

BROADWAY MARKET CONSERVATION AREA APPRAISAL



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1 INTRODUCTION

Broadway Market Conservation Area was originally designated in 1995. A written appraisal of the area was produced at the time and that has been updated for this revision of the Conservation Area Appraisal. The research and assessment of the area's special interest, undertaken for this conservation area appraisal (CAAP), has enabled further consideration of the boundaries of the Conservation Area to be undertaken (at Appendix A) and it is proposed to extend the Conservation Area to include Nos. 126-148 Landsdowne Drive, a very handsome early nineteenth century terrace and the adjacent later Victorian terrace at Nos. 150-160. A further group of Victorian houses beside London Fields, formerly Park Terrace, now Nos. 97-111 Landsdowne Drive and a modern house at No. 95 are also to be added.

1.1 What is a conservation area?

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation areas are very much part of the familiar and cherished local scene. It is the area as a whole rather than the specific buildings that is of special interest. Listed Buildings within Conservation Areas are also covered by the Listed Building Consent process.

The special character of these areas does not come from the quality of their buildings alone. The historic layout of roads, paths and boundaries; characteristic building and paving materials; a particular 'mix' of building uses; public and private spaces, such as gardens, parks and greens; and trees and street furniture, which contribute to particular views - all these and more make up the familiar local scene. Conservation areas give broader protection than listing individual buildings: all the features, listed or otherwise, within the area, are recognised as part of its character.

Conservation areas enjoy special protection under the law. Below are some of the key requirements for works in conservation areas:

- You will need Conservation Area Consent to demolish a building in a conservation area. Hackney will seek to keep all buildings that make a positive contribution to the character and appearance of a conservation area.
- You must give us six weeks notice, in writing, before any work is carried out to lop, top or fell a tree in a conservation area. You can contact the Council's Tree Officer for advice and help. For further details see our page on trees.
- You will need to demonstrate that any development proposal preserves or enhances the character or appearance of a conservation area. Hackney has greater control over building work in conservation areas, including materials and detailed design.

- You may need to apply for planning permission for alterations or extensions that would not normally need planning permission, such as minor roof alterations, dormer windows or a satellite dish. If you are in any doubt about whether you need planning permission, you can contact the duty planner.
- Hackney also has greater control over the erection of advertisements and signs. For instance, Hackney has the power to control shop signs, posters or estate agents boards that would not normally need permission.

1.2 Location and Context of the Conservation Area

The Broadway Market area is generally framed by the Regent's Canal to the south; London Fields to the north; the main elevated railway line running to Liverpool Street to the east; and to the west, the residential areas of Haggerston focused on Queensbridge Road.

Broadway Market lies along a route running northeast to southwest known historically as the Market Porters' or Porters' Route, a traditional trading way for the transportation of produce and livestock from the fields of Essex, Epping Forest and Hackney to markets, notably Smithfield, in the City. This path runs across London Fields before entering Broadway Market beside the Cat and Mutton Public House. The historic route is commemorated in a large pebble sculpture of flower sellers and sheep by Freeform Artworks (1988-9) at the southeast corner of the Fields.

Immediately adjacent to Broadway Market are two public areas of landscape character: Regent's Canal and London Fields.

The Regent's Canal is an important man-made landscape feature, as well as a strategic footpath, cycle way and much-used public open space.

London Fields is an ancient open space and was originally 'Lammas land', on which local people had a general right to graze sheep and cattle between August and April, until the late nineteenth century. It remains an important public open space in the centre of Hackney with a mature landscape and some open-air leisure facilities including the disused lido, which is being refurbished for re-opening in 2006. London Fields is a flat utilitarian open space, with many mature plane trees. It is very popular for informal recreation, especially on summer weekends.

The built environment surrounding London Fields is characterised by eighteenth and nineteenth century terraces mainly to the south and north, and late twentieth century social housing projects to the west. The eastern border to the Fields is more fragmented and includes a number of derelict and vacant sites.

The residential area of Haggerston is characterised by early to mid-nineteenth century housing, part of which comprises the Queensbridge Road Conservation Area. There

has been significant redevelopment of parts of the Haggerston area during the 1950s, 60s and 70s and the historic layout of the streets does not survive in some parts.

1.3 The Format of the Conservation Area Appraisal

This document is an “appraisal” as defined by English Heritage in their guidance document “Conservation Area Appraisals” and in the more recent document *Understanding Place: Guidance on Conservation Area Appraisals* (August 2005).

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

This appraisal describes and analyses the particular character of the Broadway Market Conservation Area. This includes more obvious aspects such as its open spaces, buildings, and architectural details, as well as an attempt to portray the unique qualities which make the area “special”. These include less tangible characteristics such as noise or smell, and local features which are unique to the area, such as the very special environment which is created in Broadway Market when the weekly farmers’ market takes place on a Saturday.

