

# STOKE NEWINGTON CONSERVATION AREA APPRAISAL

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(To be added following formal adoption of the Appraisal & final recommendations)

## 1 INTRODUCTION

Stoke Newington Conservation Area was originally designated in 1983, and was extended to include Abney Park Cemetery in 1985. Formal, written appraisals of the area were not produced at those times. The research and assessment of the area's special interest, undertaken for this appraisal, has enabled further consideration of the boundaries of the Conservation Area to be undertaken.

### 1.1 The format of the Stoke Newington Conservation Area Appraisal

This document is an "appraisal" document as defined by English Heritage in their guidance document "Conservation Area Appraisals".

The purpose of the document 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 Stoke Newington 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 Abney Park Cemetery by the trees, pathways, graves and monuments.

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 and the three different "Character Areas" of Abney Park Cemetery, Stoke Newington Church Street and Stoke Newington High Street. 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 including "Recommendations" (at April 2004), schedules of the streets within the Conservation Area, listed and locally listed buildings, and a list of buildings requiring repair. Appendix E provides a bibliography. Maps and illustrations are included at Appendices F and G. Appendix H notes sources of further information, and copies of the Council's original Designation Report and Cabinet Report, endorsing the CAAP, are included at Appendices I and J.

## **1.2 Acknowledgements**

This document has been drawn up with the help and assistance of the Stoke Newington Conservation Area Advisory Committee, who have contributed to the drafting of the document and who have made comments on the proposals contained within it.

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 H.

## 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 2004, the London Borough of Hackney had designated 22 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 Stoke Newington Conservation Area falls into both the first and the third group, as it contains an historic village core and an important open space (Abney Park Cemetery).

## 3 THE HISTORICAL DEVELOPMENT OF THE AREA

### 3.1 Archaeology

To the north of the Conservation Area, the Abney Park Cemetery forms part of an extensive Palaeolithic working floor containing axes, hammer stones and flakes. 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 Stoke Newington Conservation Area, although the former line of the New River, and the section of remaining river, in the adjoining Clissold Park Conservation Area, have archaeological significance.

### 3.2 Historical 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 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". It is likely that there were Saxon settlers at Stoke Newington although the "ing" form of the name Newington is not recorded before the 13<sup>th</sup> century. The first mention of *Neutone* is in the Domesday Survey of 1086, when it still formed part of the demesne of St Paul's Cathedral. The prefix *Stoke*, first recorded in 1274, was used to distinguish the village from Newington Barrow or Newington Berners in Islington. 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.

The early settlement of Stoke Newington was based on the Manor (located beneath the modern Town Hall) and the church, the earliest record of which dates back to 1314, when a rector was appointed. In the 1930s, when the Town Hall was built, the chalk and Kentish ragstone foundations of the old medieval manor house were uncovered.



Figure 1 Drawing of St Mary's Church c.1800

The Lordship of the Manor of Stoke Newington has remained in the ownership of the church into the 21<sup>st</sup> century. A prebendary of Stoke Newington was recorded from c.1104, and the manor, co-extensive with the parish, remained the property of the prebendary until vested in the Church Commissioners in 1843 under the Act of 1840, except during the Interregnum in the mid-17<sup>th</sup> century when parliamentary commissioners sold it to the lessee. In 1972 the Church Commissioners refused a request from the Stoke Newington Society to buy the Lordship of the Manor.

Stoke Newington therefore remained a small manorial village, its economy based on agriculture, during the late medieval period. In the 15<sup>th</sup> and 16<sup>th</sup> centuries new houses were built along Church Street and leased to courtiers and merchants, escaping the unhealthiness of the city of London. Following the Reformation of the 1540s, influential owners of the Manor included William Patten and then John Dudley, a rich brewer who died in 1580. In 1558 the manor house was described as badly neglected but by 1565 Patten had carried out extensive repairs. He also repaired St Mary's Church, rebuilding the tower and the south aisle. It is said that Queen Elizabeth I visited Stoke Newington as a guest of Dudley, who was a kinsman to Earl of Leicester, her favourite. This visit is reflected in the naming of Queen Elizabeth's Walk on the northern edge of Clissold Park, which appears on early 18<sup>th</sup> century maps as a public walk. In Church Street, the Rose and Crown Inn existed in 1612 and the Red Lion is noted in 1697.

Between 1608 and 1613, the New River was built to provide fresh water from Hertfordshire to New River Head, near Sadlers Wells. This would have added to the attractions of the Hackney area, as clean water was difficult to find. The New River meandered through the north end of the parish, with a loop which passed through

what is now Clissold Park. Alterations in 1724 and again in 1946 have left just a short truncated section in the park, now used as an ornamental lake.

During the 17<sup>th</sup> century, despite the upsets of the Civil War, a number of prestigious houses were built in Stoke Newington. Fleetwood House was erected in c.1634 by Sir Thomas Hartopp, a Parliamentary supporter, whose early death in 1658 resulted in his wife remarrying Charles Fleetwood, after whom the house is named. Fleetwood was the widower of Oliver Cromwell's daughter, and later in the century the house became the centre of non-conformist meetings, before the Act of Toleration of 1689 provided that all non-conformists could worship in peace. In 1695 Thomas Gunstan, the then lessee of the manor house, obtained permission from the prebendary to pull it down and several houses, forming Church Row, were built on the site. Gunstan then set about building a replacement to the manor house on land further eastwards along Church Street, close to Fleetwood House, although he died in 1700 before the house was complete. Gunstan left his estates to his sister Mary, wife of Thomas Abney, (d.1722) Lord Mayor of London and a founder of the Bank of England. The prestigious new red brick property was called Abney House, after Mary Abney, and consisted of seven bays, set back from the road behind metal railings and gates. These still remain and form the southern entrance to the cemetery, although the house was demolished in 1843.



Figure 2 Drawing of Abney House

Other prestigious houses were built along Church Street during the 18<sup>th</sup> century, and several of these remain and are listed grade II\*. The most notable of these are nos. 81-87, on the south side of Stoke Newington Church Street opposite the entrance to

Abney Park Cemetery. Slightly further westwards lie nos. 107-117 Church Street. These date to c.1700 and as such are the earliest surviving buildings in the Stoke Newington Conservation Area.

The Abney's only surviving child, Elizabeth, died in 1782 and it was under her will that the manor lease was sold for the benefit of dissenting ministers, establishing the connection, especially with the Quaker movement, for which Stoke Newington was to become famous. The area was also notable for its many writers, including Daniel Defoe, who lived in Church Street and who wrote *Moll Flanders* and *Robinson Crusoe*.

The buyer of the lease on the Manor was Jonathan Eade, and it remained with his family until 1881, when the lease was sold to the Ecclesiastical Commissioners, who leased the demesne lands piecemeal until the 1950s when they sold most of the freeholds. This demesne land occupied most of the land north of Church Street with the manor house at its southern end, next to the church. The protection of this land from development during the 19<sup>th</sup> century has provided the Stoke Newington area with its two most important open spaces: Clissold Park and Abney Park Cemetery.

In the 1830s a number of developers purchased land in the Stoke Newington area for new houses, and the fields to the south of Church Street were incrementally developed. The best known builder was Thomas Cubitt, who built a long row of villas along Albion Road, to the south of Church Street, only some of which remain due to war time bombing. The 1846 map shows how land was being laid out for new houses, generally set in generous gardens.

