

LONDON BOROUGH OF HACKNEY

PLANNING ADVISORY COMMITTEE -30th JUNE, 1976.

DIRECTORATE OF DEVELOPMENT, HOUSING AND PLANNING

REPORT OF THE BOROUGH ARCHITECT AND PLANNING OFFICER

CONSERVATION AREA - VICTORIA PARK AND
WELL STREET COMMON AND SURROUNDING AREA

SUMMARY

1. This report recommends the designation of a Conservation Area in and around Victoria Park and Well Street Common.

BACKGROUND

2. The London Borough of Tower Hamlets has proposed that the part of Victoria Park within their boundary, together with some areas of housing land to the South of the Park, be designated as a Conservation Area. The Historic Buildings Division of the Greater London Council, who are responsible for co-ordinating the implementation of Conservation Areas which includes land of more than one Borough, have asked this Authority to consider designation of a complementary Conservation Area.

3. The Civic Amenities Act, 1967, and subsequent legislation encourages local authorities to designate localities of special character as "Conservation Areas." The effect of defining an area in this way places on record the authority's intention to enhance and safeguard its particular visual and historic merits through additional care in dealing with planning proposals of all kinds and giving sympathetic consideration to all applications for Improvement Grants. No financial liability need be involved.

GENERAL DESCRIPTION OF LAND AND BUILDINGS TO BE
INCLUDED IN SUGGESTED CONSERVATION AREA

4. The influence of Victoria Park spreads beyond its boundaries. A Study has been made of the vicinity, and a plan showing the extent of the proposed Conservation Area is submitted to the Committee for consideration.

5. The area concerned relates to properties in close proximity to Victoria Park and Well Street Common. At the western end, it is suggested that the Conservation Area should commence at St. Agnes' Gate and include the property on the North side of Gore Road, facing the Park. It is considered that the Area should include properties on either side of Lauriston Road which runs North from the Royal Gates, and which leads up to St. John of Jerusalem's incorporating Christ Church, 39/49 (odd) Morpeth Road, 23/30 (inclusive) Church Crescent, and this will take in the Jewish Burial Ground.

6. At the northern end away from the Park, the houses fronting Cassland Road and the Cassland Public Garden, Nos. 9/39 (odd) and Nos. 20/54 (even), all the properties in Meynell Gardens, Meynell Crescent and Meynell Road in the vicinity of Well Street Common, together with Nos. 1/8 (consecutive) Gascoyne Road should be included in the proposed Area.

7. Apart from these properties, it is suggested that the Hall at the junction of Gascoyne Road and Harrogate Road should be included, together with Nos. 253/379 (odd) Victoria Park Road, and the Elephant Public House, Wick Road. These houses lie between Queen's Gate and Molesworth Gate and overlooking Victoria Park. Finally, the remaining properties left along Cadogan Terrace and fronting towards the Park between Molesworth Gate and Station Gate should be included.

MATERIAL PLANNING HISTORY

8. At the Planning and Highways Committee on the 6th January, 1976, when consideration to the making of a Conservation Area was first given, planning permission was granted to the redevelopment of the area bounded by Rockmead Road, Cawley Road, Victoria Park Road and Wetherell Road. The scheme which is to be carried out on behalf of the Guinness Trust, makes provision for 197 housing units in 22 blocks, with provision for 104 car spaces initially and 181 eventually, children's play area and the space for the construction later of a Day Nursery and a Children's Home.

CONSIDERATIONS

9. The terraced housing previously referred to/along the Park boundary is of particular townscape importance. It gives a sense of finish, and defines the edge of an area of mature park land in an urban setting. The terraces are in the main three and four-storeys high, of early Victorian vintage and may be considered as having architectural merit. Incorporated within the old terracing is some modern in-filling which in the main is sensitive to the overall rhythm and scale of the Victorian original. in paragraph 5
10. Attention to the treatment of the redevelopment land which divides Well Street Common and Victoria Park demanded special attention, not only to continue with the overall scale, but to emphasise the distinct functions and character of the Common and the Park.
11. The edges of the Common do not as a whole maintain the Park's visual clarity and boundary definition, although the late Victorian two-storey terraces at its northern edge give some sense of cohesion, this is not continuous.
12. To the North and West of Well Street Common is a complex area of considerable landscape interest containing a variety of buildings of statutory and local interest. The Cassland Road Public Gardens are in a well defined space surrounded by buildings of architectural merit. Church Crescent is also of distinction, containing a number of listed buildings; for instance, Monger's Almshouses and other mid-19th Century houses, as well as the Church of St. John of Jerusalem. The spire of the latter acts as the focus for street vistas, the most notable being from the South along Lauriston Road. The part of Lauriston Road to the South of the Crescent, although containing no buildings which have been listed as having special architectural interest, is as a whole a clearly defined space of some merit and interest linking the Church Crescent area to the edge of Victoria Park.
13. The proposed Conservation Area is based on these considerations and basically comprises :- the part of Victoria Park within the Borough of Hackney; a substantial part of the terraced housing which forms the edge to the Park; Well Street Common; the terraced housing facing on to Well Street Common; part of Cassland Road; Church Crescent and the major part of Lauriston Road.