The document is structured as follows. This introduction is followed by an outline of the legislative and policy context (both national and local), for the Conservation Area. Then there is a detailed description of the geographical context and historical development of the Conservation Area and a similarly detailed description of the buildings within it. Urban design and development control issues are examined, and this is followed by a “SWOT” analysis to clarify and summarise the key issues affecting the area. A number of Appendices contain supplementary information, schedules of the streets within the Conservation Area, listed and locally listed buildings. Appendix D provides a bibliography. A map of the Conservation Area and a list of illustrations are included at Appendices E and F. Appendix G notes sources of further information, and a copy of the Council’s original Designation Report is included at Appendix H.

1.3 Acknowledgements

This document has been drawn up using research prepared by Petra Sprowson, Community Heritage Officer for Action for Hackney Heritage at the Hackney Society, with the help and assistance of the Central and South Hackney Conservation Area Advisory Committee, who have contributed to the drafting of the document and who have made comments on the proposals contained within it.

1.4 Conservation Area Advisory Committees

Conservation Area Advisory Committees consist of local residential and business interests as well as representatives of local historical, civic and amenity societies. They assist Hackney Council in considering applications that may affect the character or appearance of a conservation area, by commenting on planning applications. For details of how to become involved with your local Conservation Area Advisory Committee please contact the Hackney Society, contact details of which are given in Appendix G.

2 PLANNING CONTEXT

2.1 National policies

Individual buildings “of special architectural or historic interest” have enjoyed a means of statutory protection since the 1950s, but the concept of protecting areas of special merit, rather than buildings, was first brought under legislative control with the passing of the Civic Amenities Act in 1967. A crucial difference between the two is that listed buildings are assessed against *national* criteria, with lists being drawn up by the government with advice from English Heritage. Conservation Areas, by contrast, are designated by local authorities on more *local* criteria, and they are therefore very varied - small rural hamlets, mining villages, or an industrial city centre. However, general guidance on the designation of Conservation Areas is included in Planning Policy Guidance Note 15 (PPG15), which sets out the government’s policies on the historic built environment in general. By March 2006, the London Borough of Hackney had designated 25 Conservation Areas.

2.2 Local Policies

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

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

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

The Broadway Market Conservation Area falls into the first and second groups, as it contains an historic village core and adjacent residential areas comprising early nineteenth century terraces and Victorian villas.

Under the revised planning structure, following the enactment of the *Planning and Compulsory Purchase Act (2004)*, the UDP is in the process of being replaced by a new *Local Development Framework*. Policies within the Framework will reflect national policies (as set out in para. 2.1), as currently reiterated in local policies, and therefore guidance contained within this Appraisal will be fully compatible with the revised planning structure.

3 HISTORIC DEVELOPMENT OF THE AREA

3.1 Archaeological Significance

There is little record of pre-Roman settlers in the Hackney area and, despite the presence of Ermine Street, along which Kingsland Road and Stoke Newington High Street run, few artefacts of the Roman period have been discovered. The only notable find in the vicinity is a stone sarcophagus, discovered in Lower Clapton.

There are no Scheduled Ancient Monuments in or near the Broadway Market Conservation Area.

3.2 Origins and Historic Development

In the late Saxon period Hackney formed part of the manor of Stepney, which had been held by the Bishops of London since the early seventh century, when King Athelbert of Kent gave lands and their incomes to support St Paul's Cathedral. Hackney has no separate entry in the Domesday Survey of 1086, but the name is recorded in 1198 as "*Hacas ey*", a Saxon word meaning "a raised place in the marsh". The prevailing activity was agriculture, with the land being occupied by the Bishop's tenants, who grew hay and food for the inhabitants of the nearby City of London. Cambridge Heath was common pasture in 1275 and adjoined London Field, which was recorded from 1540, at first in the singular, and was perhaps named from its position at the London end of Hackney's busiest local road. During the late medieval period London Fields, like Hackney's other common lands, were subdivided into strips and the Bishop's tenants had rights to use this land for pasturage.

London Fields, to the north of Broadway Market was reputedly one of the burial places for victims of the Great Plague of 1665. The Fields formerly comprised 'Lammas lands', a form of common land open to public grazing at certain times of the year and covered 27 acres. The fields were taken into public ownership in 1872. The Fields were known as the Shoulder of Mutton because of their shape. The name continues today in the Cat and Mutton Public House and the Cat and Mutton Bridge over the Regent's Canal. Archival evidence suggests that there was a public house at the top of the current Broadway Market, adjacent to London Fields as early as 1731 and it is certainly shown on Roque's Map of 1769. By 1790, the Cat and Shoulder of Mutton Public House marked the end of a row of building along the south side of Mutton Lane (now Landsdowne Drive) on land of William Parker Hamond, whose Shoulder of Mutton Field lay to the west. The open fields and Public House are understood to have attracted pleasure seekers from the City and were renowned for a weekly entertainment where a pig's tail was greased and the clientele attempted (unsuccessfully) to swing the pig around their heads. In 1849, music and dancing licences were granted to the Cat and Shoulder of Mutton Public House.