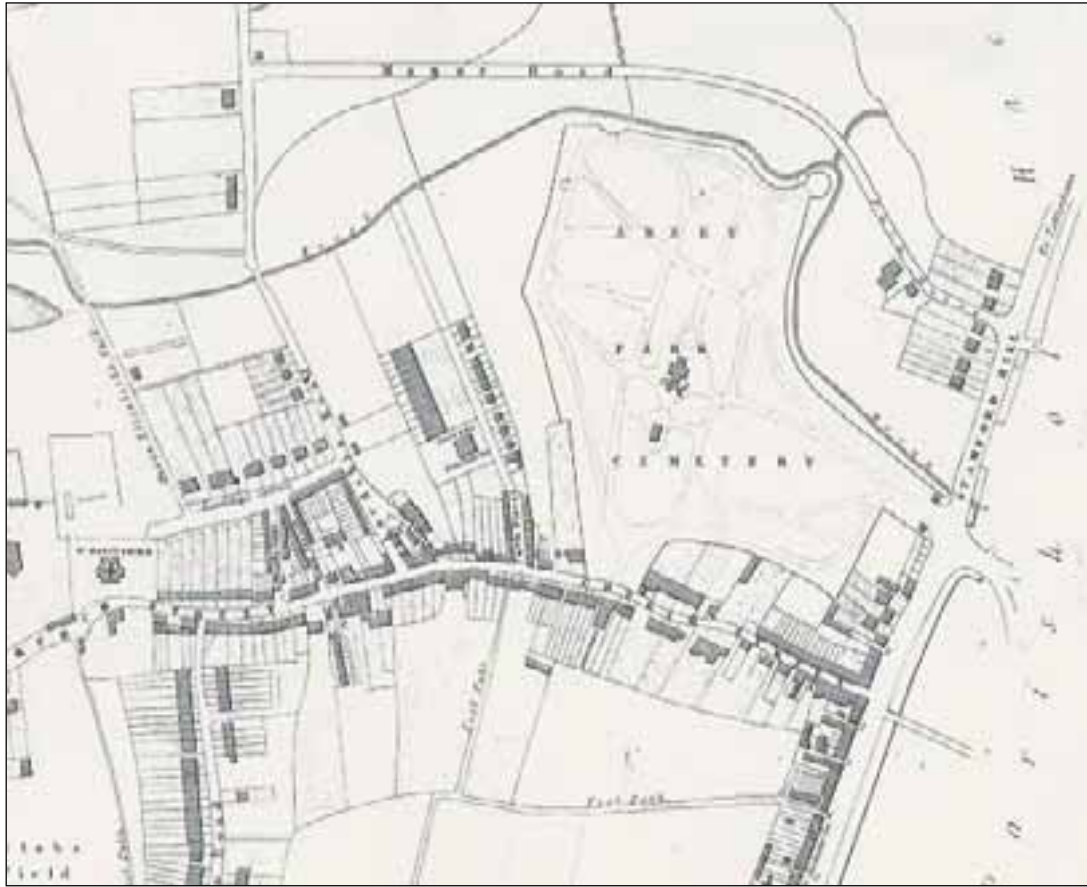


Figure 3 Map of 1846

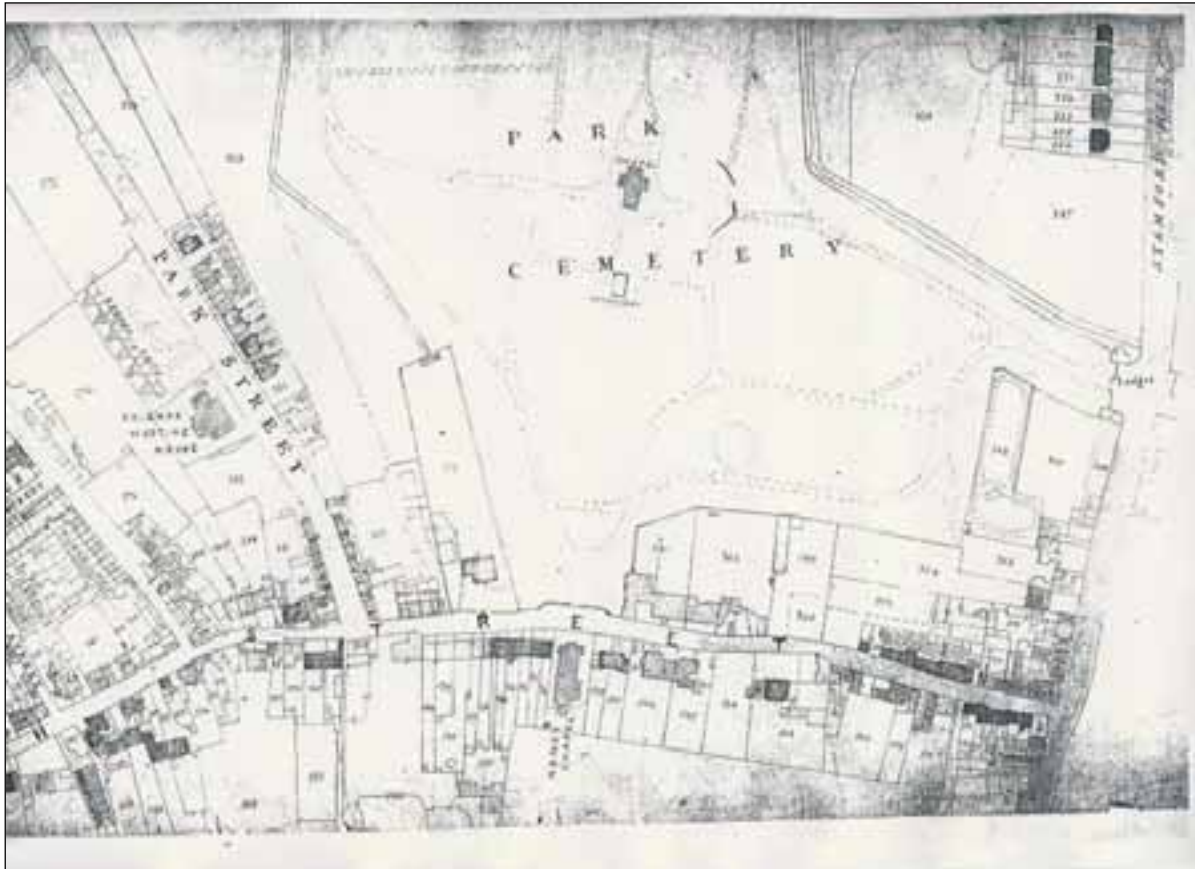


Figure 4 Map of 1848



Figure 5 Map of 1862





Figure 6 Map of 1870

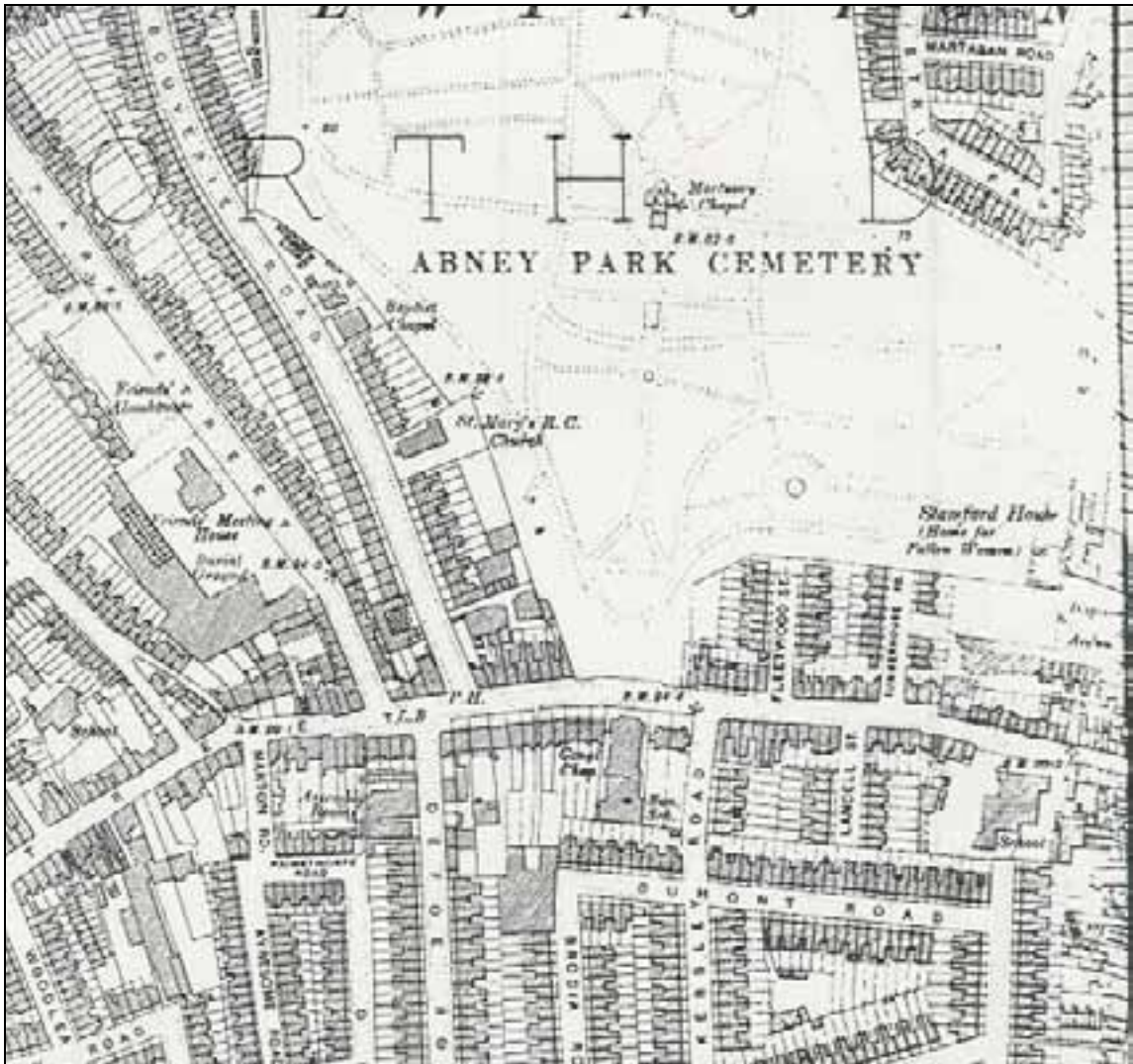


Figure 7 Map of 1894

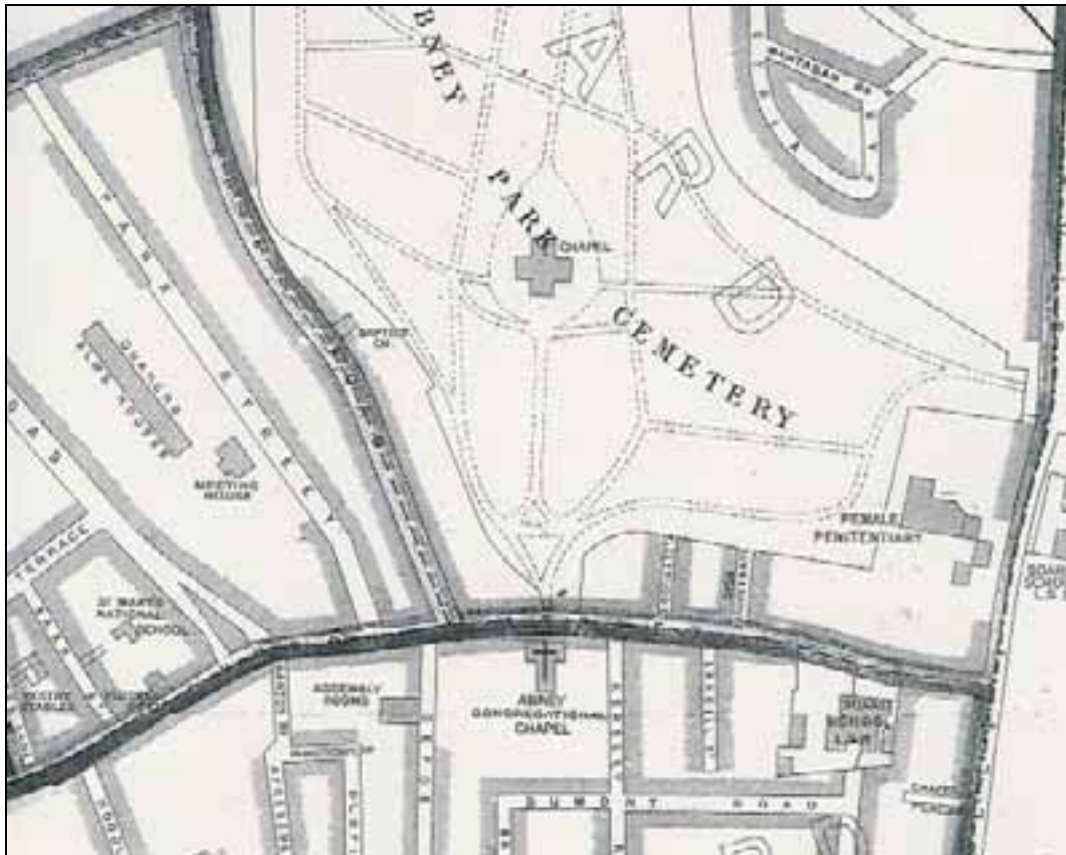


Figure 8 Map of 1896

This rapid expansion in the population of the area led to an acute shortage of land for burials, as the older parish churchyards were almost full. Throughout London, new Acts of Parliament enabled the setting up of new cemeteries, and in 1839 a new company was established to run the Abney Park Cemetery under the leadership of its Secretary and Registrar George Collinson. He was a City of London solicitor and also son of the president of the Hackney Congregational Theological College. Eight further dignitaries acted as co-directors, most of whom were Protestant businessmen like Collinson. The new company purchased two houses and their estates to the north of Stoke Newington Church Street (Fleetwood House and Abney House), financed by selling shares in the company. The new Cemetery was specifically designed to provide a suitable burial place for the poor as well as the more affluent middle classes, with a wide catchment area which included the City of London, Tottenham and even Enfield. Furthermore, the Cemetery was available to all types of Christians, including dissenters, and eventually it became one of the major burial places for members of the Congregational Church. Significantly, the cemetery was unusual in that no special Act of Parliament was obtained and no consecration of the land by a bishop of the Established Church was needed before burials commenced.

Initially, Abney House was tenanted by the Wesleyan Theological College, and Fleetwood House remained as a private residence<sup>1</sup>. The former gardens and backlands to both houses were drained, new pathways laid out, and enclosing walls constructed, under the control of William Hosking, professor of architecture and civil engineering at King's College, London. The designs of the entrance from Stoke Newington High Street, with their Egyptian influence, are the result of collaboration between Hosking and Joseph Bonomi, a distinguished Egyptologist. Hosking, however, was solely responsible for the design of the catacombs and chapel in the centre of the Cemetery, completed in 1840. At the same time, a fine arboretum was planted to complement the existing trees which had survived from the domestic gardens of the previous occupants. Over the next few years a number of eminent men and women were buried in the cemetery, including Samuel Morley, the educational philanthropist, Andrew Reed, founder of the London Orphan Asylum, William and Catherine Booth, founders of the Salvation Army, and James Braidwood, father of modern fire fighting. Abney House was eventually demolished in 1843, and the site subsumed within the Cemetery. Fleetwood House survived until the early 1870s.