14. Within this area it should be mentioned that there are a number of redevelopment sites and it should be emphasised also that the designation of the Conservation Area does not preclude the redevelopment, rather it calls for special care of design.

OBSERVATIONS OF THE GREATER LONDON COUNCIL
AND THE LONDON BOROUGH OF TOWER HAMLETS

15. The formal observations of the Greater London Council and of the London Borough of Tower Hamlets are not expected to be available before the date of the meeting. Should, however, they become available, I will report verbally to the meeting.

RECOMMENDATION :-

That the Planning Advisory Committee do advise the Planning and Highways Committee of the Council that a Conservation Area should be declared in respect of those areas adjoining Victoria Park and Well Street Common, shown on the deposited plan.

T.R.W. ROBERTS,

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and Planning Officer.

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16th June, 1976.

Information Sheet

VICTORIA PARK CONSERVATION AREA

As Victoria Park lies within both the London Boroughs of Hackney and Tower Hamlets, the two Boroughs co-operated in designating the whole park area as an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance" under the Town and Country Planning Act 1971, in February 1977.

The schedule of designation lists the following as within the Conservation Area :

Annis Road :

Weld Maintenance Ltd. Premises.

Brockfield Road :

No. 1

Caðogan Terrace :

St. Augustine's Hall, premises adjoining, Nos. 9 - 28
(consecutively), No. 29 Health Centre, Nos. 63 - 68
(consecutively).

Cassland Road :

Nos. 9 - 39 (odd), public open space area, Hackney Technical
College Annexe Nos. 20 - 54 (even).

Christie Road :

Builders' yard and repair garage.

Church Crescent :

Nos. 1 - 7 (consecutively), St. John's Church Rectory,
land south of the church, Nos. 27 - 32 (consecutively),
Mangers' Charity Almshouses (Nos. 1 - 6 consecutively and
garden).

Gascoyne Road:

Nos. 1 - 8 (consecutively).

Gore Road:

Nos. 17 - 45 (consecutively), L.E.B. sub-station, No. 43
residential, No. 45 garden land, nos. 47-48, garages and
residential land, Nos. 49 - 107 (consecutively).

Grove Road:

"The Royal" Public House.

Harrowgate Road :

Hall adjoining No. 3.

Lammac Road :

Whole road.

Lauriston Road :

Church of St. John of Jerusalem, silk screen printing works, vacant land adjoining No. 33, Nos. 33 - 39A (odd), Nos. 51 - 61 (odd) doctor's surgery, Nos. 63 - 69 (odd), Nos. 64 - 94 (even), Nos. 71 - 77 (odd), pottery works, Nos. 79 - 95 (odd), Nos. 96 - 102 (even), Nos. 97 - 103A (odd), building site adjoining No. 103, Jewish cemetery, Nos. 104 - 116 (even), school house, school Congregational Church, Nos. 126 - 146 (even)

Meynell Crescent :

Nos. 2 - 29 (consecutively).

Meynell Gardens :

Nos 1 - 22 (consecutively).

Meynell Road :

Nos. 1 - 34 (consecutively).

Queen's Gate Villas :

(Victoria Park Road)
Nos. 1 - 10 (consecutively)

Terrace Road :

Market storage area adjoining No. 21, Nos. 27 - 31 (odd)

Victoria Park open space

Victoria Park Road :

No. 62, garages adjoining No. 68, "The Alexandra" public house, Nos. 205 - 219 (odd), Nos. 251, 251a, St. Victoria's Convent School, builders' yard adjoining No. 219, Nos. 253 - 273 (odd), No. 274 Queen's Hotel, Nos. 275 - 305 (odd), Nos. 309, 311, 329A, 329B, Nos. 331 - 345 (odd), social club adjoining No. 345, Nos. 347 - 349, public lavatory adjoining No. 380.

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VICTORIA PARK CONSERVATION AREA