Rocque's Map of 1769 shows the current line of Broadway Market and its' continuation north westward, now known as Lansdowne Drive, but at that date called Mutton Lane. By that date there was also another group of buildings near London Fields.

The creation of the Regent's Canal after 1800 helped the development of the area around Broadway Market, as Acton Lock was located close by and passing boats may well have stopped for provisions. The Hackney section of the Regent's Canal was opened in 1820 and a map of 1827 shows Broadway Market, partly enclosed by development mostly to the eastern side. The former Shoulder of Mutton Field had become George and John Streets (later known as Hamburg and Bremen Streets). By 1918 they had taken their modern names of Croston and Dericote Streets.

In 1827 Broadway Market was called Duncan Place, and had been known by that name since 1811. The built form of the houses and shops on Broadway Market were substantially developed by about 1847, and a market was held there from at least 1835. It became known as the Broadway in 1881 and was renamed Broadway Market in 1937.



Figure 1: The Market in the late 19th century

The terraces facing towards London Fields were developed from the early to mid nineteenth century. By 1828 Lansdowne Terrace was developed southwest of the Fields, and a start made on Lansdowne Place in Lansdowne Road (from 1938 known as Lansdowne Drive). The areas to the east and west were largely infilled with residential development by the 1870s.

London Fields itself only narrowly escaped development. Public access to the fields was restricted just to Church Path in 1860 and the owners advertised for builders in 1862. A west London surveyor called George Clarkson was building there in 1867, when preservationists disputed his title. Supporters of building pointed to the neglected state of London Fields, but were frustrated by concern to save a large space so close to the City. It became public land in 1872. Three schools were built around London Fields between 1873 and 1898.

Broadway Market was at its height in the Edwardian era as shown in the photographs below (see figures 18 & 19). There was a decline in the popularity of the street as a shopping area after the Second World War and although a few fruit and flower stalls struggled on until the 1990s, it wasn't until a major refurbishment of the shops took place in the late 1990s that regeneration took place. As late as 1996, at least ten of Broadway Market's shop units were empty and neglected. The farmers' market established early in 2004 has transformed Broadway Market on Saturdays and the numerous restaurants, pubs and cafes that spill onto the pavements extend the vitality of the street into the evenings. Broadway Market is now home to a number of designer shops and a distinct creative community.