By the middle of the 19<sup>th</sup> century the population of Stoke Newington had grown to such an extent that a new church was needed. The old rectory, a timber-framed building on the south side of Church Street, was demolished, and a new St Mary's Church, designed by George Gilbert Scott, was built, work starting in 1865 although the spire was not completed until 1890. Even at this point, the economy was still mainly agricultural, and local nurseries, allotments and cows provided food for the local inhabitants as well as the markets of the City.

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<sup>1</sup> Fleetwood House had been an experimental school (established 1824 by William Allen, Grizell Birkbeck and four other Quakers as a girls school teaching sciences - astronomy, globes, physics etc. as well as needlework - parodied by Cruickshank). The eight acres of land that had been its garden were acquired by the Abney Park Cemetery Company in about 1836. The grounds were one of the main attractions of the school, and it closed sometime between 1836 and 1840. Allen and Birkbeck continued their educational and other projects at Lindfield in Sussex.



Figure 9 Photograph of Fleetwood House showing gates to Abney Park c.1872

After the railway arrived in 1872, the Stoke Newington area became very densely developed and many of the 18<sup>th</sup> and 19<sup>th</sup> century mansions were demolished and their gardens cleared to allow the construction of terraces of small houses. A notable example is Fleetwood House, which was demolished to make way for Fleetwood Street, but on either side of Stoke Newington Church Street, new streets of terraced cottages and houses sprung up : Summerhouse Road, Kerswell Road, Defoe Road, and Woodlea Road being the most obvious



Figure 10 Stoke Newington Church Street in 1880 showing the former Red Lion Public House

By 1900 the area had declined in the social hierarchy and war time bombing took its toll, but for the last thirty years or more this has been gradually reversed as the middle classes have returned and larger houses once again become used as family dwellings. New businesses have moved into the area, although the street frontages remain in urgent need of improvement in many locations. In 1979 the inauguration of the Abney Park Cemetery Trust provided a new impetus to the restoration of the chapel and tombstones within the cemetery, which had become very neglected.

### 3.3 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 Stoke Newington Conservation Area lies over London Clay, overlain with brick earth to the north of Church Street and gravel to the south. The ground is relatively level, lying at about 25 metres above sea level, rising to about 30 metres to the north and west. A natural stream, the Hackney (formerly Manor) Brook forms the historic boundary on the north side of the Abney Park Cemetery, although now completely culverted below ground.

## **4 THE CONSERVATION AREA AND ITS SURROUNDINGS**

### **4.1 The Surrounding Area**

The Stoke Newington 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 south-easterly 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, Hackney and Shoreditch. The Stoke Newington Conservation Area lies on the western side of the Borough, and includes part of Stoke Newington High Street (Roman Ermine Street) and most of Stoke Newington Church Street. To the immediate west, and butting up to it, lies the Clissold Park Conservation Area, which itself butts up to Green Lane, another ancient road which connects London to Finsbury Park and beyond.

### **4.2 General Description of the Conservation Area**

The Conservation Area consists of three main elements: Stoke Newington High Street, Church Street, and Abney Park Cemetery. Stoke Newington High Street is a commercial area, characterised by three or four storey terraced properties, most of which contain ground floor shops. These sit tightly on the back line of the pavement, and there is no public open space apart from the pavement itself and the small Kynaston Gardens. Many of the buildings date to the 19<sup>th</sup> century, but there are also some examples of 18<sup>th</sup> century town houses, now used as offices, set back from the road with deep front gardens. The street is notable for its very busy traffic, bustling shopping centre, and for the many public houses and restaurants. To the north along Stamford Hill is a long terrace of 19<sup>th</sup> century houses, set well back from the road, with mature trees creating a notable boundary.





Figure 11 West side of Stoke Newington High Street (nos. 143 - )

Church Street is a much quieter, more mixed use area, with a greater variety of building types. There are several imposing terraces of 18<sup>th</sup> and 19<sup>th</sup> century buildings, especially towards the High Street junction and opposite the entrance to the Cemetery, but to the west, the buildings are lower in height and less well cared for. Most of the buildings contain ground floor shops, with residential uses being confined to the side streets or above the shops in flats to the first, second or even third floors. Church Street has medieval origins and leads to the parish church of St Mary's, now within the adjoining Clissold Park Conservation Area. The road curves noticeably and widens and narrows, creating a number of interesting views and a strong sense of enclosure in places.



Figure 12 East end of Stoke Newington Church Street

Abney Park Cemetery can be accessed from either of the above streets. It is notable for its trees, fine quality monuments and gravestones, and its central chapel and is included on English Heritage's *Register of Historic Parks and Gardens*. During the day, when access if possible, the cemetery provides a place for walking and sitting quietly, contrasting with the noise and bustle of the adjoining streets.

### 4.3 Streetscape

Stoke Newington High Street is a wide street with mainly 19<sup>th</sup> century buildings, three or four storeys high, facing it. Most of the roofs are concealed behind parapets, and this, with the bunching together of three or four buildings into similar blocks, creates an unusual roofline defined by these individual blocks of buildings which is especially noticeable on the east side of the street to the south of Garnham Street. To the north, the name "Market Place" on a street sign on one of the buildings suggests a previous, though long since forgotten, use. These buildings lie on the back line of the pavement although there are several places where the street opens up, most notably at the entrance to Abney Park Cemetery, and further north along Stamford Hill, where nos. 1-33 sit back from the road behind high brick walls, railings and long front gardens. These gardens are in need of improvement including the reinstatement of their front boundary railings or walls, and the removal of modern advertising hoardings. Further south, nos. 187 and 191 also retain their deep front gardens, although these are now

so contained by later buildings and modern accretions that they hardly register apart from a large tree in the garden of no. 191 which is extremely important in views along the street.



Figure 13 Front garden and tree to no. 191 Stoke Newington High Street

The eastern end of Stoke Newington Church Street is also relatively wide and contains a number of notable terraces dating to the 1860s or slightly later: nos. 10-30, 42-62, 31-37, 39-47, and 49-69 all retain many of their original features including some good quality shopfronts. Modern development in Wilmer Place has been relatively successful, recreating a mews style of terraced housing which accords with nearby Summerhouse Road and Fleetwood Street. The 1960s Fire Station, next to the historic gates and trees which mark the southern entrance to Abney Park Cemetery, is the most discordant feature in the street. On the other side of the road, nos. 75-93 provide the best example of a group of listed buildings in the Conservation Area, of which nos. 81-87 are grade II\* listed. New housing has been recently been provided on the former Council depot behind this listed terrace.

Beyond Defoe Road to the south, and Bouverie Road, to the north, the more westerly section of Stoke Newington Church Street bends noticeably towards the 1930s Town Hall and two parish churches, which lie in the adjoining Clissold Park Conservation Area. This part of Church Street is much narrower and contains smaller scale early 19<sup>th</sup> century houses, now largely converted mixed uses with shops to the ground floor and residential, commercial or storage uses above. Again rooflines and details are

varied, and the quality of the townscape has been adversely affected by poor maintenance, Post-World War II development, and the loss of the original building line, most notably outside the St Mary's Primary School site. The Stoke Tup Public House replaced a much earlier building (The Red Lion) on the site in 1925 and is important in views along the street. Behind it is a narrow road which cuts through to Lordship Road with a small collection of buildings dating to the early 19<sup>th</sup> century, including one dated 1821 (no. 6 Lordship Road) which once provided access to the village pound and watch-house.



Figure 14 Photograph of the Former Red Lion Public House, Stoke Newington Church Street 1893

The deep front gardens in front of nos. 135-137, which are currently used for car parking, are particularly in need of restoration and improvement. Good quality terraced housing, again of the post 1870s period, is notable in Woodlea Road and Edward's Lane.

Abney Park Cemetery is surrounded by a continuous stock brick wall which undulates along the line of the Hackney Brook, now culverted, along its northern edges. Most of the surrounding terraced houses have gardens which back onto this wall, reinforcing the rural character of the Cemetery.

#### 4.4 Views, focal points and focal buildings

The most important views are terminated by the trees of Abney Park Cemetery, which can be seen along Stoke Newington Church Street, and northwards along Fleetwood Street and Summerhouse Road. Similarly, long views along Stoke Newington High Street are notable although somewhat constrained by the constant traffic, including many lorries and double decker buses.



Figure 15 View northwards along Fleetwood Road to the trees of Abney Park Cemetery

The High Street entrance to Abney Park Cemetery, with its Egyptian buildings, is the most significant feature along this part of the High Street, and acts as a focal point in views along the street. Similarly, the more concealed, wooded entrance to the Cemetery in Stoke Newington Church Street also provides an important interruption to the long terraces of late 19<sup>th</sup> century buildings which line the north side of the road. These two entrances are the only two particular landscape features in the Conservation Area which can truly be said to act as focal points.

There are no churches or grand municipal buildings in the Conservation Area to act as focal buildings, although there are two schools – the William Patten Primary School in Stoke Newington Church Street, set back from the road behind a high brick wall, and St Mary Primary School, a modern building of little merit positioned some distance from the road. However, some of the listed buildings and 19<sup>th</sup> century public houses

are of sufficient size and grandeur to act as focal buildings in views along the streets. The most important are marked on the Townscape Appraisal map and are as follows:

- The principal public houses in Stoke Newington High Street:
  - Rochester Castle Public House, no. 145
  - The former Three Crowns Public House, no. 175
  - The Coach and Horses, no. 178
  - The Jolly Butchers, nos. 202-204
- The Daniel Defoe Pubic House, no. 102 Stoke Newington Church Street
- Nos. 1-33 Stamford Hill
- Nos. 187-191 Stoke Newington High Street
- Nos. 75-93 Stoke Newington Church Street

#### **4.5 Landscape and trees**

Abney Park Cemetery is the only landscape of any significance in the Conservation Area, the only other open space being Kynaston Gardens, a small and somewhat neglected public garden between Dynevor Road and Stoke Newington High Street. The Cemetery is sufficiently large to provide a number of secret pathways and the overgrown trees and vegetation create a rural quality which contrasts with the urban environment in the surrounding main streets. The entrance to the Cemetery in Stoke Newington Church Street makes an extremely important contribution to the street scene, with the trees, railings, and gates all marking a notable break in the built frontages along the north side of the road. A similar effect is provided by the other entrance to the Cemetery, in Stoke Newington High Street.

The most significant group of trees lie within Abney Park Cemetery, some of which survive from the planting of the arboretum from George Loddiges' nursery. There were over 2,500 species and included a collection of pines, firs and flowering fruit trees. A rosarium was also planted although sadly this no longer survives. Other trees do remain, however, which are hardier in the British climate: ash, oak, beech, elder, poplar, and birch. These are now somewhat overgrown and although some tree surgery has been carried out, much remains to be done.



