

4 THE CONSERVATION AREA AND ITS SURROUNDINGS

4.1 The Surrounding Area and Setting of the Conservation Area

Broadway Market Conservation Area lies within the London Borough of Hackney, which itself is some five miles to the north of the River Thames. The eastern boundary of the Borough is formed by the River Lea, which meanders in a southeasterly direction from Tottenham down to the Thames at Canning Town. To the west lies Finsbury Park and Highbury, and to the south, the City of London. The principal settlements are Stoke Newington, Clapton, Dalston, Hackney and Shoreditch.

Broadway Market Conservation Area lies in the southern centre of the Borough, to the west of Mare Street at the Triangle junction. Bounded to the north by London Fields, and to the south by the Regent's Canal, it is a compact area and comprises one main street, Broadway Market, with shop premises with residential accommodation above and two smaller residential roads, Dericote and Croston Street. A number of terraces are located in Landsdowne Drive and are also included within the Conservation Area. There are also two school buildings, London Fields Primary School and the Regent's Estate Community Centre, which was formerly St Paul's Church of England School. The Conservation Area also includes a number of subsidiary back-land sites, such as Broadway Market Mews, which has a distinct lower scale of development.

4.2 General Description of the Conservation Area

The Conservation Area consists of two main elements: Broadway Market itself and the adjacent streets of nineteenth century houses. Broadway Market is a commercial area, characterised by two or three storey-terraced properties, most of which contain ground floor shops. These sit tightly on the back line of the pavement, and there is little public open space apart from the pavement (which in places is wide) and the street itself when it becomes a pedestrian-only area on Saturdays when the market is open. Broadway Market has a very lively vibrant 'continental' feel on Saturdays that is quite unique within the Borough. Most of the buildings date to the Victorian era, but there are also some examples of Edwardian architecture (No. 2 Broadway Market) and some modern replacements. Although the street is quite wide, it has parking bays to both sides that restricts two-way traffic and at times is busy with cars, especially at the canal-end. At weekends it is a busy shopping street with many specialist and designer shops (as well as a variety of ordinary independent shops such as chemists, newsagents, mini-markets). On Saturdays, there is an extensive farmers' and craft market, established in 2004 that has dramatically revitalised the area. There are many popular public houses and restaurants and at least four cafes in the street. Almost all these establishments have pavement seating, giving a lively feel to the street, especially in the summer.

To the north along Landsdowne Drive are a number of long terraces of early nineteenth century houses, set well back from the road, some with mature trees creating notable boundaries. These terraces overlook the green open space of London Fields. The short residential roads of Dericote and Croston Streets are quiet and the houses are on the whole well restored and maintained.



Figure 12: Houses in Dericote Street



Figure 13: Georgian Terrace at Nos. 126-148 Landsdowne Drive

4.3 Plan Form and Streetscape

Broadway Market is a wide street with mainly nineteenth century buildings, two or three storeys high, facing it. Most of the roofs are concealed behind parapets, and this, with the long terraces of similar buildings, creates a unified roofline especially on the west side of the street to the south of Benjamin Close. The street has a pleasant early nineteenth century feel. Broadway Market has two-storied early 19th-century houses, of which No. 77 has been described as a 'perfectly preserved contemporary small shop' dating from c.1830, which is now a contemporary art gallery.

Although containing no buildings of individual merit, Broadway Market Mews has, as the name suggests, a distinct 'mews' character, with a more modest scale of development, and a semi-industrial feel.

To the west of Broadway Market, Dericote Street has early 19th-century linked pairs of two storeys over basements, Nos. 4-18 and 5-23; they form a T-junction with the similar Nos. 1-4 and 6-15 in Croston Street. The houses date from the 1830s and are small villas with shared gables, arched ground-floor windows and patterned fanlights.

There are some very attractive terraces of houses in Landsdowne Drive. There is also good survival and reinstatement of front boundary railings. These gardens are in good condition and there are some particularly large and unusual rowan trees outside Nos. 126-148 Landsdowne Drive. These trees form an important view along the street.

4.4 Views, Focal Points and Focal Buildings

The most important views from the northern end of the Conservation Area are into the green open space of London Fields. Long views along Landsdowne Drive are also notable; to the east is the green of London Fields and to the west, the fine terraces of early nineteenth century houses with their leafy front gardens especially at Nos. 126-148. There are also attractive views from the south of Broadway Market along the Regent's Canal, especially towards Acton Lock to the west.



Figure 14: View along the Regent's Canal to Acton Lock from the Leg of Mutton Bridge

There are no churches or grand municipal buildings in the Conservation Area to act as focal buildings, although there are two architecturally interesting schools – the former St Paul's Church of England School, a low but attractive late nineteenth century building set back from the road, and London Fields Primary School in Landsdowne Drive, a large and imposing building behind a brick wall. However, some of the listed buildings and nineteenth century public houses are of sufficient size and grandeur to act as focal buildings in views along the streets. The most important are as follows:

- The principal public houses in Broadway Market are
 - The Dove Public House, No. 24
 - Cat and Mutton Public House, No. 76
 - La Vie en Rose (formerly the Sir Walter Scott), No. 2
- No. 36 Broadway Market (former Public House)

- No. 170 Lansdowne Drive
- Nos. 126-148 Lansdowne Drive
- Nos. 2-18 Dericote Street
- No. 5 Croston Street (former Public House)



Figure 15: Little Georgia (now La Vie en Rose), formerly the Sir Walter Scott PH

4.5 Landscape and Trees

Although immediately adjacent to London Fields and the Regent's Canal there are few open spaces or landscapes of any significance within the Conservation Area. There is a somewhat neglected paved and grassed space between Broadway Market and Benjamin Close adjacent to Weshpool House, which could be improved and cleaned of graffiti.