3.3 Historic Maps

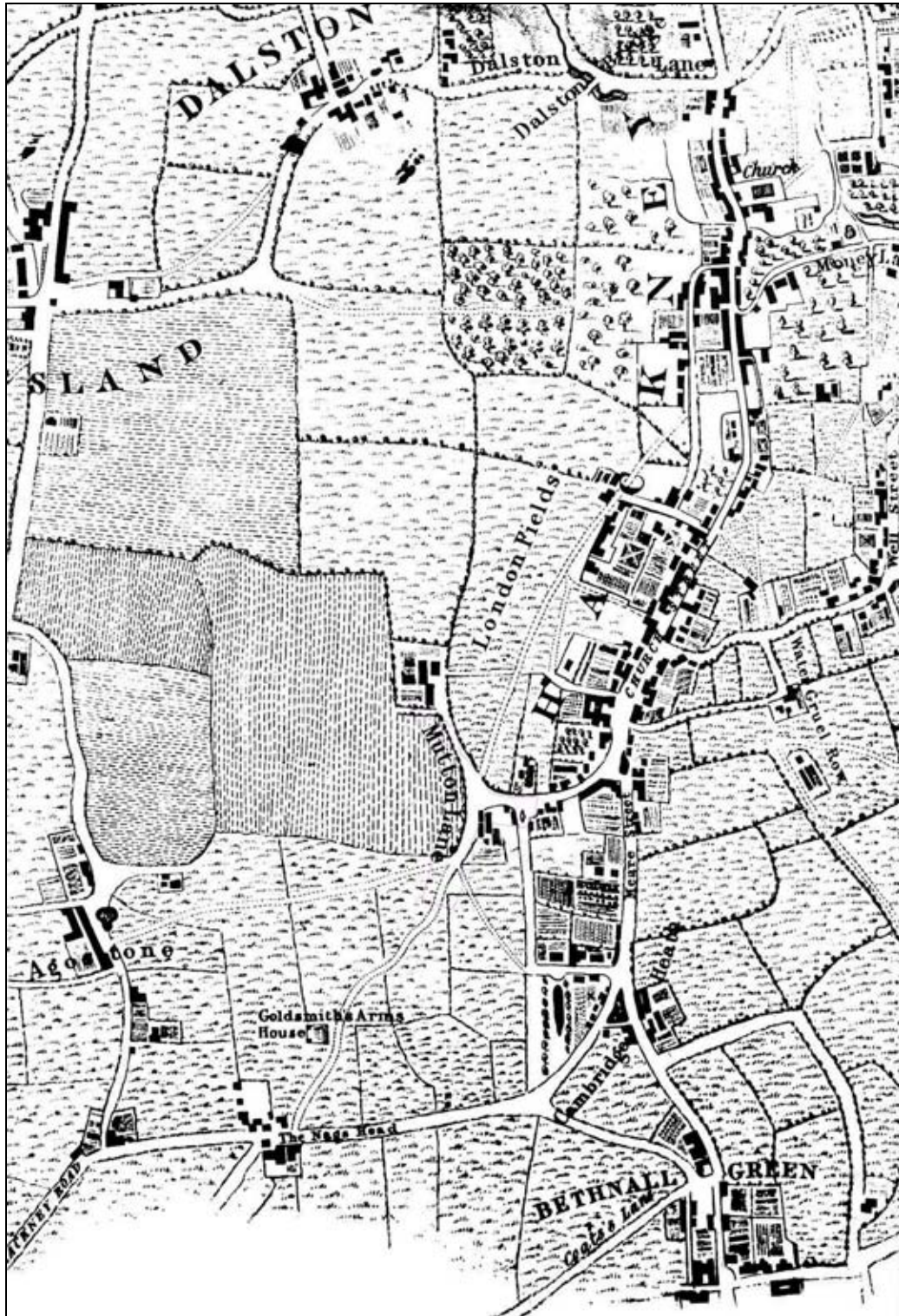


Figure 2: Map of 1745 showing path across London Fields and Mutton Lane

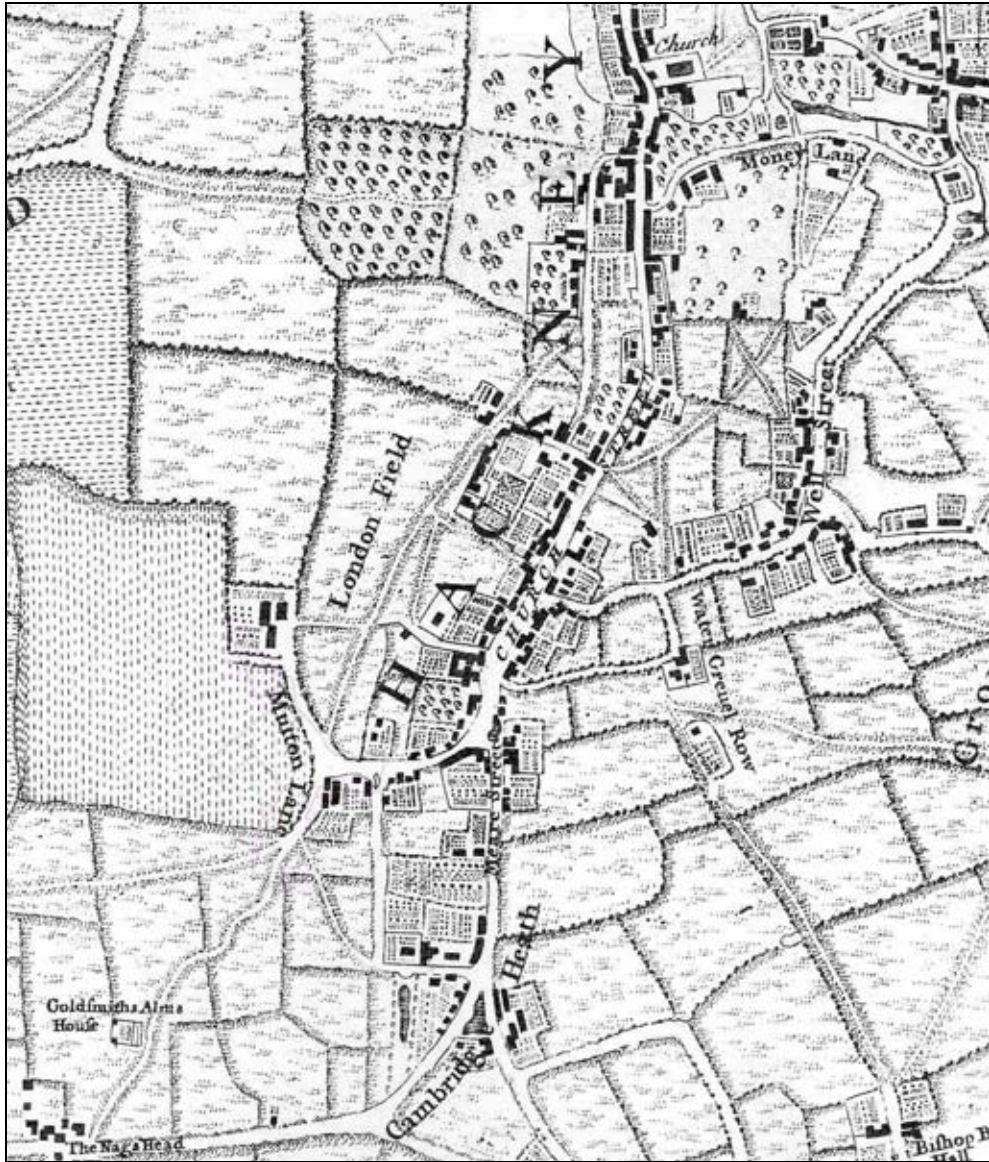


Figure 3: Roque's Map of 1769