Figure 16 Entrance to Abney Park Cemetery, Stoke Newington High Street

Other important trees within the Conservation Area relate to the principal street frontages, as the rear gardens are largely hidden from the public viewpoint. The most important of these trees are:

- Trees in the front gardens to nos. 1-33 Stamford Hill
- A single tree in the front garden of no. 191 Stoke Newington High Street
- Trees in front of the Fire Station, Stoke Newington Church Street
- Trees in front of St Mary Primary School
- Street trees in Woodlea Road

#### **4.6 Street surfaces, street lighting and street furniture**

There are few examples of historic street paving in the Conservation Area, as most of the pavements have been resurfaced using concrete slabs, concrete paviors or tarmacadam. However, a few interesting features remain:

- Wide (300 mm) granite kerbs (e.g. Summerhouse Road)
- Narrow (150 mm.) granite kerbs along most of Stoke Newington Church Street and Stoke Newington High Street
- York stone paving outside and just inside the entrance to Abney Park Cemetery, Stoke Newington Church Street

- Granite setts and York stone paving inside the entrance to Abney Park Cemetery, Stoke Newington High Street, with its commemorative plaque recording the restoration of the forecourt by the Abney Park Cemetery Trust in 1995. Similar paving outside the gates, facing Stoke Newington High Street.
- Granite setts forming a crossover in Woodlea Road
- Granite setts in the driveway to the north side of no. 191 Stoke Newington High Street

There is a variety of street lights in the Conservation Area, all modern:

- Tall slim steel columns with “Heritage” lanterns on brackets (most of the street lights in Stoke Newington Church Street and Stoke Newington High Street)
- Tall slim steel columns with modern lanterns (a few of the lights in Stoke Newington Church Street and Stoke Newington High Street)
- Medium height modern steel columns with modern lanterns (e.g. Fleetwood Street)

There are also a number of boundary features:

- Listed cast iron bollards outside no. 191 Stoke Newington High Street
- Cast iron bollards and railings outside the Stoke Newington High Street entrance to Abney Park
- Cast iron railings and piers topped with ball finials at Stoke Newington Church Street entrance to Abney Park
- Remains of mid-19<sup>th</sup> century cast iron railings outside nos. 1-33 Stamford Hill
- Sections of good quality ornate cast iron railings outside the houses in Summerhouse Road





Figure 17 19<sup>th</sup> century railings outside no. 1 Stamford Hill

There are some modern cast iron bollards along Stoke Newington Church Street, set into concrete paviors, and intended to prevent vehicles parking on the pavement, with similar bollards outside the Fire Station further along the road to the east

Street furniture (public seating, litter bins, street signage, bus shelters, and traffic signs) is all relatively modern of no special merit.

#### 4.7 Activities and Uses

There is a wide variety of land uses within the Conservation Area, the primary one being commercial. Shops line both Stoke Newington Church Street and High Street, many with residential accommodation in the floors above. There are a large number of public houses, particularly in the High Street, and many restaurants and cafes. Specialist shops also abound, such as the organic café and shop in Church Street, but there are few examples of national stores apart from Woolworths in High Street. There are two schools in Church Street and a former school in High Street, now used as a Careers Office. Away from the two main roads are a number of residential terraces, such as Fleetwood Street and Woodlea Road. Abney Park Cemetery provides leisure facilities in an informal way and is popular with dog walkers, families and office workers enjoying a lunchtime break.



Figure 18 Shops along Stoke Newington High Street (nos. 202 – the Jolly Butcher Public House – no. 218)

## **5 THE BUILDINGS OF THE STOKE NEWINGTON CONSERVATION AREA**

### **5.1 Introduction**

The Stoke Newington Conservation Area contains an interesting variety of buildings dating to the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries, many of which are listed or locally listed. The best quality buildings are the residential houses along Stoke Newington Church Street, some of which date back to the early or mid-18<sup>th</sup> century and are listed grade II\* (nos. 83-87). Another smaller group of listed buildings, nos. 187-191 Stoke Newington High Street, are also listed grade II\*.

Additionally, there are some well detailed mid to late-19<sup>th</sup> century terraces, especially along Stoke Newington Church Street, which although unlisted are relatively unaltered and which make a positive contribution to the character of the Conservation Area. These are called “Buildings of Townscape merit” and are marked on the Townscape Appraisal map. There are no prestigious churches or municipal buildings as these can be found further westwards along Stoke Newington Church Street, in the Clissold Park Conservation Area. A modestly-sized listed chapel in Abney Park Cemetery is the only religious building.

The more important of these buildings are described in greater detail in section 6 on “Character Areas”.

### **5.2 Listed buildings**

There are approximately 32 listed buildings or structures within the Conservation Area, of which seven are listed grade II\*. In addition, 13 monuments in Abney Park Cemetery are also listed, all grade II. These listed buildings can be found in small groups, or as individual buildings, with the highest concentration in Stoke Newington Church Street. The most important of these listed buildings were built as prestigious houses for the gentry in the 18<sup>th</sup> century and where they are reasonably complete they are listed grade II\*. More altered examples, or those which are slightly later, are listed grade II. There are also a number of listed public houses. These are all included in a list at Appendix C.



Figure 19 The Coach and Horses Public House no. 178 Stoke Newington High Street (grade II)

### 5.3 Buildings of Local Significance

There are 36 “locally” listed buildings in the Conservation Area. These 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 19<sup>th</sup> century and include a wide range of buildings including churches, public houses, schools and terraced buildings in commercial uses. Individual features, such as good quality shopfronts are also “locally” listed. Sadly since the list was drawn up a number of buildings have been demolished or altered beyond recognition, including the loss of a 19<sup>th</sup> century wooden post box outside the Post Office in Stoke Newington Church Street. These are all included in a list at Appendix C.



Figure 20 Nos. 1-4 Stamford Hill (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 19<sup>th</sup> 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 alter or 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 many examples of good quality terraced houses and shops within the Conservation Area, particularly nos. 10-30, 42-46, 48-62, and 84-100 on the north side of Stoke Newington Church Street, and nos. 31-37, 39-47 and 49-69 on the south side. Other groups are much more diverse in their ages and detailing, although still of merit.



Figure 21 Summerhouse Road – Buildings of Townscape Merit

## 6 CHARACTER AREAS

There are three character areas in the Stoke Newington Conservation Area:

- Stoke Newington High Street and Stamford Hill
- Stoke Newington Church Street
- Abney Park Cemetery

### 6.1 Stoke Newington High Street and Stamford Hill

Stoke Newington High Street forms part of Roman Ermine Street and as such was a major route out of the City of London, a role it continues to play in part today. It is long and straight, leading almost directly due north. The street is densely developed to the south of the Conservation Area with more open space to the north around the entrance to Abney Park Cemetery and nos. 1-33 Stamford Hill. Kynaston Gardens is a small public garden located off an alleyway through to Dynevor Road, currently in need of restoration and enclosed by security fencing. Trees outside no. 191 and nos. 1-33 Stamford Hill make a very important contribution to the Conservation Area.

Stoke Newington High Street is a major shopping centre, with busy traffic and constant pedestrian activity. There are no historic street surfaces apart from some 19<sup>th</sup> century granite setts in former driveways. Street lighting is by tall, steel lanterns with reproduction light fittings. There is a plethora of street clutter (bus shelters, street signage, litter bins, bollards) which is all modern. Negative features include the overflowing rubbish bins, poor quality shopfronts, and constant traffic (which creates difficulties for pedestrians). The entrance buildings to Abney Park Cemetery, despite a high quality landscaping scheme of a few years ago, require repair and improvement.



*Figure 22 Entrance to Abney Park Cemetery, Stoke Newington High Street*

*East side of Stoke Newington High Street.*

Along the east side of High Street is almost continuous development, punctuated by three roads, Garnham Street, Brooke Road and New Road. Clevedon Passage and Sanford Lane are both narrow pedestrian-only pathways which lead off High Street and connect to Garnham Street, which wraps around the back of the properties facing the main road. This creates rectangular blocks of development, with the properties facing High Street having rear yards and back gardens. Unusually, nos. 188-190 sit back from the pavement, although later ground floor shops have been inserted to the back of the pavement.

Of the 50-odd properties, three are statutorily listed, and ten locally listed. The buildings largely date to the early or mid-19<sup>th</sup> century. Most of them are arranged in short, matching terraces (e.g. nos. 142-148, 158-164) and have parapets which conceal the roofs. This creates “blocks” of buildings with an almost common height, a noticeable characteristic of the townscape when looking along High Street. The almost universal building material is yellow London stock brick, with painted architectural embellishments such as windows architraves, cills, string courses, and eaves cornices. The buildings are usually just two windows wide with two over two timber sash windows being the normal arrangement, sometimes replaced inappropriately in uPVC or aluminium.



Every building has a ground floor shop with a variety of shopfronts of modern design. None of them are of any merit and display the type of detailing, such as over-deep fascias, plastic lettering, and garish colours, which is at odds with the historic character of the area.



Figure 23 Nos. 192 (on right) – 200 Stoke Newington High Street

The most important buildings are (from north to south):

*Former Board School, no. 222 (locally listed).*

This is a fine, three storey building set back from the road behind an original boundary wall with the separate entrances for “Boys” and “Girls”. Built from brown brick with red brick dressings, it dates to c. 1870.

*Nos. 218-220 (listed grade II).*

A pair of early 19<sup>th</sup> century houses with unsympathetic modern shopfronts, each one window wide, with the first floor windows retaining their six over six original sashes. This building also has a discrete modern mansard.

*The Jolly Butchers Public House, no. 202-204 (locally listed).*

A well preserved public house, three storeys high and four windows wide, with a red brick front, decorated with cast iron details, white painted corner quoins, arched window heads, string courses and a heavy eaves cornice with deep eaves cornice supported on groups of outsized corbels.

*Nos. 180-190 (locally listed).*

A group made up of two distinct terraces, nos. 188-190 and nos. 180-186. Nos. 188-190 are early 19<sup>th</sup> century, three storeys high, and two or three windows wide. Very simply detailed, they have a stone eaves cornice and the roofs can unusually be glimpsed from the street behind a high parapet. Modern shopfronts are generally badly designed although the one small shop, (no. 188a) does appear to retain some giant corbels to the very deep fascia which are of some interest and could date to the late 19<sup>th</sup> century.

*Coach and Horses Public House, no. 178 (Listed grade II).*

This is another three storey building of painted stucco, with a parapet and deep eaves cornice. There are three windows to each of the first and second floors, with black painted moulded architraves and hood moulds to the first floor only. The ground floor frontage is of a traditional design, although the fenestration to High Street appears to be more 20<sup>th</sup> century in date.



Figure 24 Nos. 188-190 (on left) Stoke Newington High Street

*“London Pride”, nos. 154-156 (locally listed).*

This is a 1930s neo-Georgian building set back slightly from the road with a deeper ground floor shop. The stone façade contains a central, slightly canted, three light bay with decorated pilasters either side and matching pairs of windows. An outsized modillion cornice lies just below the parapet, with “Marks and Spencers” carved into it. The windows are original steel Crittalls – an unusual survival.

*No. 61 Leswin Street.*

This substantial red brick building with stone dressings was built in the late 19<sup>th</sup> century as a Fire Station in the late Victorian Gothic style and still retains the pair of entrance doors to the ground floor.

*Stamford Hill*

Only nos. 1-33 on the west side of part of Stamford Hill, to the north of the entrance to Abney Park Cemetery, are included in the Conservation Area. Some of these houses are shown on the 1846 map – the others, to the south, appear to date to the 1850s. The earlier buildings (nos. 27-33 odd) are the remaining two pairs of the original development which continued northwards towards Tottenham, which were demolished to make way for the railway. Three storeys high, they are built in the Italianate villa style of the 1840s from yellow London stock bricks, with channelled stucco to the ground floor, moulded window architraves and Doric porticoes, and steps leading down to the front gardens. Heavily altered and extended, these buildings would benefit from careful restoration, including improvements to the front gardens which are adversely affected by car parking, over-flowing rubbish bins, and even a large advertising hoarding.

Nos. 1-25 (odd) were built as a continuous terrace with one semi-detached pair. They are taller, with a mansard with dormers, and more decorated with attractive cast iron railings creating balconies above the Ionic porticoes. They are also built from London stock bricks, with painted window architraves and first floor balconettes to the principal rooms. These would benefit from thorough restoration. An attempt has been made to restore the railings to the front boundary, but these have been vandalised.



Figure 25 Nos. 23 (on left) – 29 Stamford Hill

This whole group is notable for the mature trees which create an important green row of foliage looking northwards from the High Street.