The most significant group of trees lies in the front gardens of Nos. 126-148 Lansdowne Drive and include rowan and lime. There is an attractive side garden with mature trees beside No. 2 Dericote Street, behind Broadway Market. The trees to the rear gardens and the open space between the buildings facing Lansdowne Drive and Dericote Street also contribute to the landscape character of the Conservation Area, as do miscellaneous trees to rear gardens elsewhere. All of the terrace houses in the area retain their original rear gardens, which are free from development; this is an important characteristic of the Conservation Area and should be retained.



Figures 16 & 17: Trees in Gardens of Nos. 126-148 Landsdowne Drive and 2 Dericote Street

4.6 Activities and Uses

Historically, Broadway Market has been always been a commercial street. The market existed there from at least 1835 and was held on several days a week. Around 1900 the market was thriving place and continued as such well into the twentieth century. Early postcard views show the vitality of the street in the Edwardian period and some of the interesting shops that lined Broadway Market.



Figures 18 & 19: Broadway Market in the Edwardian Period



Figure 20: Shop at the beginning of the 20th Century

Prosperity in Broadway Market continued up until World War II but there was a decline in the popularity of the street as a shopping area after the 1950s and although a few stalls struggled on until the 1990s, it was not until a major refurbishment of the shops took place in the late 1990s and the farmers' market was established in 2004, that the area took off again.

Today shops line the street, many with residential accommodation above. There are several public houses, some dating from the nineteenth century, and many restaurants and cafes. Specialist shops also abound, such as organic cafés, delis, alternative health practitioners and many galleries and designer clothes shops. There are also some everyday shops such as newsagents, chemists and a school outfitter. On Saturdays Broadway Market really comes alive with the farmers' and craft market and is generally packed with people, when the majority of the street becomes a pedestrian only area.

Away from Broadway Market are the residential areas of Croston and Dericote Streets with their attractive two-storey houses and the grander terraces on Landsdowne Drive. Nearby London Fields provides leisure facilities and is popular with dog walkers and families.



Figure 21: Broadway Market in the 1960s



Figure 22: General View of London Fields

5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Introduction and Building Characteristics

The pattern of streets and places is broadly formed by Broadway Market itself and streets leading off the Market. Development is mostly two and three storeys. There are four broad areas of character within the Conservation Area. Broadway Market is a street of shops with a street market on certain days, most notably Saturday. Dericote and Croston Streets are characterised by early to mid Victorian housing. Landsdowne Drive contains late Georgian and early Victorian terraced housing fronting onto London Fields. The Regent's Estate Community Centre, which was formerly St Paul's Church of England School, lies at the southwest corner of the Conservation Area.

In Broadway Market itself, building frontages immediately adjoin the back of the pavement along the street creating a tight sense of enclosure. Mainly wooden shop fronts give way on upper floors to yellow stock brick elevations and parapets with concealed roofs. Many shop fronts have been replaced and over the last fifteen years a major refurbishment of the street has resulted in the repair and refurbishment of shops that were once in a very poor state and even on the Buildings at Risk Register as late as 1995. Many shops retain well detailed shopfront surrounds, with pilasters, console brackets, etc. Earlier buildings have plain parapets, while later Victorian buildings have more ornate cornices, some of which are now lost. Modern infill development has on the whole successfully replicated traditional materials and door and window design. Broadway Market Mews to the rear has a distinct character, with a more modest scale of development, with a semi-industrial feel.



Figures 23 & 24: Details on Broadway Market Buildings

In Dericote and Croston Streets there are uniform linked villas with gables, end-on to the street. They are of the early nineteenth century and form a coherent collection of early to mid nineteenth century buildings. These buildings are mostly Grade II listed. Architectural details such as window frames, glazing bars, fanlights, balconies and boundary railings survive and successful modern infill development has been undertaken in this area.

Lansdowne Drive fronting onto London Fields contains a number of three storey, stock brick, listed buildings and some terraces of unlisted buildings that have been carefully restored. Fanlights, balconies and railings contribute to a high environmental quality. There is also an attractive detached three-bayed stuccoed house at No. 170, the junction of Croston Street, which has Ionic pilasters to the upper floor.



Figure 25: No.170 Lansdowne Drive

5.2 Listed Buildings

There are many listed buildings within the Conservation Area, all of which are listed grade II. These listed buildings can be found in terraces, or as individual buildings, with the highest concentration in Landsdowne Drive and Dericote and Croston Street. These are all included in a list at Appendix C.



Figure 26: Listed buildings in Dericote Street

5.3 Buildings of Local Significance

There is one “locally” listed building in the Conservation Area. Locally listed buildings are buildings which make a contribution to the character of the Conservation Area and which Hackney Council consider to be of local significance due to their age, architectural detailing or because of some unusual feature. They mainly date to the 19th century and include a wide range of buildings including churches, public houses, schools and terraced buildings in commercial uses.