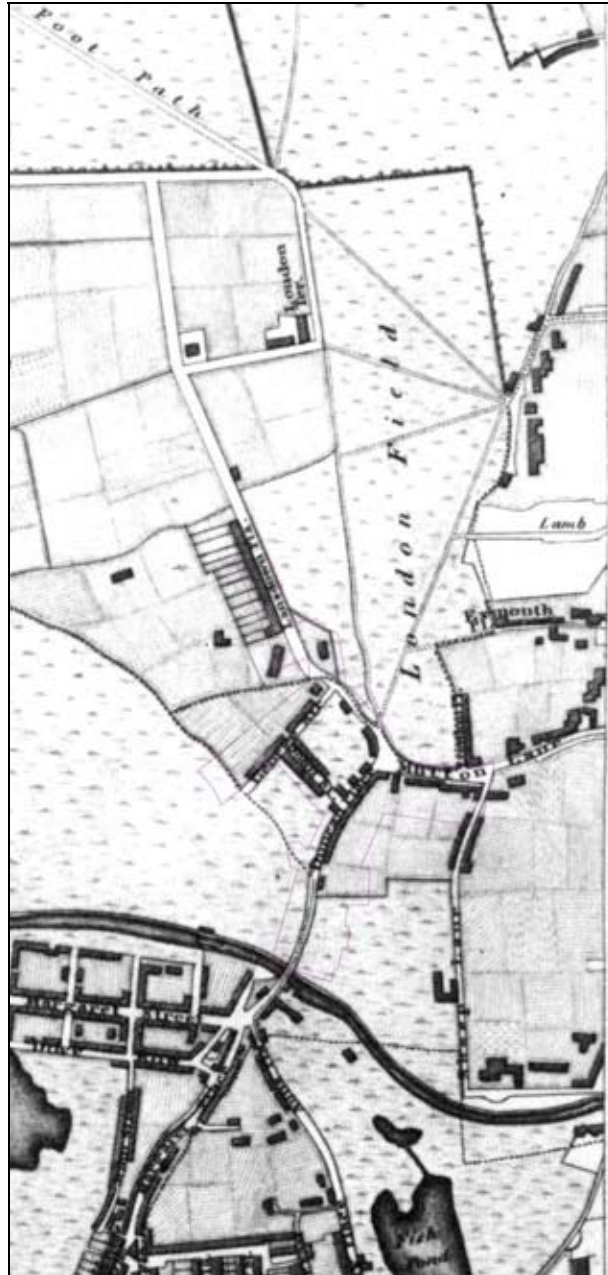


Figure 4: Map of 1827 showing a completed Landsdowne Terrace



Figure 6: Map of 1870-2

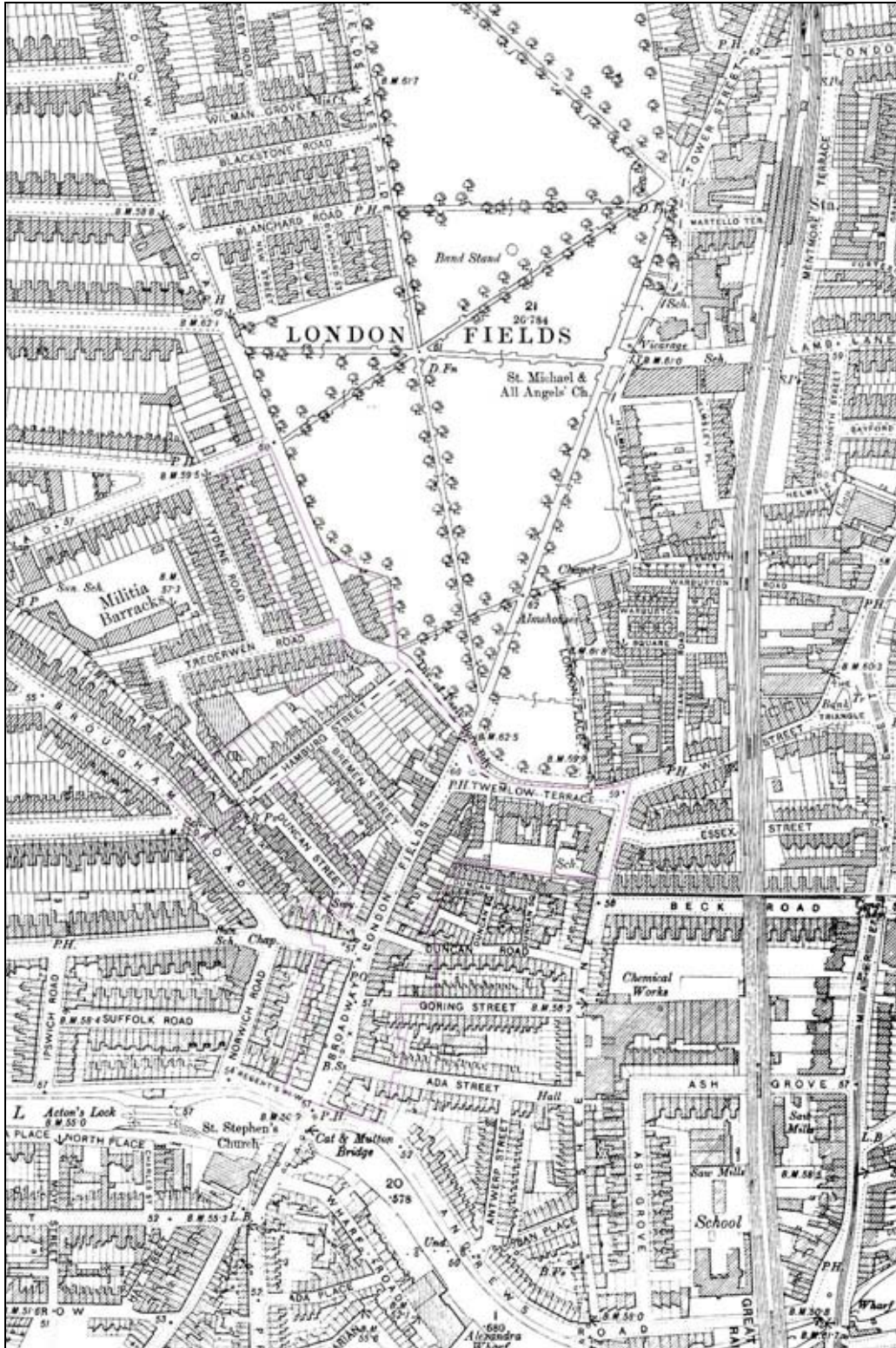


Figure 7: Map of 1894