To the south of nos. 1-33 lies the entrance to Abney Park Cemetery, a stunning piece of neo-Egyptian architecture built in 1840 as a collaboration between William Hosking, a relative of John Hosking, one of the nine founder-trustees, and Joseph Bonomi Junior, the son of an architect with a special interest in Egyptian architecture. The entrance is composed from two single storey Portland stone lodges, complete with carved hieroglyphics which translate as “The Gates of the Abode of the Mortal Part of Man”. In the centre are four massive gate pylons connected to the lodges by a metal palisade.

#### *West side of Stoke Newington High Street.*

The west side of Stoke Newington High Street contains an almost continuous terrace of good quality buildings which are listed, locally listed or have been identified as Buildings of Townscape Merit. In contrast to the east side of the street, the buildings are far more varied in terms of their relationship with the street, building height, age, design and detailing. The busy traffic junction with Church Street provides a central focus to the commercial area, with the former Three Crowns Public House being particularly important in views along the street.

The most important buildings are:

*Nos. 187-191 (listed grade II\*).*

Nos. 187 and 191 sit well back from the pavement with no. 189 projecting forward between the other two. All of these buildings are now used as offices and no. 191 has been substantially extended in the last few years. These buildings are notable for their stone cornices, sash windows, red brick decoration, and good quality doorcases. No. 189 has a slightly later porch and modillion eaves cornice and stone quoins. Stone coped boundary walls, decorative cast or wrought iron railings and gates, and tall gate piers topped by urns or ball finials confirm the previous high status of these houses, although all three of them now require some degree of repair or restoration.



Figure 26 No. 187 Stoke Newington High Street (grade II\*)

*Former Three Crowns Public House (locally listed).*

This is an ornate three storey building, largely unaltered, which sits on the corner of Stoke Newington Church Street and the High Street. Dating from c.1890, it has a corner turret topped by a small dome – an important feature in views along both streets.

*No. 157 (listed grade II).*

A three storey house in a group with nos. 153-155. Late 18<sup>th</sup> century with modern shopfront.

*Nos. 153-155 (locally listed).*

A pair of three storey possibly late 18<sup>th</sup> century houses, re-fronted in the mid-19<sup>th</sup> century, with sash windows and modern shopfronts.

*Rochester Castle Public House, no. 145 (listed grade II).*

This is a three storey building dating to c.1900, providing an eclectic mix of 17<sup>th</sup> century details with classical additions such as pedimented dormers to the mansard. Built from red brick with stone dressings, it has a shallow curved bay to the first and second floors, decorated with pargetting, and a tall gable above, facing a pierced stone parapet. The windows are mullioned and transomed, with an almost unaltered ground floor pub frontage.

## **6.2 Stoke Newington Church Street**

Church Street is notable for the variety of its mainly commercial buildings, united by their siting on or close to the back of the pavement; for the long terraces of good quality mid-19<sup>th</sup> century shops at its eastern end; and by the group of grade II\* listed properties in the middle of this section of the street, facing the leafy entrance to Abney Park Cemetery. Further west, towards the parish church of St Mary's and the 1930's Town Hall, both of which lie in the adjoining Clissold Park Conservation Area, the street narrows and curves, and is faced by smaller scale, very mixed development, with some empty sites and modern buildings. To either side lie short residential streets, with matching terraces of late 19<sup>th</sup> century houses. These houses, along with the terraces of commercial properties along the eastern end of the street, have been assessed as being Buildings of Townscape Merit. Townsend Court replaced a chapel and its bold gabled frontage with artificial stone details reflects this precedent.

This is a much quieter street than the High Street, and although still a major traffic route it does provide a much less frantic and more attractive environment than the canyon-like enclosure provided by the tall terraced houses along the High Street. Additionally, the close proximity of the Cemetery, with its mature trees, shrubbery and hidden pathways, provides a break in the dense urban character of the area. The only other trees of note are in the playground to the modern school on the north side of the street (St Mary's Primary). Views along Church Street to the spire of St Mary's Church, and northwards to the trees in Abney Park Cemetery, are particularly important.



Figure 27 View westwards along Stoke Newington Church Street (nos. 97-103 on left)

### *South side of Church Street.*

This side of the street contains almost continuous development punctuated by William Pattern Primary School and nos. 135-137, which are set well back from the road with a deep front garden, currently very neglected.

The most important buildings are:

#### *William Pattern Primary School (locally listed).*

A substantial late 19<sup>th</sup> century school set well back from the road behind a high brick wall decorated with modern tiles.

#### *Booth's Café, nos. 71-73 (locally listed).*

A pair of altered three storey villas, built from London stock brick with some original sash windows and a modern mansard.

#### *Nos. 75-93 (listed grade II and II\*).*

This is an important group as the original ground floors have survived without later shopfronts being inserted. They date to the late 18<sup>th</sup> and early 19<sup>th</sup> centuries and are built from brown brick, often with red brick dressings to the windows, and moulded red brick string courses. They are three or sometimes four storeys high with parapets hiding the roofs and stuccoed ground floors with some original front doors and

doorcases. These include elegant door hoods with triangular pediments supported on giant corbels, sitting over stone steps leading up from the street, with some original cast iron railings. One of the properties, no. 93, has a modern shopfront (Ladbrokes) which is particularly badly designed.



Figure 28 Nos. 75-87 Stoke Newington Church Street

*No. 101 (The Blue Legume) (locally listed).*

This is a fine example of a late 19<sup>th</sup> century shopfront.

*Nos. 107-117 (listed grade II).*

Within this group of mainly three storey buildings, nos. 109-11 are probably the earliest and most interesting with fine quality brickwork to the first and second floors somewhat marred by the modern shopfront below. Red brickwork is used to provide moulded string courses and window lintels and reveals, and there are replacement sashes which sit flush to the front face of the building, suggesting that the building originally dates from the mid-18<sup>th</sup> century.





Figure 29 Drawing of no. 109 in 1843 by T H Shepherd

*Nos. 135-137 (listed grade II).*

Dating from the early 19<sup>th</sup> century, this pair of houses is shown on the 1846 map with deep front gardens constrained on either side by buildings. These have now been lost on the eastern side creating a void in the street frontage which is now filled by a neglected yard, used for informal car parking. However, the two listed houses are still relatively unaltered although no. 135 appears to have been substantially rebuilt above first floor level, possibly after bomb damage.

*North side of Church Street.*

There are far fewer listed buildings on this side of the road, and only two locally listed buildings or features. The listed buildings are individual structures or buildings of which the most substantial is the former Clarence Tavern, now the Daniel Defoe Public House (no. 102), a three storey three window wide mid-19<sup>th</sup> century building with a relatively unaltered frontage. Other listed structures include the front railings to Abney Park Cemetery and a remnant of a terrace (no. 130) dating to the late 18<sup>th</sup> century. Just off Church Street, no. 8 Lordship Road (grade II) forms part of an

interesting group of early 19<sup>th</sup> century buildings, part of which is dated 1821. A plaque from the London Borough of Hackney records that this was the site of the parish watch room, lock-up, and fire engine house. No. 108 is a locally listed corner building, unusually completely painted, and the only other locally listed structure is a wooden post box in the front wall of the Post Office at no. 170.

### **6.3 Abney Park Cemetery**

The Cemetery is notable for its overgrown, leafy interior, punctuated by many tombstones and monuments, many of which are listed. Most of the graves date to before 1900 but there are more recent internments. The Cemetery is owned by the London Borough of Hackney but administered by a charitable trust (the Abney Park Cemetery Trust) who have published a detailed guide and history of the area and who are raising funds for the restoration of the chapel and other buildings and structures within the Cemetery. Many of the trees survive from the early setting out of the Cemetery and this provides a particularly sylvan character, completely different from the urban bustle of the nearby streets.

Negative features include the very bad condition of the chapel and rather poor condition of the entrance lodges and gates to Stoke Newington High Street; the damaged and decaying gravestones and monuments; the need for a comprehensive Tree Management Plan; and the threat of inappropriate development around the peripheral edges of the Cemetery. Most importantly, the Abney Park Cemetery Trust needs funds to enable the preservation and improvement of this historically and socially significant open space. The Trust is examining heritage lottery funding to secure a medium-term design life for the walls, chapel, entrance buildings, landscape, trees, ecology and monuments, and to provide better facilities for educational, museum and cultural uses. In so far as this may lead to proposals for new or enlarged buildings, these should be carefully located and designed to minimise intrusion into the open space and to enhance the character and importance of the main entrance. Conversion or use of buildings that lie outside of, but adjoin the existing boundary, should be considered, giving greater preservation to the open space. There may be opportunity to improve access to Abney Park Cemetery for disabled people to the Stoke Newington Church Street entrance should the adjacent fire station site come forward for redeveloped.

The Cemetery is surrounded by a brick wall which allows views into the back gardens of adjoining property, most of which dates to the 19<sup>th</sup> century. Historically, this has created a very intimate, quiet setting around the perimeters of the cemetery, and the back gardens continue the rural quality of the cemetery beyond its immediate confines. Some new development has recently been constructed to the north of the cemetery, off Manor Road, filling-in a gap which was previously occupied by low key uses. This has brought new buildings, and the resultant activities associated with such uses, much closer to the walls of the cemetery. In future, new development

should be kept as far as possible away from the walls of the Cemetery, to preserve the setting of the Cemetery, and its unique sense of privacy and peace.



Figure 30 Abney Park Cemetery

## **7 URBAN DESIGN AND DEVELOPMENT CONTROL PRINCIPLES**

### **7.1 General Introduction**

The built form of the Stoke Newington Conservation Area is primarily composed of 19<sup>th</sup> century buildings arranged in terraces, with a variety of heights. Sometimes groups of terraced properties were built in a piecemeal way, providing different heights, details and widths, while other groups were constructed as a planned whole, resulting in long terraces of matching properties. In the residential side streets, the frontages are usually only two or sometimes three storey, whilst in the main streets (High Street and Church Street) taller, more prestigious buildings are more common. This pattern of building means that extensions and alterations to the rear elevations are largely hidden from the public viewpoint, apart from the properties on the east side of Stoke Newington High Street, where Garnham Street forms the rear boundary.

Throughout the Conservation Area are examples of neglected buildings, poor maintenance, and the use of inappropriate modern materials. Most 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 commonplace and are often accompanied by garish colours and poor quality lettering, although many of these date to before the designation of the Conservation Area. Some of the smaller shops, which may change hands more frequently, have particularly poor quality frontages which collectively have a severely adverse affect on the character and appearance of the Conservation Area.

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 Stoke Newington Conservation Area.

### **7.2 Street frontages and boundary treatments**

Listed and other historic buildings line the sides of the two main streets, creating an interesting and vibrant streetscape, largely arranged as continuous terraces. Whilst the historic form of development in the 18<sup>th</sup> century was to create more individual, detached houses (e.g. nos. 187, 189 and 191 Stoke Newington High Street) by the early 19<sup>th</sup> century the pressure for land meant that terraced houses (e.g. nos. 75-93

Stoke Newington Church Street) became the norm, although their scale was still on the grand side. However, as many of the buildings in the Conservation Area were constructed in the same period between the 1860s and about 1900, when the need for economy was even greater, they were built as continuous terraces which have a uniformity of scale, plot width, building height and massing which provides the cohesive townscape which characterises much of the Stoke Newington Conservation Area. Average widths are about 5 metres from party wall to party wall, sometimes greater where a commercial property intrudes, which tend to be on a slightly larger scale and more ornately decorated. In the residential streets off the main roads, small front gardens were provided (e.g. Fleetwood Street and Summerhouse Road), bounded by brick walls or ornate cast iron railings, with modest gardens to the rear. On average, they are four to five metres wide.