Figure 27: No. 36 Broadway Market (locally listed)

5.4 Buildings of Townscape Merit

Apart from the listed and locally listed buildings, a large number of unlisted buildings in the Conservation Area have been identified as “Buildings of Townscape Merit”. These are usually well-detailed examples of mainly late nineteenth century houses or commercial premises, which retain their original detailing. As such, they make a positive contribution to the character and appearance of the Conservation Area, and any proposals to demolish such buildings will be strongly resisted by the Council (see Policy EQ13 of the UDP of 1995). Together, these buildings provide the cohesive and interesting historic townscape which is necessary to justify designation as a Conservation Area.

Of special merit are the examples of good quality Victorian terraced houses within the Conservation Area, particularly at Nos. 150-160 on the west side of Landsdowne Drive, and Nos. 97-111 on the east side. Other buildings are much more diverse in their ages and detailing, although still of merit, such as the Edwardian building at No.

5 Croston Street. Buildings of Townscape Merit are identified on the Map of the Conservation Area at appendix E.



Figure 28: No. 5 Croston Street, a building of Townscape Merit

There are a number of modern buildings in Broadway Market which, whilst not being of historic interest, respect the area's scale, urban grain, fenestration patterns and materials. In this respect they complete the townscape of the main street.

6 URBAN DESIGN AND DEVELOPMENT CONTROL PRINCIPLES

6.1 General Introduction

Broadway Market Conservation Area has a well-established local character composed of relatively simple elements and a uniformity of scale, composition and materials. The built form is primarily composed of 19th century buildings arranged in terraces, of two and three storeys. Sometimes groups of terraced properties were built in a piecemeal way (as at Nos. 172-180 Landsdowne Drive and in Broadway Market), providing different heights, details and widths, while other groups were constructed as a planned whole, resulting in uniform terraces of matching properties as in Dericote Street.

Throughout the Conservation Area are examples of neglected buildings, poor maintenance, and the use of inappropriate modern materials. Some of the shopfronts, despite the provision of guidance from the Council, are poorly detailed and use modern materials such as aluminium and plastic. Over-sized fascias, often concealing important architectural features, are found and are often accompanied by garish colours and poor quality lettering, although many of these date to before the designation of the Conservation Area. Recent renovations have been much more successful.

New development should respect the scale and character of the area and should reflect the simple detailing and proportions of existing buildings. Extensions should be subservient to the main building and must not be overly dominant.

The following advice provides some guidance to owners and business tenants who may be carrying out works to alter or extend their properties. All advice should be read in conjunction with the Council's Unitary Development Plan, which contains detailed policies relating to development in Conservation Areas (nos. EQ11, EQ12, EQ13 and EQ14), listed buildings (nos. EQ16, EQ17, EQ18 and EQ19) and locally listed buildings (EQ20). The London Borough of Hackney has also written a series of Supplementary Planning Guidance booklets, including a "Shopfront Design Guide" produced for the Kingsland Conservation Area Partnership (CAP) grant scheme, but equally applicable to the Broadway Market Conservation Area. It should be remembered that additional controls apply to Listed Buildings.

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.

6.2 Uses, Street frontages and boundary treatments

Listed and other historic buildings line the sides of the two side streets, Dericote and Croston Streets, creating an interesting and vibrant streetscape, largely arranged as continuous terraces. The terraces in Landsdowne Drive have been well restored and add positively to the environment. Attractive iron work (both original and reproduction) enhances the street boundaries. Where appropriate, traditional railings, gates and boundary treatments should be re-instated or restored. Removal of front boundary walls and railings to create hardstandings to the fronts of buildings is discouraged by the Council.

In Broadway Market the character of the street is largely defined by the small shops which line the street. Conversion of shops to residential and uses with inactive street frontages will therefore be resisted. Some restoration and replacement of shopfronts has fallen short of the quality of the traditional designs. However, recent designs (including the ultra modern one for an osteopath at Doris's Place) have been more successful. Shopfront designs should reflect the character of the buildings on which they are placed and should most reflect the quality, character, design and materials of the historic shopfronts in the market.



Figure 29: Modern Shop Front at Doris's Place, 14 Broadway Market



Figure 30: Award – Winning Rear Extension at No. 14 Broadway Market

6.3 Building heights

Traditionally the tallest buildings in the urban fabric were churches, chapels, municipal buildings, and public houses, with residential properties being less dominant. In Broadway Market Conservation Area there are no prominent churches or municipal buildings, apart from the London Fields Primary School, which towers above the rest of the buildings beside London Fields.

Many of the buildings in the Conservation Area are arranged in blocks of terraced properties, two or three storeys high, with parapets concealing the roofs. These are most prominent along the west side of Broadway Market and in Landsdowne Drive. This provides a fairly uniform building height in many parts of the Conservation Area, where the addition of a roof storey or extension would have a very adverse effect on the overall character of the buildings in the group.

The greatest uniformity is in the residential backstreets (Dericote and Croston Street) where the houses were all built at the same time, and have been deliberately

designed to exactly match each other. Here, any changes in building height would adversely affect the character of the whole street.

Principles:

- The height of new development in the Conservation Area should generally respect the height of buildings that forms its context.
- The depth of any new development, and the impact of bulky new buildings on neighbouring properties, will also be very carefully considered by the Council.