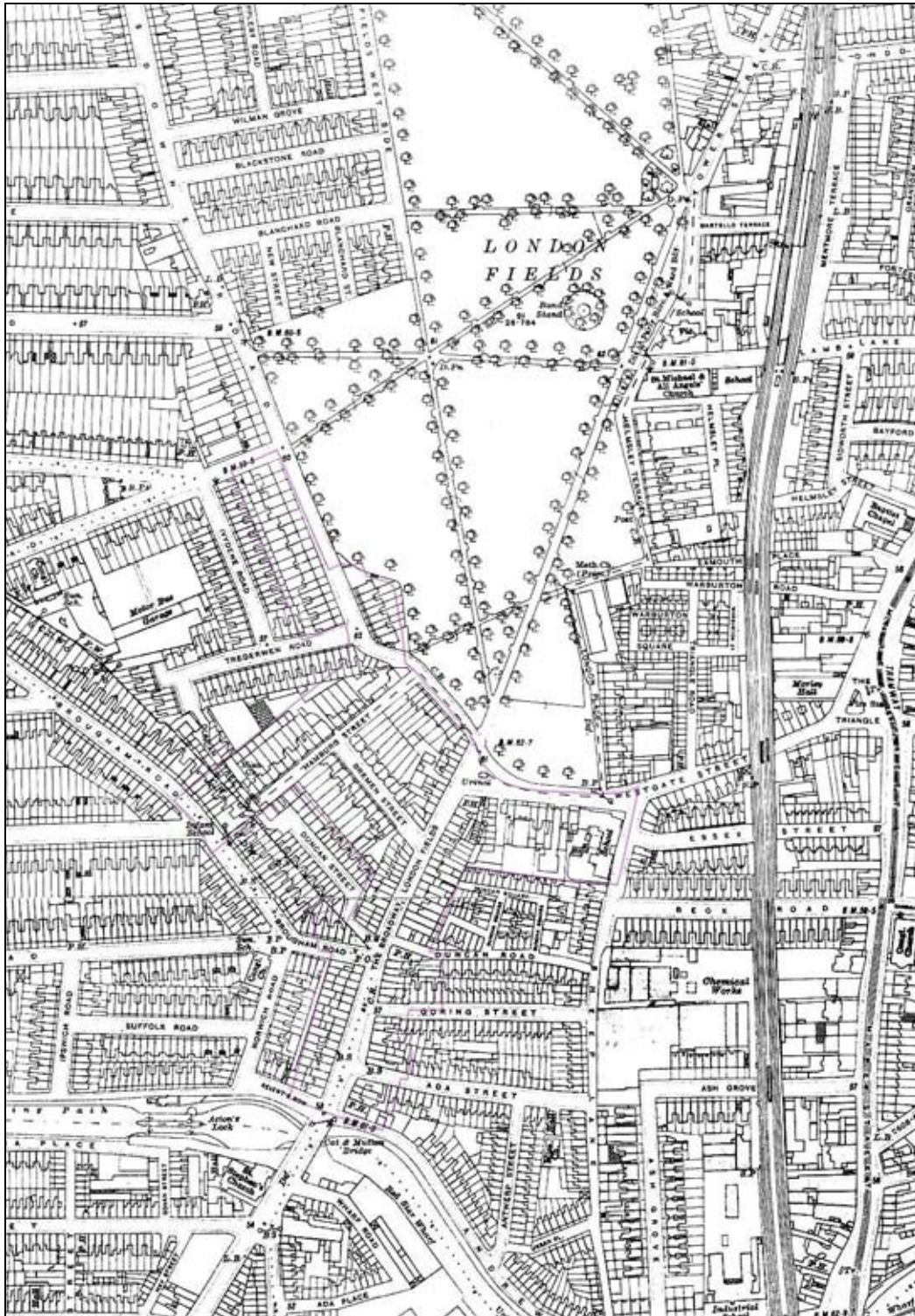


Figure 8: Map of 1913

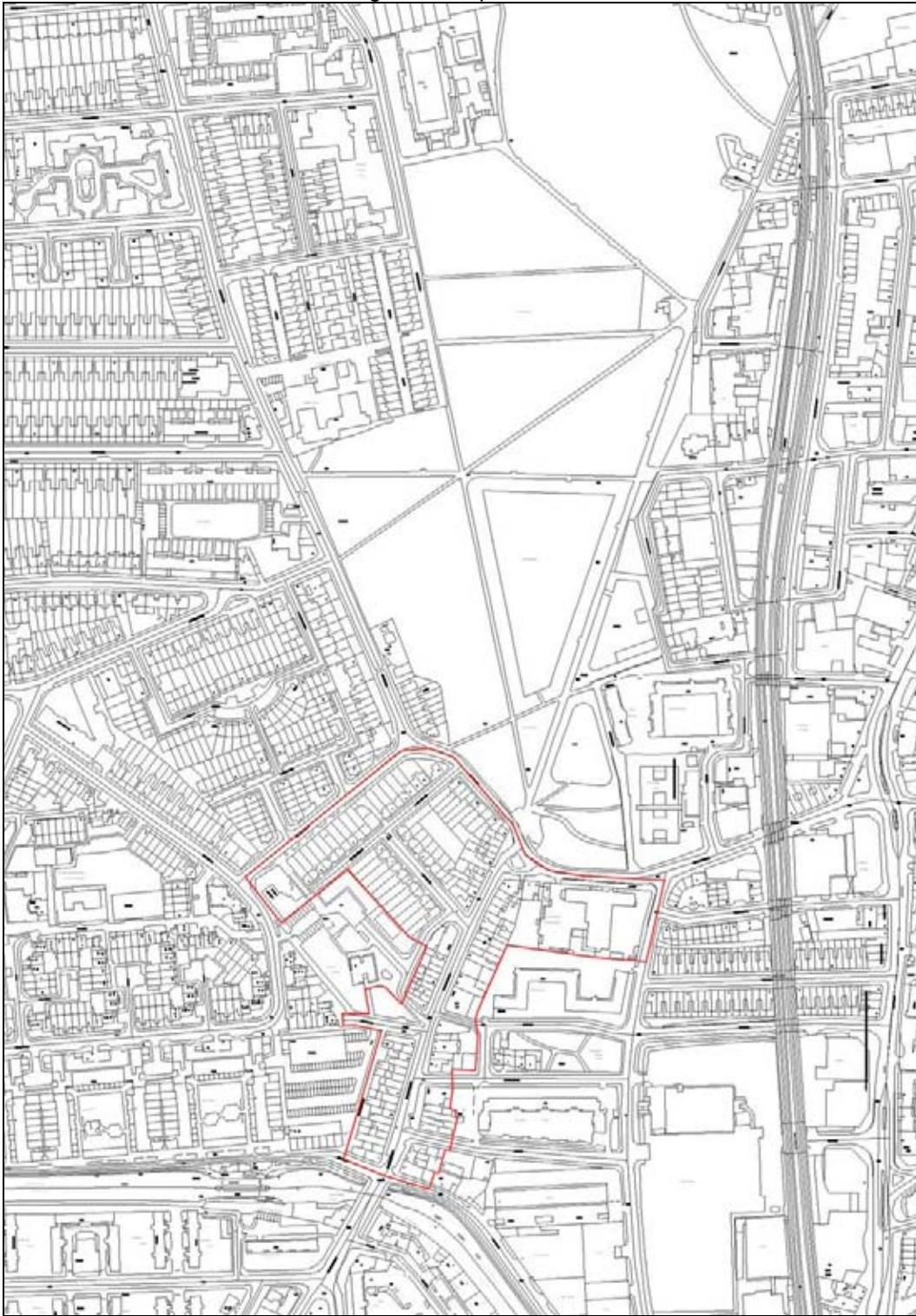


Figure 9: Contemporary OS Map, showing 1995 Conservation Area boundary

3.4 Geology and Topography