Boundaries to the gardens to the rear of the buildings in the Conservation Area were traditionally built in brick, usually the same brown London stock used for the buildings. Generally, they were between 1.5 and 2 metres high, 225 mm thick, with a simple brick-on-edge coping. Soft landscaping – trees, hedges and planting – were also provided, as the majority of these buildings were in residential use. Relatively short, thin gardens, reflecting the width of the principal street frontage, were also provided. These gardens are generally hidden from public viewpoint but their trees and boundaries contribute to the overall quality of the Conservation Area and the setting of the various historic buildings.

The use of buff London stock brick, with natural slate roofs, is almost universal for the later 19<sup>th</sup> century buildings, with the earlier buildings, which date to the 18<sup>th</sup> century, being enlivened by the use of red brick dressings. After the 19<sup>th</sup> century, the use of faience, painted tiles, false timber-framing, and other forms of decoration became increasingly common as the Arts and Crafts movement became popular (e.g. the former Three Crowns Public House and the Rochester Castle Public House).

*Principles:*

- New buildings should preserve the plot widths and urban grain of the existing historic development.
- New buildings should relate to their surroundings in terms of scale, height and massing.
- Front boundaries should be retained or enhanced, using traditional materials and detailing such as brickwork or cast iron railings.
- The loss of front gardens or areas to car parking will be resisted.
- Off street parking should be restricted to areas outside the public viewpoint
- Rear gardens should be protected, and their historic boundaries preserved.

### 7.3 Building heights

Traditionally the tallest buildings were churches, chapels, municipal buildings, and public houses, with residential properties being less dominant. In the Stoke Newington Conservation Area, there are no churches or municipal buildings, apart from the William Pattern Primary School, which is set well back from the road so its impact is relatively low.

Many of the buildings in the Conservation Area are arranged in blocks of terraced properties, three or four storeys high, with parapets concealing the roofs. These are most prominent along the east side of High Street and the eastern end of Church Street. This provides a fairly uniform building height in many parts of the Conservation Area, where the addition of a roof storey would have a very adverse effect on the overall character of the buildings in the group.

However, building heights vary in many parts of the Conservation Area, notably along the west side of Stoke Newington High Street, and the western end of Stoke Newington Church Street, and so some change may be acceptable where the overall character of a group of buildings is not adversely affected. An example is the recent addition of a mansard roof to the National Westminster Bank (no. 196-198 High Street).

The greatest uniformity is in the residential backstreets (Defoe Road, Fleetwood Road and Summerhouse Road) 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, so the addition of dormers, roof extensions, or roof lights to the front roof slopes will be resisted by the Council.

Planning permission may be required for certain alterations to the existing roofs in the Conservation Area and building owners and tenants should always ask the Planning Department first before undertaking these.

#### *Principles:*

- The height of new development in the Conservation Area should generally respect the height of buildings that forms its context.
- A variety of heights may be acceptable in areas where there is no common building height, but the range of heights which might be acceptable will still be determined by the heights of neighbouring buildings.
- The depth of any new development, and the impact of bulky new buildings on neighbouring properties, will also be vary carefully considered by the Council.

## 7.4 Roofs and parapets

Before the coming of the railways allowed the provision of cheap Welsh slate, the buildings in the Conservation Area were roofed with handmade clay tiles, manufactured locally. As most of the older buildings in the Conservation Area have parapets, the roofs are rarely visible, although sometimes it is possible to glimpse a tiled hip or gable behind a parapet, such as nos. 188-188a High Street, 155 High Street, and 191 High Street. These buildings all predate 1850 although no. 155 has clearly been refaced in the mid-19<sup>th</sup> century.

After the 1850s Welsh slate therefore became the most popular roofing materials and most of the buildings in the Conservation Area are covered in this material, although a few have regrettably been replaced using concrete tiles. This is more obvious where the roofs are visible, such as the gabled houses in Summerhouse Road and Fleetwood Road. Concrete tiles are much heavier than Welsh slate, and their use can cause long term problems with the roof structure. Additionally, their colour, shape and contouring does not replicate the smooth appearance of the original slate. Artificial slate has also been used in places, which also in a poor match to the colour, texture and overall quality of Welsh slate.

Within the Conservation Area, few buildings along the main two streets have roofs which are immediately visible as parapets tend to hide most of them. Sometimes, mansards have been added, such as no. 187 High Street, with a plethora of large dormer windows which are far too dominant. By comparison, the original roof on its close neighbour, no. 191, is notable for its discrete, low roofline and clay tiled finish.

Parapets facing High Street and Church Street are usually built from brick with stone or stucco embellishments, creating moulded cornices. Typical examples include nos. 118-124 High Street, c. 1860, with giant corbels supporting a deep string course just below the brick parapet; no. 159 High Street, a late 19<sup>th</sup> century former bank, built from red brick with Portland stone window architraves, string courses and a finely detailed, classically-inspired eaves cornice; and the former Three Crowns Public House on the corner of Church Street and High Street. This is notable for its Romanesque-style of windows and heavy brick detailing, culminating in bands of red and cream brick, interleaved with stone, which create a heavily articulated eaves cornice and parapet. None of these buildings are listed but their fine quality detailing contributes positively to the character of the Conservation Area, these details should all be carefully repaired and maintained for future generations.



Figure 31 Nos. 151-159 Stoke Newington High Street

The residential streets to either side of Church Street – Woodlea Road, Summerhouse Road and Fleetwood Road, were all developed in the 1870s and the Victorian Gothic style then popular has resulted in more exposed rooflines with tall gables facing the streets. Here, the gables are decorated with carved bargeboards and finials, above pointed Gothic sash windows and tall bay windows. These details are again worthy of retention. As the roofs in these residential streets are particularly visible, the addition of roof dormers, roof lights and roof extensions are not appropriate.

All of the historic buildings in the Conservation Area originally had chimneys and in some locations (such as the residential side streets) these are particularly prominent. They are also very visible in long views along Church Street and High Street, where building heights change, and they create an interesting and varied roofline with their clay pots and variety of contours. Overall, these features should be retained and repaired where necessary.

*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.
- Over-dominant mansard roofs, dormers and rooflights are not acceptable.
- 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 which are visible from the street 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-installment.

#### 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.

## 7.5 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. However, a number, such as the buildings along the east side of High Street, and corner buildings where side road provide views to the rear, are more publicly visible. Nearly all of these buildings sit on the back of the pavement in a terraced form. The exceptions are few – nos. 187 and 191 High Street have deep front gardens, and nos. 75-91 Stoke Newington Church Street have shallow front gardens, although there is little greenery. Even the buildings in the residential streets, such as Summerhouse Road, have very little front garden space, although in this particularly street attractive front boundary railings make a special contribution.

Opportunities for extending these buildings are therefore almost totally restricted to the rear elevations, usually away from the public viewpoint. Roof extensions are rarely appropriate although modest, well designed mansards may be allowed, subject to the addition not adversely affecting the architectural quality of the original building or the uniformity of the group of buildings in which it sits.

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 18<sup>th</sup> and 19<sup>th</sup> centuries 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. For residential property in use a single family house, fewer controls apply, although one of the recommendations of this report is that the Council considers serving an Article 4 Direction on such properties within the Conservation Area to bring under planning control such alterations as new windows, front doors, and roofing materials.

*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 merit, but should broadly be in keeping with the scale, materials and detailing of the original building.
- Rear extensions should not be the full width of the 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.
- 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.
- Mansard extensions will only be allowed where they do not have an adverse affect on the prevailing roofline and are appropriately detailed.
- 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.

## **7.6 Windows and doors**

White painted double-hung timber box sash windows are predominant in the 19<sup>th</sup> 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 lambs tongue moulding. Throughout the Conservation Area, many 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. Examples include nos. 188-190 High Street, where an assortment of top-hung uPVC windows have been installed, and nos. 20-30 Church Street, where timber sashes have been replaced with top-hung uPVC windows.



Figure 32 Nos. 189-190 Stoke Newington High Street

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. The names of a number of suppliers of such systems can be provided by the Conservation Section.

Planning permission is required by the Council for the installation of new windows to the front elevation of existing unlisted buildings within the Conservation Area which are in commercial uses or multiple occupation. All of the family houses in such streets as Defoe Road and Fleetwood Road have "permitted development rights" which allows owners to change their windows and front doors without planning permission,

but this document includes a recommendation that the Council considers removing these rights in certain circumstances by serving an Article 4 Direction. Further details can be found in Appendix A "Recommendations at April 2004".

*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 are 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 but this Appraisal includes a recommendation for an Article 4 Direction which would bring such alterations under planning control.

*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, course mouldings, and decorative glazing.
- Avoid uPVC and other modern materials, which are not appropriate in the Conservation Area.

## 7.7 Materials

Most of the buildings in the Stoke Newington Conservation Area are built from brown London stock brickwork, often decorated with red brick stone or painted stucco. Occasionally this has been rendered and painted. Buildings of the later part of the 19<sup>th</sup> century are more varied, with faience, moulded brickwork, etched glass and other decorations. Roofs are often hidden behind high brick parapets, but where visible, are traditionally covered in Welsh slate, although more modern inappropriate materials such as concrete tiles and artificial slate are also present. Plain clay chimney pots, usually a cream colour, sit on top of the many tall chimneys, providing a varied roofline. Timber sash windows, and timber front doors, complete the picture. Some of the buildings also retain their original cast iron railings.

Until the mid-18<sup>th</sup> century, local brickworks produced only red tiles and bricks (e.g. no. 111 Church Street) but after this date the more yellow London stock brick became ubiquitous, often allied to the use of stucco (a fine quality render) which was applied to part of the main frontage. This was often lined out or more deeply incised (channelled) to replicate stone (e.g. nos. 85 and 87 Church Street). Often, red brick was used to define the windows and door openings on the more prestigious buildings (e.g. 137 Church Street), while stucco was used for eaves cornicing and general definition (nos. 167 and 169 High Street) and doorcases (no. 135 Church Street). Towards the end of the 19<sup>th</sup> century, highly decorated buildings became fashionable, and the best examples in the Conservation Area are two public houses, the former Three Crowns, and the Rochester Castle, both in High Street. These both have flamboyant, highly decorated elevations, designed to impress.

Historically, joinery was always timber and usually painted a variety of colours. Many 18<sup>th</sup> and early 19<sup>th</sup> century windows were originally painted using dark greens or even black, although now white or cream is more common. Shopfronts would have been painted a rich dark colour such as burgundy or dark blue, although front doors may have been more colourful.

There are some examples of front boundary railings in the Conservation Area, the most notable being in Summerhouse Road, where they are heavily decorative. A few original mid-19<sup>th</sup> century railings also remain outside nos. 1-33 Stamford Hill, with simple straight uprights topped by a spear motif. Some of the properties in this group have had their railings reinstated. These buildings also retain some of their first floor balconettes, an unusual detail in the Conservation Area. Such railings were usually painted black or dark green.

### *Principles:*

- Traditional materials, matching the original, should always be used for repairs and restoration work.

- The Council will encourage the re-instatement of traditional materials and details where these have been removed

## 7.8 Shopfronts

The Stoke Newington Conservation Area contains a large number of commercial premises with a variety of modern shopfronts, sometimes incorporating elements of earlier fabric. The only examples of complete historic shopfronts are:

- No. 170 Church Street (a locally listed shopfront dating to the late 19<sup>th</sup> century).
- No. 95 Church Street (a locally listed shopfront also dating to the late 19<sup>th</sup> century).
- Frontage to the former Three Crowns Public House, corner of Church Street and High Street.
- Jolly Butcher Public House, 202-204 Stoke Newington High Street.