6.4 Roofs and parapets

Most buildings in Broadway Market and Landsdowne Drive do not have overhanging eaves; instead, the street front rises to a parapet wall with the roof hidden behind. This approach should be replicated in any new development and this design detail should be retained or reinstated when buildings are renovated.

Principles:

Existing roofs:

- In the Conservation Area, there is a presumption that the original roofs, chimneys and parapets will be preserved.
- Roof extensions may be considered if they are carefully designed, are relatively unobtrusive, and do not disrupt the architectural unity of the terrace, especially when viewed from the public realm, including side streets and the rear.
- Over-dominant mansard roofs, dormers and rooflights are not acceptable, and will be resisted on front elevations.
- All changes to an existing roof must be sympathetic to the original design of the building.
- Repairs or alterations to a roof should always use the appropriate traditional material and detailing.
- Original chimney stacks and pots should be retained.
- Modern additions, such as TV aerials and satellite dishes should be positioned on the rear elevation of the building, away from the public viewpoint.
- Where parapets are repaired or rebuilt, it is essential that all the existing cornices and mouldings are retained and repaired to exactly match the original work. Where features, such as cornices, have previously been removed the Council will encourage their re-instatement.

Roof extensions:

- Where an existing building is being extended, the extension should replicate the general form of the original building, including roof materials, parapet details, eaves and verge details, and roof pitch.
- Flat roofs are rarely appropriate when extending an historic building.
- Ridge heights should not be increased in an effort to create sufficient head heights for roof conversions.

6.5 Extensions and alterations

Most of the buildings within the Conservation Area are in groups of terraced properties with their rear elevations facing private gardens or courtyards. Opportunities for extending these buildings are therefore almost totally restricted to the rear elevations, usually away from the public viewpoint. A particularly noteworthy rear extension has been added at Doris's Place (No. 14 Broadway Market), with a barrel vaulted roof to the designs of Peter Barber Architects (see figure 30).

Many of the buildings within the Conservation Area are either listed, locally listed, or have been noted as being Buildings of Townscape Merit. They all display a variety of historic features, materials and architectural styles typical of the nineteenth century, which must be preserved and enhanced. As most of the buildings are in commercial uses or in multiple occupation (flats), planning permission is already required for most external alterations including the installation of new windows and doors to the front elevations.

General principles:

- Extensions to buildings should not visibly affect their scale and massing when seen from the street or any public space and should not be excessive in relation to the original size of the building.
- Rear extensions will be considered on their individual merits, but should broadly be in keeping with the scale, materials and detailing of the original building.
- Rear extensions must not be the full width of the building, and ideally should be no more than half the width of the host building.
- Rear extensions should be subservient to the principal building and should normally be at least one storey lower than the eaves height of the original building.
- Extensions should not compromise the opening / fenestration pattern of the existing building.
- Any window or door openings on an extension should reflect the existing historic pattern of windows and doors on the original building.
- All planning standards in the Unitary Development Plan should be met.

- Extensions to the back of buildings should not dominate the original building and gardens should be protected from over-development.
- Original brick boundary walls and all existing trees should be preserved.
- The Council will encourage the use of traditional details and materials.

6.6 Windows and doors

White painted double-hung timber box sash windows are predominant in the 19th century buildings throughout the Conservation Area, with the earlier examples being sub-divided into six or even eight small panes, giving a strong vertical emphasis. These windows also have very slim glazing bars and narrow meeting rails, usually utilising an ovulo or lamb's tongue moulding. In the Broadway Market Conservation Area, a few of these original examples have been replaced using modern materials such as uPVC or aluminium. These modern windows cannot reproduce the exact design and detailing of the original, and many also fail to copy the method of opening, with, for example, top-hung lights replacing vertically sliding sashes. Cumulatively, this results in a gradual degradation of the Conservation Area's special character and historic interest.

It is also important to copy the deeper window reveal (the set back between the front wall and the window frame) which is usually about 150 mm as modern windows are often positioned almost flush with the main elevation, losing the articulated surface which is characteristic of older buildings.

Generally the Council will encourage the retention of existing original windows whenever possible. These can often be refurbished and improved sound and heat insulation provided by inserting additional brushes and new parting beads

Principles (windows):

- Re-use original windows whenever possible.
- Maintain an active maintenance regime to prevent deterioration.
- Where replacements are necessary, these should match the original window exactly.
- Pay special attention to the mouldings on the frames, glazing bars and meeting rails.
- Re-use existing openings and keep cills and other features intact.
- Copy the traditional depth of reveal.
- Modern uPVC, steel or aluminium windows are unlikely to be accepted by the Council.

There is a variety of original timber doors to be found throughout the Conservation Area, the best being located in the grade II buildings. Typically, these have four or six

panels, with mouldings or raised and fielded panels, sometimes now replaced with glass. Some retain their half round glazed fanlights in the space above each door. These doors are always painted, not stained.

Listed Building Consent is required to alter or replace all doors in a listed building, and the Council will always encourage the retention and re-use of original or well detailed historic doors. For unlisted buildings, where they are in commercial uses or in multiple occupation (flats), Planning Permission will also be needed to change a front door, and again, the Council will seek the retention or re-use of a well detailed, historic door. For unlisted family houses in the Conservation Area, no permission is currently needed to change the material or detail of a front door.