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

The Broadway Market Conservation Area lies on Taplow Gravel. The ground is fairly level running from London Fields towards the Regent's Canal at a height of around 20 metres above sea level.



Figure 10: General View of Broadway Market

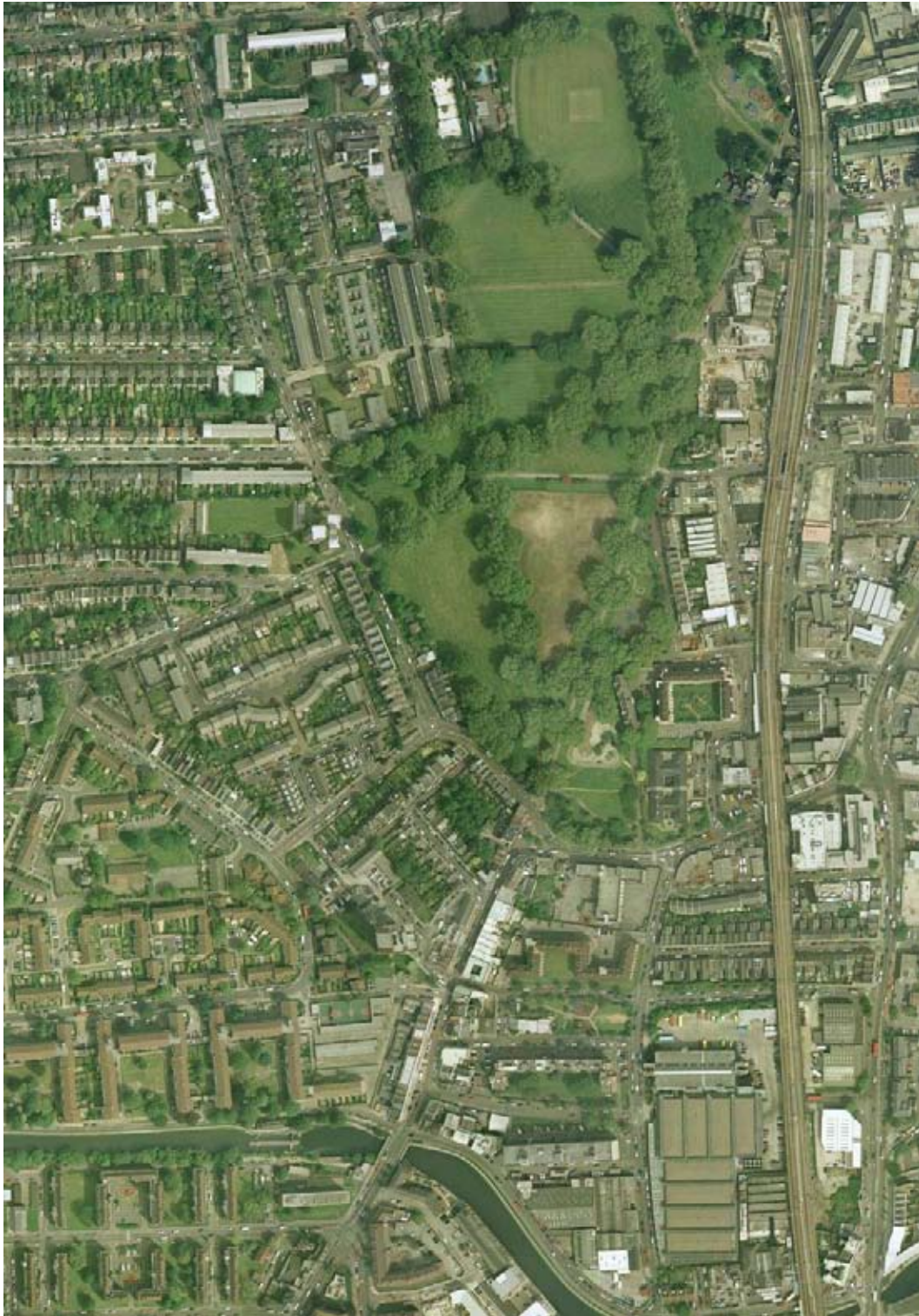


Figure 11: Aerial view Broadway Market and the surrounding area