Figure 33 Former Three Crowns Public House

Many of the shops in the Conservation Area are small, locally owned businesses selling low value goods where there is little incentive to create attractive shopfronts. Rather, there has been in the past an emphasis on large signboards (to attract trade) using modern materials. Inevitably, this has meant that the appearance of many of

the buildings in the Conservation Area has been compromised by a variety of badly designed shopfronts. The most common problems 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.
- Internally illuminated signs.

There are examples in both High Street and Church Street, but typical examples are the bright red shopfront to no. 93 Church Street (Ladbrookes), and a very deep fascia, hiding the first floor windows, to no. 188 High Street (Harvest). 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 Stoke Newington Conservation Area.



Figure 34 No. 93 Stoke Newington Church Street

Occasionally, a simple modern shopfront may be more appropriate than a reproduction 19<sup>th</sup> 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.

Security is another difficult issue which the Council accepts needs to be resolved. The guidance suggests that if 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. 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 should 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 the modern plastic canopies, which 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.

## **7.9 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)
- 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 carry 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.

## **7.10 New development**

There are few examples of worthy new development in the Conservation Area. Large extensions have been added to the rear of nos. 187 and 191 High Street, not very sympathetically. A recent development in Wilmer Place is well designed and turns the corner from Church Street with conviction, and also provides Church Street with a popular organic café and supermarket.

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. However, there are some opportunities, identified on the Townscape Appraisal map, where new or replacement buildings, or a thorough refurbishment of the existing buildings, would benefit the character or appearance of the Conservation Area. These are:

### *Church Street:*

No. 129 Church Street  
 Empty site in front of nos. 135-137 Church Street  
 No. 161 Church Street  
 Fire Station, Church Street  
 Nos. 136-148 Church Street

Wilmer Place Car Park (landscape enhancement needed)

*High Street:*

No. 161 High Street

No. 165 High Street

Nos. 177-179 High Street

Nos. 174-176 High Street- recently partially redeveloped

Nos. 226-228 High Street

Where new development is to be fitted into an existing gap site, such as the gap site in front of nos. 135-137 Church Street, the following principles will apply:

*Principles:*

- New development should respect the scale, massing and height of the surrounding historic properties.
- New development should follow the historic building line.
- 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.

## **7.11 Setting and views into and out of the Conservation Area**

It has already been noted that views in the Conservation Area are limited by the densely built-up street frontages, and by the relatively flat topography. However, there are important views along these streets, framed by tall buildings, the most significant of which are marked on the Townscape Appraisal maps. However, Abney Park Cemetery and its many mature trees do play a special role in providing a focal point for views from Stoke Newington Church Street and Stoke Newington High Street, including views past the small scale domestic buildings in Fleetwood Street and Summerhouse Road, which terminate in the brick boundary wall of the Cemetery.

Views out of the Cemetery are similarly important. The Cemetery is surrounded by its original 19<sup>th</sup> century brick boundary wall, over which views of the surrounding gardens and buildings can be seen. Historically, the Cemetery was surrounded by domestic properties, with rear gardens which backed up the boundary wall, such as still survive in Manor Road and Listria Park. In the late 19<sup>th</sup> and 20<sup>th</sup> centuries, new housing and

other, larger commercial or educational buildings have been built, mainly to the west side of the Cemetery, some of which are located very close to the Cemetery boundary wall. This threatens the peaceful setting of the Cemetery and as some of the buildings are relatively tall and bulky, also affects the views from the winding footpaths within the Cemetery.

The Council is keen to preserve the rural qualities of Abney Park Cemetery and the domestic scale of the residential streets which lead off Stoke Newington Church Street. Similarly, in the busy principal streets, views must be preserved by not allowing new development which is too dominant or obtrusive. This can only be provided by adhering to the guidelines in the previous paragraphs of Chapter 7 and by following the general principles set out below:

*Principles:*

Abney Park Cemetery:

- New development should not encroach on the setting of Abney Park Cemetery by careful attention to scale, bulk and siting
- New development around Abney Park Cemetery should not generate noise or other disturbance to the Cemetery
- New development close to Abney Park Cemetery must preserve the existing domestic character of the surrounding buildings
- New development around Abney Park Cemetery must be carefully sited so as not to interrupt existing views and skylines

General:

- New development should respect the scale and density of existing buildings
- New development should not be over-dominant in views along the street
- All new development should respect existing heights and should not interrupt existing skylines

## 8 “SWOT” ANALYSIS

The Stoke Newington Conservation Area is notable for its mixture of 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century buildings, the majority 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 rural quality of the Abney Park Cemetery, with its many trees and private, winding pathways. However, a number of negative features have impacted on the quality of the historic environment, many of which are reversible given the necessary funding and commitment.

### 8.1 Strengths

The most positive features of the Conservation Area are:

- Survival of historic street pattern (Roman Ermine Street and medieval Church Street)
- The curve of Stoke Newington Church Street, narrowing in places
- Large number of listed buildings, some grade II\*
- Large number of locally listed buildings, some forming substantial groups
- Large numbers of Buildings of Townscape Merit, all creating a cohesive townscape
- Survival of some 18<sup>th</sup> and early 19<sup>th</sup> century houses of definable quality, with good external features such as doorcases, fanlights, and sash windows
- Good quality details on the mid to late-19<sup>th</sup> century buildings including stucco, stone and brick features such as cornices, string courses, lintels, window reveals and door surrounds
- Little modern development
- Abney Park Cemetery with its trees and many listed monuments
- Entrance gates to the Cemetery make an important contribution to both Church Street and High Street
- Some examples of notable public house architecture
- A varied and vibrant shopping and commercial centre
- “Village” atmosphere and strong sense of community



Figure 35 Curve of Stoke Newington Church Street

## 8.2 Weaknesses

The most negative features of the Conservation Area are:

- The constant very busy traffic along Stoke Newington High Street
- The poor quality shopfronts in both of the main commercial streets (e.g. Ladbrokes, no. 93 and Church Street Supermarket, nos. 107 – 109 Stoke Newington Church Street)
- Poor quality street surfaces
- Multiplicity of street furniture – bins, signage, bus shelters etc. – all providing a very cluttered visual appearance
- Accumulation of rubbish and a general lack of street cleansing
- Graffiti and poor quality boundaries
- Neglected buildings requiring repair
- Loss of architectural features, especially windows and doors
- Poor quality Post-war development (e.g. no. 161 Stoke Newington Church Street, Fire Station Stoke Newington Church Street)
- Poor condition of the front garden to nos. 135 – 137 Stoke Newington Church Street
- The neglected trees and planting in Abney Park Cemetery
- Poor condition of many of the monuments in the Cemetery
- New development impinging on the setting of the Cemetery



Figure 36 Busy traffic in Stoke Newington High Street

### 8.3 Opportunities

The Stoke Newington Conservation Area contains some well detailed historic buildings, but they are often in poor condition and the setting has been compromised by a general lack of maintenance and the loss of front area railings and other boundaries.

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

- Carry out a detailed Buildings-at-Risk survey of the unlisted historic buildings in the Conservation Area (a survey of the listed buildings has already been carried out by the Hackney Society in conjunction with LBH)
- Consider setting up a grant scheme for the buildings within the Conservation Area
- Repair historic buildings using the correct materials and details
- Restore lost architectural features like windows and roofing materials
- Consider serving an Article 4 Direction on family houses to prevent the loss of original features
- Encourage shop owners to improve their existing shopfronts
- Ensure that new shopfronts and advertising conforms to the Council’s published guidance

- Reinststate front area boundaries especially cast iron railings
- Improve paving using traditional materials such as York stone and granite setts and kerbs
- Replace existing street furniture (litter bins, public seating, signage) using simple, modern designs common to all situations
- Improve rubbish collection
- Remove advertising hoardings
- Provide safer and more frequent pedestrian crossings, with associated traffic calming methods
- Abney Park Cemetery: help the Trust to achieve the restoration of the chapel; the repair of the major monuments; draw up a full Tree Management Plan; and improve facilities for educational, training, museum and cultural uses.

#### **8.4 Threats**

- Small businesses with low profit margins do not generate funds for repairing the buildings
- Constant traffic along High Street makes the shopping centre less attractive
- Poor quality shopfronts reinforce an air of neglect
- Backland development such as The Point (new housing on the former Council Depot in Defoe Road) does not relate to existing housing in terms of scale, massing and height
- Long term future of Abney Park Cemetery is not yet secured
- Cemetery threatened by inappropriate development of the land around its boundaries

## APPENDIX A

### PROPOSALS FOR THE STOKE NEWINGTON CONSERVATION AREA AT APRIL 2004

#### A1 Grant aid

Throughout the Conservation Area there are clear signs of long term neglect, poorly detailed repairs and inappropriate alterations. War time bombing has also left many buildings with large areas of rebuilt brickwork and poor quality frontages. The loss of timber sash windows and original panelled front doors, and their replacement with uPVC or other modern equivalents, is also particularly noticeable. Many of the buildings in the Conservation Area have lost other decorative features, such as cornices or mouldings, and the original slate roofing has been replaced with concrete tiling or artificial slate. Overall there seems to be little appreciation of the need to maintain historic buildings using the correct materials and detailing.

Many of the front elevations of the buildings are also spoilt by the addition of satellite dishes and advertising signs of various kinds. Some of these buildings appear to have under-used upper floors, sometimes boarded up, which may be used for storage or as residential accommodation.

The London Borough of Hackney has already carried out a detailed "Building-at-Risk" survey of the listed buildings in the Conservation Area, but as part of this appraisal, a number of buildings (some of which are listed) have been identified as needing some degree of restoration or repair. These are noted at Appendix D.

To provide funding for repairs and improvements, the Stoke Newington Conservation Area would benefit from a grant scheme such as the Townscape Heritage Initiative (THI) scheme, a partnership between London Borough of Hackney and the Heritage Lottery Fund. This would fund building repairs, improvements to the public realm, and possibly provide some contributions towards appropriate new development on empty sites. It might be allied to a grant bid for Heritage Lottery Fund money towards work in Abney Park Cemetery, including the restoration of the chapel.

An alternative would be a Heritage Economic Regeneration grant scheme (HERS), a partnership between the Council and English Heritage. This is particularly aimed at commercial areas and at the reinstatement of lost architectural features. It can also grant-aid environmental improvements such as new paving.



## **A2 Improvements to open spaces**

Use grant aid to improve Abney Park Cemetery and Kynaston Gardens, both of which are urgently in need of restoration.

## **A3 Shopfronts**

Most of the shopfronts in the Conservation Area are of a poor standard of design, despite the Council publishing guidance which is meant to encourage the use of traditional materials and detailing. Over-deep fascias, garish colours, and inappropriate signage are all common. The Shopfront Design Guide originally produced for the Kingsland CAP grant scheme should be applied to all new shopfront applications and awareness of this document could be promoted within the Stoke Newington Conservation Area. Using this document, the Council will be able to give firm, reasoned advice to shop owners who are considering altering an existing shopfront or fitting a completely new shopfront. Additionally, such a document will provide the Council with a basis for taking enforcement action against unauthorised alterations. Grant aid could also be considered, either through a THI or a HERS grant scheme, including small grant for specific parts of the shopfront e.g. for replacing a fascia board, or reinstating pilasters. These grants would need to be at a high rate of grant aid, such as 80% or even 90%.