Figure 31: Door at No.172 Landsdowne Drive

Principles (doors):

- Repair and redecorate original timber doors rather than replace them.
- If the door has to be replaced, use a purpose-made, matching timber door, which should be painted not stained.
- Avoid “off the shelf” modern doors with such features as false fanlights, stained wood, coarse mouldings, and decorative glazing.
- Avoid uPVC and other modern materials, which are not appropriate in the Conservation Area.

6.7 Materials

London stock brick, render and stucco, stone mouldings and wrought or cast iron railings are the predominant materials in the area and are used in limited combinations. New schemes should aim to use a limited range of materials with detailing, textures and colour reflecting the qualities of the surrounding built form.

- Traditional, natural materials, matching the original, should always be used for repairs and restoration work.
- The Council will encourage the re-instatement of traditional natural materials and details where these have been removed.
- See Shopfront Design Guide.

6.8 Shopfronts

The Broadway Market Conservation Area contains a large number of commercial premises with a variety of shopfronts, sometimes incorporating elements of earlier fabric. A particularly notable early shop front from the 1830s survives at No. 77 Broadway Market.

Many of the shops in the Conservation Area are small locally-owned businesses selling ‘one-off’ high value goods where attractive shopfronts predominate. There has been in the past (but less so today) an emphasis on large signboards (to attract trade) using modern materials. Inevitably, this has meant that the appearance of some of the buildings in the Conservation Area has been compromised by a variety of badly designed shopfronts.



Figure 32: No. 77 Broadway Market, before Conversion to Gallery Seven Seven

The most common problems with shopfronts in the Conservation Area are:

- Over-deep fascias, hiding original features such as string courses, windows, and window cills.
- Use of garish colours.
- Use of plastic lettering and over dominant lighting.
- The incremental loss of older historic shopfronts and shopfront surrounds.
- Internally illuminated signs.

Recent shop fronts within Broadway Market have generally been much more sympathetic in design. The Council has published several guidance leaflets to promote better design, including the Shopfront Design Guide, funded as part of the Kingsland CAP grant scheme. This is an excellent document, providing sound practical advice which is equally applicable to the Broadway Market Conservation Area.

Occasionally, a simple modern shopfront may be more appropriate than a reproduction 19th century design, However, these should still follow the basic principles governing the historic relationship between the fascia, glazing, pilasters and stallriser, as well as the use of colour, materials, and signage. Given the predominance of traditionally detailed, timber shopfronts these may be a more appropriate model for new shopfronts in order to preserve or enhance the character of the Conservation Area.



Figure 33: Traditional Shops with Canopies

Security is an issue which the Council accepts needs to be resolved. The guidance suggests that if external roller shutters are to be provided, they should fit neatly between existing features, with open lattice grilles rather than solid shutters. Ideally, these shutters should be positioned internally, to avoid the flat, feature-less appearance of external shutters, which can be especially forbidding when closed at night. Another alternative is a concertina type of shutter, which slides sideways rather than vertically. These can be used to protect recessed doorways. All such shutters must be painted or colour finished to match the decoration of the rest of the shopfront.

Simple fabric roller canopies are another traditional feature which the Council will encourage, as opposed to modern plastic canopies, which are too reflective and detract from the historic character of the building.

Principles:

- New shopfronts should be built from timber and painted.
- The use of uPVC or other modern materials will be resisted.
- New shopfronts should adhere to the design guidance in the Council's Booklet "Shopfront Design Guide".
- Traditional shopfronts are usually preferred although in some cases a modern, good quality alternative might be acceptable.

6.9 Listed Buildings

Listed buildings are more tightly controlled than unlisted buildings and are subject to separate legislation. Listed Building Consent is required for all alterations and extensions which affect the special architectural or historic interest of the building, and as both the exterior and interior of the building is listed, the Council's approval is therefore required for a wide range of work. Further guidance can be obtained from the Council but, briefly, the type of work commonly requiring Listed Building Consent includes:

- The installation of new windows or doors.
- All extensions (planning permission may also be required).
- Alterations, such as removing internal features such as fireplaces, walls, timber partitions, panelling, and shutters.
- Removing or altering a staircase.
- Altering or demolishing a boundary wall.

This list is for guidance purposes only and is not exhaustive. If you are in any doubt as to whether you require Consent, please contact the Council's conservation staff before commencing work. It is a criminal offence to alter a listed building without Consent and carrying out work illegally can result in a substantial fine or even imprisonment.

When considering applications for Listed Building Consent, the Council will usually require the applicant to submit a detailed archaeological evaluation or report of the building which will describe the historical development of the buildings and its site, as well as identify the special features which contribute to its architectural and historic interest. All proposals which affect listed buildings must preserve these special features, and applications which propose their removal are unlikely to be acceptable. Extensions to listed buildings will be judged in a similar way to those to unlisted buildings (Para. 7.5) but will additionally need to satisfy the following:

- Extensions should be secondary in size, bulk and footprint to the original building.
- Extensions will need to be carefully detailed to marry-in with the original building.
- Traditional materials and details will be required.

Further information about listed buildings can be found in PPG15 (see paragraph 2.1, above) and in the UDP.

6.10 New Development

There are a few examples of worthy new development in the Broadway Market Conservation Area. A large architecturally interesting extension has been added to the rear of Doris's Place, No. 14 Broadway Market and has been greatly praised in the architectural press. A small white simple modern house has been built at No. 95 Lansdowne Drive. It is screened from full view by a brick wall, but appears well designed.

