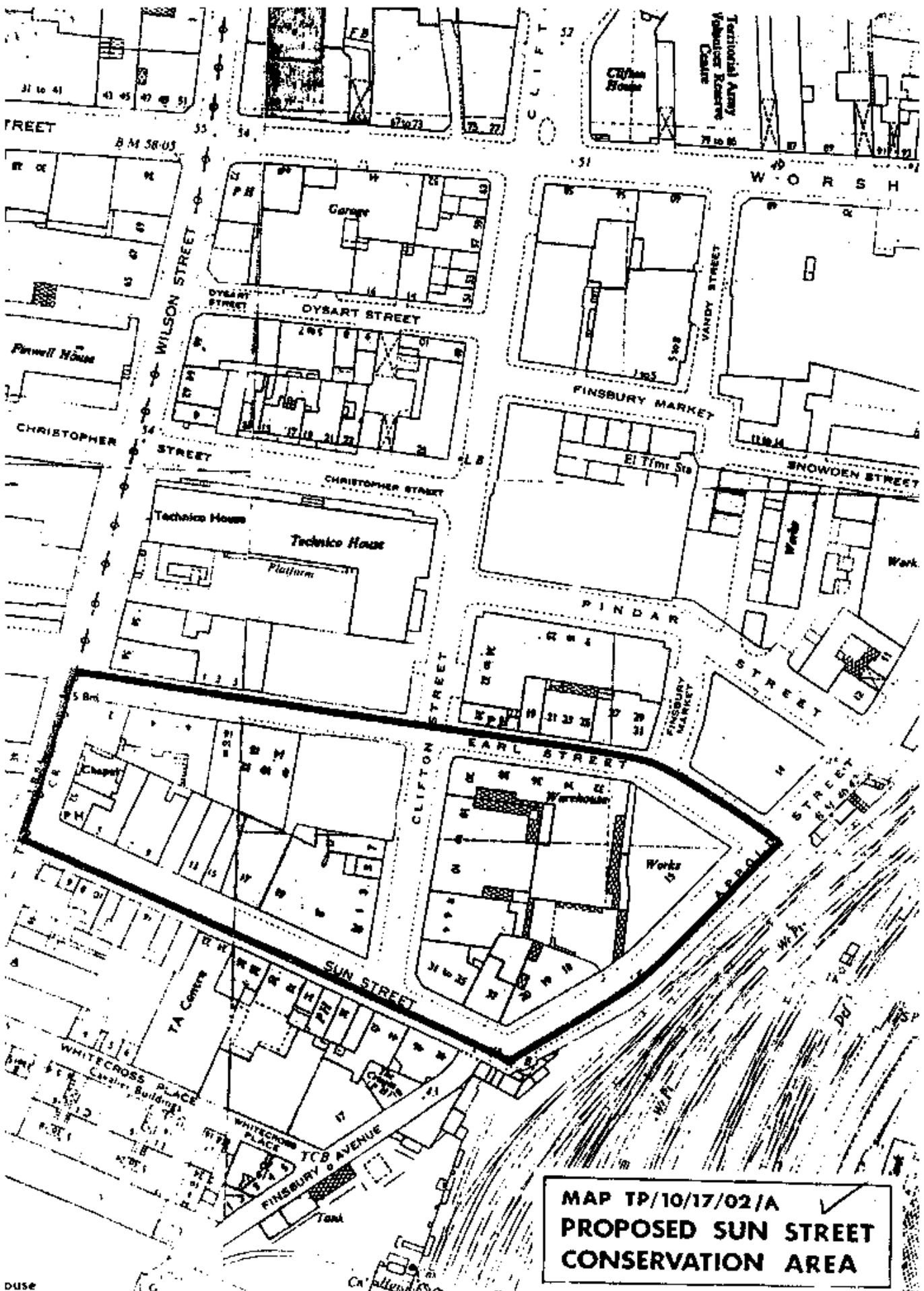
The Wilson Street frontage contains two properties worthy of retention and up-grading in the form of the Public House and the adjoining chapel although the four storey corner property onto Earl Street could be considered for remodelling or redevelopment. This should respect the height of the block as a whole (four storey) and reflect the architectural character and dimensions of the older premises in the block.