## **A4 Street improvements**

The Conservation Area is based on two busy roads and traffic is particularly noticeable along High Street. There are traffic lights at the junction with Stoke Newington Church Street but these do not provide pedestrians with any priority. Much more could be done to make Stoke Newington High Street more attractive to shoppers and residents, including:

- Widen pavements and provide a better quality surface such as York stone paving.
- Improve street furniture (signage, rubbish bins)
- More frequent rubbish collections
- Move the bus shelter from outside no. 191 High Road to further away from the grade II\* building
- Improve the public car park off Wilmer Place

## A5 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 St Mary's Church Rooms in Defoe Road.*

This is a small complex of late 19<sup>th</sup> century buildings. The church hall is a substantial, three storey building designed in the Romanesque style. It is constructed from light brown brick with red brick decorations, and the upper part of the building has recently been cleaned, revealing the patterned brickwork beneath.



Figure 37 St Mary's Church Rooms

- (ii) *Add in properties at the southern end of the High Street (nos. 101-133 (odd), 108-130 (even) Stoke Newington High Road; nos. 2, 2a and 4 Brooke Road; and the Community centre, no. 61 Leswin Road).*

This includes a very good quality terrace of c.1870 (nos. 118-124) and the former Fire Station facing Leswin Road. This very substantial building dates to the late 19<sup>th</sup> century and retains its original double entrance doors.



Figure 38 Former Fire Station, Leswin Road

- (iii) *Add nos. 224-228 Stoke Newington High Street, and the former school to the north of nos. 218-220 Stoke Newington High Street.*

These form a block on the corner of Stoke Newington High Street and Northwold Road. The school is a locally listed building, built as a Board School in the 1870s. It is largely unaltered and is very prominent in views southwards along Stamford Hill. The other buildings are of lesser interest, although no. 224 is a Building of Townscape Merit, being similar in style to the school and also built from brown brick with red brick dressings.



Figure 39 Former Board School

*(iv) Add in playground to Lancell Street*

This open space is associated with the adjacent William Patten School and rationalises the Conservation Area boundary.

*(v) Add nos. 1a-1 Bouverie Road*

This small mews has an historical relationship with the Clarence Tavern Public House fronting Stoke Newington Church Street and contributes to the Conservation Area.

*(vi) Add buildings fronting Stoke Newington Church Street, between Yoakely Road and Lordship Park, and nos. 10-12 Lordship Road*

The buildings fronting Stoke Newington Church Street are added to complete the street frontage within the Conservation Area. Nos. 10-12 Lordship Road are locally listed buildings which contribute to the Area.

## APPENDIX B

### SCHEDULE OF PROPERTIES IN THE CONSERVATION AREA

Abney Gardens: Nos. 1-4

Abney Park Cemetery:

All buildings and structures, including; Chapel, War Memorial, entrance gates and railings to Stoke Newington Church Street and Stoke Newington High Street, and all monuments and gravestones

Aldam Place

Bouverie Road: Nos.1-1a (mews to rear of Clarence Tavern PH)

Brett Close: Nos. 1-6 (consec.)

Brooke Road: Nos. 2, 2a and 4

Clevedon Passage

Defoe Road: Nos. 1a, 3 and St Mary's Church Rooms  
Former builder yard to east

Edward's Lane: Nos. 10-18 (consec.)

Fleetwood Road: Nos. 2-18 (even)

Garnham Street: Nos. 1, 1a, 3 and 2a

Kynaston Avenue: Kynaston Gardens

Lancell Street: Nos. 2-14, playground to east

Leswin Road: No. 61 (former Fire Station)

Lordship Road: Nos. 6-12

Manley Court: All (nos. 1-2 and 8-9)

Marton Road; Nos. 1 and 3

Northwold Road: No. 2

Sanford Lane: Nos. 2-8

Slindon Court

Stamford Hill: Nos. 1-33 (consec.)

Stoke Newington Church Street:

North side: nos. 10-108 including Fire Station; nos. 130-182; Sea Cadets

South side: nos. 1-167 including William Patten Primary School and Townsend Court

Stoke Newington High Street:

East side: nos. 108-228, including former Board School

West side: nos. 101-219, entrance gates to Abney Park Cemetery, factory to rear of nos. 193-205

Summerhouse Road: Nos. 1-17, 2-14

Wilmer Place: All (nos. 1, 2-16, Anita House)

Woodlea Road: Nos. 17-31, 16-40

## APPENDIX C

### SCHEDULE OF STATUTORILY LISTED AND LOCALLY LISTED BUILDINGS.

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

*Lordship Road:*

No. 8

*Stoke Newington High Street:*

West side: Rochester Castle Public House (no. 145); no. 157; no. 187-191 (odd) all grade II\*; railings and walls to nos. 187 and 191.

East side: Coach and Horses Public House (no. 178); nos. 218-220.

*Abney Park Cemetery:*

Entrance lodges, gates and railings facing High Street; Walls, railings and gates facing Church Street; Mortuary Chapel; 13 monuments.

*Stoke Newington Church Street:*

North side: The Clarence Tavern (no. 102); no. 130.

South side: No. 9 and 11; nos. 75-79 (odd); nos. 81 and 83 (II\*); nos. 85 – 87 (II\*); no. 89; no. 91 and forecourt wall; no. 93; nos. 105-117 (odd); nos. 135 and 137

#### 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.

*Defoe Road:*

St Mary's Church Room

*Leswin Road:*

No. 61 (former fire-station)

*Lordship Road:*

Nos. 10-12

*Stamford Hill:*

Nos. 1-33

*Stoke Newington High Street:*

East side: No. 154; Nos. 180-190 (even); Jolly Butchers Public House (nos. 202-204); former board school (no. 222).

West side: Nos. 153-155; former Three Crowns Public House (no. 175-177).

*Stoke Newington Church Street:*

North side: No. 108; no. 170

South side: nos. 3 and 5; William Pattern Primary School; Booth's Café (nos. 71-73); shopfront to no. 101.



## APPENDIX D

### LIST OF BUILDINGS REQUIRING REPAIR OR RESTORATION AT DECEMBER 2004.

#### *Abney Park Cemetery:*

- Mortuary Chapel
- Lodges and entrance gates to Stoke Newington High Street
- Entrance gates and railings to Stoke Newington Church Street
- Many of the monuments and gravestones

#### *Stoke Newington Church Street:*

- Stoke Tup Public House (former Red Lion) no. 132
- Nos. 136 - 144
- Nos. 170 (Post Office) – 174
- Nos. 3, 5 and 7
- Nos. 71 – 73 (Booths Café)
- Nos. 75 – 93 (new windows and improvements to front forecourts especially)
- Nos. 105 – 109
- No. 119
- Nos. 121 – 129
- Nos. 139 -141

#### *Stoke Newington High Street:*

- Nos. 151 – 157
- Forecourts/boundaries to nos. 187 – 191
- Nos. 193 – 217
- No. 140
- No. 154
- Nos. 188, 188a and 190
- No. 192 (KFC)

#### *Stamford Hill:*

Nos. 1-33 Stamford Hill – various repairs/reinstatements needed, plus restoration of brick front walls/railings

## APPENDIX E

### BIBLIOGRAPHY

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The Hackney Society 1984
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- A Guide to Abney Park Cemetery*      Written and published by the Abney Park  
Cemetery Trust 1994
- Victoria County History: Middlesex*      Out of print- copy available at Hackney  
Archives

## APPENDIX F

### MAPS OF THE STOKE NEWINGTON CONSERVATION AREA



Figure 40 Map showing pre-2004 boundary to Conservation Area

2 Townscape Appraisal maps (@ A3 in final document) showing:

Listed buildings, locally listed buildings, Buildings of Townscape Merit, focal points, important trees or tree groups, important views, proposed changes to boundary, buildings requiring redevelopment or improvement; sites requiring enhancement.

## APPENDIX G

### LIST OF ILLUSTRATIONS

- Figure 1 Drawing of St Mary's Church c.1800
- Figure 2 Drawing of Abney House
- Figure 3 Map of 1846
- Figure 4 Map of 1848
- Figure 5 Map of 1862
- Figure 6 Map of 1870
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- Figure 8 Map of 1896
- Figure 9 Photograph of Fleetwood House showing gates to Abney Park c.1872
- Figure 10 Stoke Newington Church Street in 1880 showing the former Red Lion Public House
- Figure 11 West side of Stoke Newington High Street (nos. 143 - )
- Figure 12 East end of Stoke Newington Church Street
- Figure 13 Front garden and tree to no. 191 Stoke Newington High Street
- Figure 14 Photograph of the Former Red Lion Public House, Stoke Newington Church Street 1893
- Figure 15 View northwards along Fleetwood Road to the trees of Abney Park Cemetery
- Figure 16 Entrance to Abney Park Cemetery, Stoke Newington High Street
- Figure 17 19<sup>th</sup> century railings outside no. 1 Stamford Hill
- Figure 18 Shops along Stoke Newington High Street (nos. 202 – the Jolly Butcher Public House – no. 218)
- Figure 19 The Coach and Horses Public House no. 178 Stoke Newington High Street (grade II)
- Figure 20 Nos. 1-4 Stamford Hill (locally listed)
- Figure 21 Summerhouse Road – Buildings of Townscape Merit
- Figure 22 Entrance to Abney Park Cemetery, Stoke Newington High Street
- Figure 23 Nos. 192 (on right) – 200 Stoke Newington High Street
- Figure 24 Nos. 188-190 (on left) Stoke Newington High Street
- Figure 25 Nos. 23 (on left) – 29 Stamford Hill
- Figure 26 No. 187 Stoke Newington High Street (grade II\*)
- Figure 27 View westwards along Stoke Newington Church Street (nos. 97-103 on left)
- Figure 28 Nos. 75-87 Stoke Newington Church Street
- Figure 29 Drawing of no. 109 in 1843 by T H Shepherd
- Figure 30 Abney Park Cemetery
- Figure 31 Nos. 151-159 Stoke Newington High Street
- Figure 32 Nos. 189-190 Stoke Newington High Street
- Figure 33 Former Three Crowns Public House
- Figure 34 No. 93 Stoke Newington Church Street
- Figure 35 Curve of Stoke Newington Church Street

- Figure 36 Busy traffic in Stoke Newington High Street
- Figure 37 St Mary's Church Rooms
- Figure 38 Former Fire Station, Leswin Road
- Figure 39 Former Board School

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## APPENDIX H

### FURTHER INFORMATION

#### **The Conservation and Design Team**

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 London E8 1HJ  
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 Website: [www.hackney.gov.uk/planning](http://www.hackney.gov.uk/planning)

#### **English Heritage**

23 Savile Row  
 London  
 W1X 1AB  
 General inquiries: 020 7973 3000  
 Customer Services: 020 7973 4916  
*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  
*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  
*For an excellent range of technical advice leaflets*

#### **The Hackney Society**

Unit B12  
 3 Bradbury Street  
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 N16 8JN  
 Tel: 020 7254 0212  
*Hackney's local amenity society and umbrella organisation for conservation area advisory committees*

## **APPENDIX I**

**COPY OF THE COUNCIL'S ORIGINAL DESIGNATION COMMITTEE REPORT (1983) AND EXTENSION COMMITTEE REPORT (1985)**



## **APPENDIX J**

### **COPY OF COUNCIL'S CABINET REPORT ADOPTING THE REVISED CONSERVATION AREA BOUNDARY AND APPRAISAL**

(To be added following formal adoption of the Appraisal & final recommendations)