Overall, however, the opportunities for new development in the Conservation Area are very limited because of the intensely built-up nature of the townscape, with few empty sites. Many of the residential terraces retain their open rear gardens, which are characteristic of the area, and should remain free from development.

Where new development is to be fitted into an existing gap site, the following principles will apply:

Principles:

- New development should respect the scale, massing and height of the surrounding historic properties.
- Back-land development, e.g. to Broadway Market Mews should generally be subservient to the main built form of the Conservation Area.
- New development should follow the historic building line.
- New development should not be over-dominant in views along the street.
- New development should follow the historic plot ratios in the area and should allow for the retention of some garden or amenity space to the rear of the building.
- New buildings should reflect the existing details and materials of the historic buildings in the surrounding area.
- Modern materials might be appropriate in some locations, but should always be of the highest quality, in terms of both design quality and use of materials.



Figure 34: No 95 Landsdowne Drive

7 “SWOT” ANALYSIS

Broadway Market Conservation Area is notable for its compact and coherent streetscape and mix of mainly nineteenth century buildings, many of which are listed, locally listed, or have been identified within this appraisal as making a positive contribution to the character or appearance of the Conservation Area (Buildings of Townscape Merit). Together these form an interesting and historic streetscape, contrasting with the open green quality of the nearby London Fields, with its mature trees and old pathways, including the Market Porters’ Route. However, a number of negative features have impacted on the quality of the historic environment, many of which are reversible given the necessary understanding, guidance, funding and commitment.

7.1 Strengths

The most positive features of the Conservation Area are:

- Survival of historic street pattern (Market Porters’ Route)
- The views out of the Conservation Area towards London Fields and the Regent’s Canal
- Large numbers of listed buildings
- Presence of locally listed buildings
- Buildings of Townscape Merit, all creating a cohesive townscape
- Good survival of early 19th century houses of definable quality, with good external features such as doorcases, fanlights, and sash windows
- Good survival of iron railings and gates throughout the Conservation Area
- Good quality details on the mid to late-19th century buildings including stucco, stone and brick features such as cornices, string courses, lintels, window reveals and door surrounds
- Little modern development
- Any new development has, to some extent respected the area,s scale, built form and massing using appropriate materials and details
- Some examples of notable public house architecture, including a famous pub, the Cat and Mutton – whose site has contained a pub since 1732
- A varied and vibrant market street especially at weekends
- “Village” atmosphere and strong sense of community
- Presence of distinct, artistic community

7.2 Weaknesses

The most negative features of the Conservation Area are:

- Excessive car-parking demand and conflicts between pedestrian and vehicular traffic, especially during Market times.
- The poor quality of some shop fronts.
- Multiplicity of street furniture – bins, signage, bus shelters etc. – all providing a very cluttered visual appearance.
- Graffiti and poor quality boundaries.
- Some empty buildings requiring repair.
- Loss of architectural features, especially windows and doors.
- Very few trees and planting in the streets to relieve the built environment.
- New development (especially to the rear of buildings in Broadway Market) pressurising the integrity of the Conservation Area.
- The open space at the junction of Benjamin Close is poorly landscaped and would benefit from improved maintenance.



Figure 35: The Cat and Mutton Public House

7.3 Opportunities

The Broadway Market Conservation Area contains some architecturally interesting and well-detailed historic buildings that have been restored over recent years.

The following points are “opportunities” which the London Borough of Hackney or private owners could implement, subject to the necessary funds being available:

- Repair historic buildings using the correct materials and details
- Restore lost architectural features like windows and roofing materials
- Encourage shop owners to improve their existing shopfronts
- Ensure that new shopfronts and advertising conforms to the Council’s published guidance
- Remove the graffiti that adorns many buildings
- Encourage the use of open grilles for shutters that allow the shop display to be seen outside opening hours
- Introduce trees where possible
- Consider setting up a grant scheme for the buildings within the Conservation Area

7.4 Threats

- Small businesses with low profit margins do not always generate funds for repairing the buildings
- Poor quality shopfronts reinforce an air of neglect
- Unauthorised security grilles
- Further loss of historic architectural details, such as windows, etc., and replacement of natural materials with inappropriate man-made materials
- Inappropriate back-land development which does not relate to the scale, footprint and design of the existing character of the Conservation Area
- Potential loss of diverse range of small-scale, local shops
- Many planning applications to convert shops into residential accommodation and to extend living accommodation into back yards

8 CONCLUSION

Broadway Market Conservation Area is a geographically compact entity with a strong character and unique buildings. Not only does it contain some of the most attractive and well-preserved small shops in the Borough, but there are also very good examples of early nineteenth century housing in a variety of styles – from terraces to paired-villas. The farmers' and craft market held each Saturday has changed the nature of the street considerably over the last few years, and the numbers of specialist and designer shops continues to grow. Taken together, the market and the immediate surroundings of the area, London Fields and the Regent's Canal, make Broadway Market a 'destination' for locals and tourists alike. The growth in warehouse and other former industrial building conversions along the nearby Regent's Canal has increased the type of people who are drawn to the bars, restaurants and cafes that flourish in the area. Over the last ten years Broadway Market has grown more like fashionable Hoxton, than anywhere else in Hackney.