EARL STREET, CLIFTON STREET, PINDAR STREET, FINSBURY MARKET

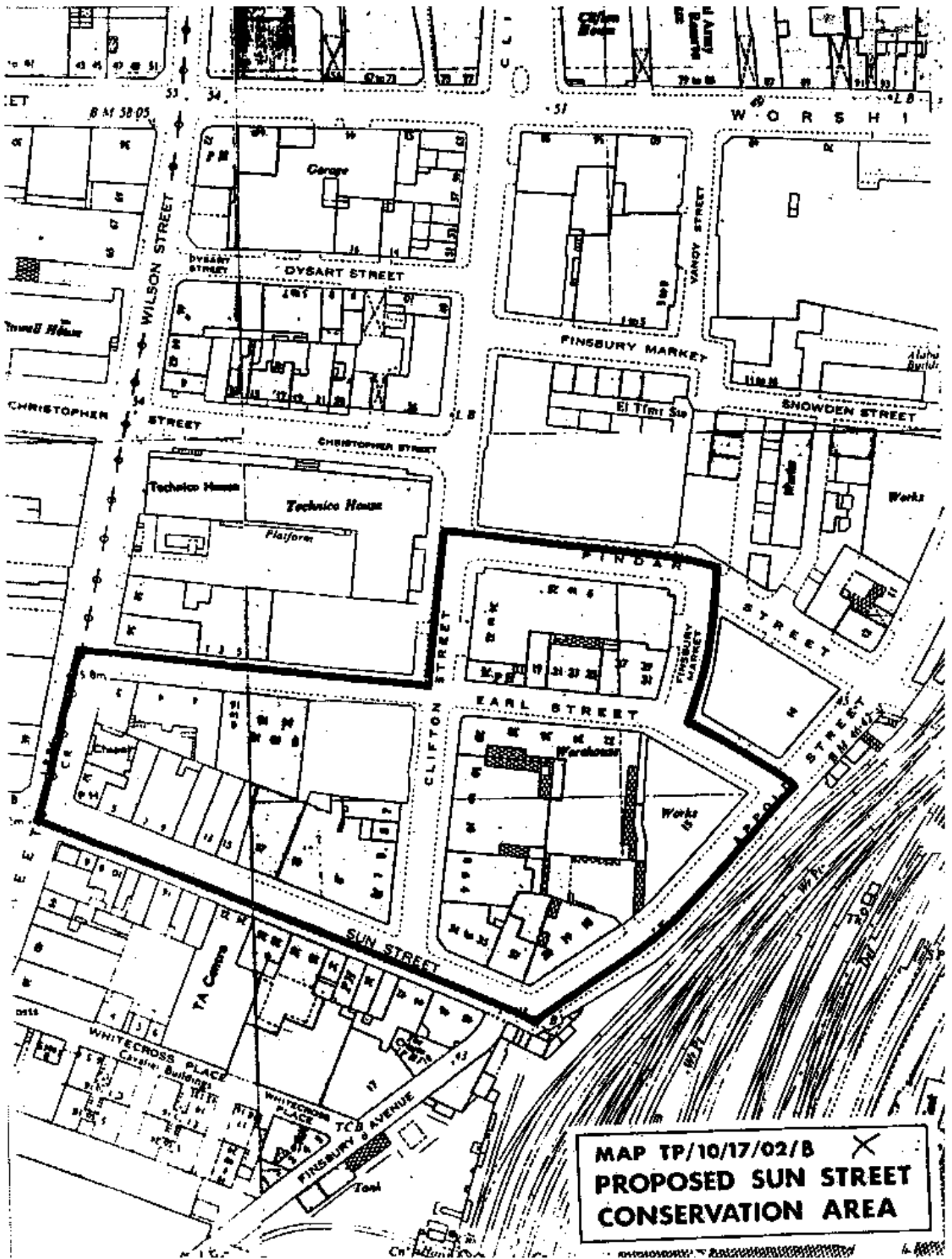
A large proportion of this block is taken up by the building 1-25 Pindar Street and 26-32 Clifton Street. The Council would give favourable consideration to either a remodelling or redevelopment of this premises which should again reflect the original heights of the block and the proportion and detailing of buildings in the area. The Earl Street frontage contains a variety of interesting properties worthy of retention and up-grading. This includes the White Hart Public House, 19 Earl Street and 21-25 Earl Street. In these cases there should be general up-grading, sympathetic facade treatment and alterations which enhance the character of the buildings.

The Finsbury Market/Earl Street corner site should be considered for retention although the Council will look at improvements to the design of this corner. This should respect the height of the street block and in design terms reflect other building in the street in terms of materials, vertical and horizontal definition, scale and rhythm.

REPORTS:CORZON



MAP TP/10/17/02/A ✓
**PROPOSED SUN STREET
 CONSERVATION AREA**



MAP TP/10/17/02/B X
**PROPOSED SUN STREET
 CONSERVATION AREA**



SUN STREET PROPOSED CONSERVATION AREA

LIST OF BACKGROUND PAPERS RELATING TO THIS REPORT

| NO. | BRIEF DESCRIPTION OF BACKGROUND PAPER | NAME/DESIGNATION AND TELEPHONE EXTENSION OF HOLDER OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|---|---|--|
| | South Shoreditch Conservation Area file | Ashley Curzon, City Road, Ext. 237 | L. Turner 161 City Road Ext. 261 |