The architectural integrity of the area has, up to now, been enhanced by Conservation Area status and as the popularity of Broadway Market continues to grow as a place to live and work, increasing development pressure is emerging in the area. The number of planning applications to extend, convert or even replace disused buildings with larger structures is growing each year and vigilance and care will be needed if the special character and architectural integrity is to be retained.



Figures 36 & 37: Vibrant Street Activity

APPENDICES

APPENDIX A

PROPOSALS FOR THE EXTENSION OF THE BROADWAY MARKET CONSERVATION AREA AT OCTOBER 2005

A1 Alterations to the Conservation Area boundary

A number of relatively small alterations are proposed to the existing Conservation Area boundary as follows:

- (i) *Add in Nos. 126-148 Landsdowne Drive.*

An early 19th century terrace facing the park. Each house is 3 storeys plus basement, 3 windows. Built of stock brick with stucco entablature and parapet, 1st floor cill band and basement. Gauged brick arches to sash windows, those on ground floor round headed in round arched recesses. Paired doors. Well restored during 1980s.

- (ii) *Add in Nos. 150-160 Landsdowne Drive*

A substantial Victorian terrace, two storeys above a full height basement. Bays to front elevation; steps up to paired front doors.

- (iii) *Add in Park Terrace (Nos.97-111 Landsdowne Drive)*

A good quality Victorian terrace of c.1870, that rise 2 storey above a full height basement. They back onto London Fields. No. 111 has good original iron railings. Originally called Park Terrace.

- (iv) *Add in No. 95 Landsdowne Drive, adjacent to Park Terrace*

A modern white cube, constructed during the late 1990s. A simple but good addition to Landsdowne Drive.

London Fields has previously been suggested as a potential conservation area; the Fields were considered for possible designation jointly with Broadway Market. However, whilst there are interesting pockets of historic development around the Fields (London Fields East, for example), there is a lack of coherent historic development fronting the open space. Therefore, it is not considered that the Fields possess sufficient special interest to warrant their designation as a conservation area.

APPENDIX B

SCHEDULE OF PROPERTIES IN THE CONSERVATION AREA

Ada Street	No. 2
Benjamin Close	Green Space to north
Broadway Market	Nos. 1-85 (odd) Nos. 2-76 (even)
Broadway Market Mews	Nos. 1-12 (consecutive)
Brougham Road	Regent's Estate Community Centre
Croston Street	Nos. 1a-c Nos. 1-15 (consecutive)
Dericote Street	Nos. 1-23 (odd) Nos. 2-18 (even)
Jackman Street	No. 3 Nos. 2-20 (even)
Lansdowne Drive	Nos. 126-148 (even) Nos. 150-160 (even) Nos. 170-186 (even) Nos. 97-111 Park Terrace (odd) No. 95
Shrubland Road	No. 114
Westgate Street	Nos. 59-63 (odd) London Fields Primary School

APPENDIX C

SCHEDULE OF STATUTORILY LISTED AND LOCALLY LISTED BUILDINGS

Statutorily listed buildings (all listed grade II unless otherwise noted):

Broadway Market

Nos. 75-77 (odd)

Nos. 79-81 (odd)

Croston Street:

Nos. 1-4 (consec)

Nos. 6-15 (consec)

Dericote Street:

Nos. 5-23 (odd)

Nos. 4-18 (even)

Regent's Estate Community Centre (Former St Paul's Church of England School including forecourt railings, Brougham Road)

Lansdowne Drive:

Nos. 126-148 (even)

No. 170

Nos. 172-176 (even)

Nos. 178, 180

Nos. 182-186 (even)

Locally listed buildings:

Locally listed buildings are those which are on the Council's own list of buildings of local architectural or historic interest. The Council's policy (EQ20) in the Unitary Development Plan is to retain the character and appearance of these when determining planning applications.

Broadway Market:

No. 36

APPENDIX D

BIBLIOGRAPHY

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(Penguin Books 1999)
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An illustrated history of Hackney* David Mander
(Sutton Publishing Limited 1997)
- The Victorian Villas of Hackney:* Michael Hunter
(Hackney Society Publication 1981)
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The buildings of Hackney* Written and published by
The Hackney Society 1984
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Archives

APPENDIX E

Map of the Broadway Market Conservation Area

Key:







	Conservation area boundary
	Listed buildings
	Locally listed buildings
	Buildings of Townscape Merit
	Focal points
	Important trees or tree groups



Figure 38: Map of the Broadway Market Conservation Area

APPENDIX F

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- Figure 2 Map of 1745 showing path across London Fields and Mutton Lane
- Figure 3 Rocque's Map of 1769
- Figure 4 Map of 1827 showing a completed Lansdowne Terrace
- Figure 5 Map of 1831
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- Figure 10 General View of Broadway Market
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- Figure 13 Georgian Terrace at Nos. 126-148 Lansdowne Drive
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- Figure 15 Little Georgia (now La Vie en Rose), formerly the Sir Walter Scott PH
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- Figure 30 Award – Winning Rear Extension at No. 14 Broadway Market
- Figure 31 Door at No.172 Lansdowne Drive
- Figure 32 No. 77 Broadway Market, before Conversion to Gallery Seven Seven
- Figure 33 Traditional Shops with Canopies
- Figure 34 No 95 Lansdowne Drive
- Figure 35 The Cat and Mutton Public House
- Figures 36 & 37 Vibrant Street Activity
- Figure 38 Map of Broadway Market Conservation Area

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APPENDIX G

FURTHER INFORMATION

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English Heritage

23 Savile Row
London
W1S 2ET
General inquiries: 020 7973 3000
Customer Services: 020 7973 4916
Website: www.english-heritage.org.uk
For further information relating to listed buildings and conservation areas

The Victorian Society

1 Priory Gardens
Bedford Park
London
W4 1TT
Tel: 020 8994 1019
Website: www.victorian-society.org.uk
For the "Care for Victorian Houses" leaflet, etc.

The Society for the Protection of Ancient Buildings (SPAB)

6 Fitzroy Square
London
W1P 6DY
Tel: 020 7377 1644
Website: www.spab.org.uk
For an excellent range of technical advice leaflets

The Hackney Society

Unit B12

3 Bradbury Street

London

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Tel: 020 7254 0212

Website: www.hackneysociety.org*Hackney's local amenity society and umbrella organisation for conservation area advisory committees***The Broadway Market Traders and Residents Association**Website: www.broadwaymarket.co.ukwww.bmtra.org

APPENDIX H

**COPY OF THE COUNCIL'S ORIGINAL DESIGNATION COMMITTEE REPORT
(1995)**



**REPORT OF THE ASSISTANT
DIRECTOR (DEVELOPMENT),
D.E.S.**

**ENVIRONMENTAL SERVICES COMMITTEE
18/09/95**

**DESIGNATION OF BROADWAY MARKET AND
TOWN HALL SQUARE CONSERVATION AREAS**

Classification DECISION	Enclosure
Ward(s) affected DALSTON CHATHAM QUEENSBRIDGE	

SUMMARY

1. This report seeks approval for the designation of two Conservation Areas: Broadway Market and Town Hall Square and reports back on the findings of the public consultation exercises.

RECOMMENDATIONS

- (A) That the Committee resolves to designate two new Conservation Areas, Broadway Market and Town Hall Square Conservation Areas as indicated by the boundaries on the maps and schedules in the appendices, under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1980.
- (B) That officers be authorised to carry out the statutory notification and publicity required under Section 70 of the above Act.

BACKGROUND

2. Broadway Market and the Town Hall Square areas were included in the Report to Environmental Services Committee in June 1995, 'Conservation Area Designations'. Members gave approval for public consultation to be carried out two proposed new Conservation Areas: Broadway Market and the Town Hall Square: this report is subsequent to that approval.

3. The areas have been analysed in terms of their histories, urban design characteristics, strengths, weaknesses, opportunities and threats to fabric. These are set out in the appraisal documents, which were available to Members with the June Committee Report. Further copies are placed in the Members' library.

THE PROPOSALS

4. It is proposed that two Conservation Areas are designated. The streets involved are shown in the appendices, including parts of: for the Town Hall Square proposal: Mare Street, the Town Hall Square area, Sylvester Path, Sylvester Road; for the Broadway Market proposal: Broadway Market itself, Lansdowne Drive, Dericote Street, Croston Street and Ada Street.

CONSULTATION EXERCISE

5. A public consultation exercise has been carried out on the proposals. The full results are available in the Members' library. In addition, local and national amenity societies including English Heritage and the Hackney Society were consulted on the proposal; the results are also in the Members' library. The responses to the consultations were generally in favour of designation of the two new Conservation Areas.

6. Letters were delivered by hand to all properties in the areas inviting comments, with a copy of the map and information sheet "What is a Conservation Area?". A public exhibition was on display at Hackney Town Hall from 7 August to 1 September with appraisal documents, maps, photographs, and information on the proposals. This was viewable Mondays to Saturday midday. Public workshops were held for both Conservation Area proposals with an exhibition.

7. In addition, a conservation officer met members of the local communities on site. She included a visit on a Saturday to discuss the proposals with the market traders at Broadway Market.

8. The public were asked the following: whether they agreed with the proposals in principle; whether they agreed with the Conservation Area boundaries; what improvements should be carried out; what they valued about the area and what the negative factors were perceived to be.

EFFECTS ON SERVICE DELIVERY

9. The proposals would not result in an unacceptable increase in workload. Any Conservation Area Consent application for permission to demolish all or a part of an unlisted building in a Conservation Area would be handled alongside the planning permission for the new development. Enforcement action will be carried out for unauthorised works.

10. The latest Government guidance on CAs recommends that appraisal and guidance papers are prepared. The appraisal documents satisfy this. Regarding any further guidance and the preparation of enhancement schemes, these will be carried out as and when staff resources permit.

11. The cost of advertising planning applications which affect a Conservation Area will be met by existing budgets. The cost of advertising was reduced last year by re-formatting.

CULTURAL AND EQUALITY CONSIDERATIONS

12. When a Conservation Officer met residents and shopkeepers in the proposed Conservation Areas, she noted that a high proportion were from the black and ethnic minority communities. Also, many of the people who come into these areas for business, shopping, leisure etc, are from these communities. Therefore the enhancement and protection of the areas would be of direct benefit to these communities.

13. Historic buildings are part of the social history of the various ethnic groups who have built and occupied them for (in some instances) many years. The historic environment can play an important role in creating a sense of community with the past, and fostering a greater civic pride.

14. CA designation in town centres, commercial and mixed-use areas can help to retain a supply of lower-rental, smaller buildings for use by new business ventures and specialist, local shops and services.

