

CLAPTON COMMON CONSERVATION AREA APPRAISAL



Planning & Regulatory Services
London Borough of Hackney
2 Hillman Street
London E8 1FB

September 2012



This appraisal has been researched and written by Dr Ann Robey
(annrobey@hotmail.com) on behalf of the London Borough of Hackney

All images are copyright of Hackney Archives or LBH, unless otherwise stated

Maps produced under license: London Borough of Hackney, LA08638X (2006)

CONTENTS

- 1 **Introduction**
 - 1.1 What is a Conservation Area?
 - 1.2 Location and Context of the Conservation Area
 - 1.3 The format of the Conservation Area Appraisal
 - 1.4 Acknowledgments

- 2 **Planning Context**
 - 2.1 National Policy
 - 2.2 Local Policies

- 3 **Historic Development of the Area**
 - 3.1 Archaeological Significance
 - 3.2 Origins and Historic development
 - 3.3 Geology and Topography

- 4 **The Conservation Area and its Surroundings**
 - 4.1 The Surroundings and Setting of the Conservation Area
 - 4.2 General Description of the Conservation Area
 - 4.3 Plan Form and Streetscape
 - 4.4 Views, Focal Points and Focal Buildings
 - 4.5 Landscape and Trees
 - 4.6 Activities and Uses

- 5 **The Buildings of the Conservation Area**
 - 5.1 Introduction
 - 5.2 Listed buildings
 - 5.3 Buildings of Local Significance

- 6 **SWOT Analysis**
 - 7.1 Strengths
 - 7.2 Weaknesses
 - 7.3 Opportunities
 - 7.4 Threats

- 7 **Conclusion**

APPENDICES

- Appendix A Historic Maps of Clapton Common Conservation Area
- Appendix B Schedule of Listed and Locally Listed Buildings
- Appendix C Schedule of properties within the Clapton Common Conservation Area
- Appendix D Bibliography
- Appendix E Details of the Extension of the Conservation Area Boundary
- Appendix F Map of the Conservation Area
- Appendix G List of illustrations
- Appendix H Further information
- Appendix I 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)

1 INTRODUCTION

Clapton Common Conservation Area was originally designated in 1969, and as such was one of the earliest Conservation Areas to receive protection in Hackney. This was undoubtedly done in order to help preserve the surviving common, which was by the 1960s just a fragment of the original Broad Common that had existed in medieval times. Broad Common is clearly shown on Rocque's Map of 1745, by which date the common appears to be of similar size as today, apart from a triangular area at the junction with Stamford Hill, south of the turnpike which was enclosed in the early 19th century (figure 1). Apart from the Georgian Clapton Terrace, few properties were included in the original designation of 1969. Despite such early protection, no detailed Conservation Area Appraisal was produced until fieldwork was undertaken in February 2008, and later revised in September 2012. The research and assessment of the area's special interest undertaken for this appraisal, has enabled careful consideration of the boundaries of the original Conservation Area to be examined and it is proposed to slightly extend them as detailed in Appendix E, and as depicted on the Map of the Conservation Area reproduced in Appendix F. The original Conservation Area comprised the open space of Clapton Common; the parish church of St Thomas's and the adjacent terrace, Nos. 37-69 (odd) Clapton Common, formerly known as Clapton Terrace, and parts of the private gardens to the rear of the terrace. It also included the adjacent property, No. 69a Clapton Common.



Figure 1: Rocque's Map of 1745 showing the common before development had taken place

After assessing the area in 2012, it is proposed to extend the boundary westwards to include the whole of the gardens to the rear of Nos. 37-69a Clapton Terrace, including the area formerly occupied by mews and a former garage premises (later used as a synagogue) adjacent to No. 69a. On the east side of the common it is proposed to add Nos. 96 and 98 Clapton Common, the only surviving examples of early 19th century detached villas, which are used today as a school. Villas of this type used to line the north and east sides of Clapton Common until the 1950s, but few survive today. In addition it is proposed that the area of unkempt garden (which is already a scheduled London Square) that lies in front of Buccleuch House should be included within the Conservation Area. This open space was once the private garden square to the Georgian Buccleuch Terrace which was demolished in the 1940s, prior to the building of Buccleuch House in 1951.



Figure 2: Houses in Clapton Terrace

The Conservation Area lies in the north western part of the borough and is located at the northern end of Upper Clapton Road and forms a continuation of it just before the road bends westward towards the junction with Stamford Hill. It is quite rare to find an open common in London and the east side viewed from across the open green is an attractive sight from a distance, with the spire of the Church of the Good Shepherd (Agapemonite Church) rising in the distance behind the trees and creating a notable landmark. All of the mature plane and lime trees on the common within the Conservation Area are protected. Many trees standing in adjacent cuttings and gardens are also protected. The trees within the Clapton Common Conservation Area are significant and add great beauty to the common.



Figure 3: A fine plane tree on the north side of Clapton Common looking towards The Church of the Good Shepherd

In the past the pond on Clapton Common has suffered from outbreaks of green algae, but has in recent years been better maintained and the tall reeds at the southern end planted to help control the algae, provide an excellent habitat for a wide variety of birds and insects. The common is utilised for informal play, dog walking, duck feeding and in recent years a part has been laid out by erect architecture as a brand new adventure play area. Construction was completed in May 2011. There are current plans to rebuild and open a café near to the pond.

There is much public housing surrounding and looking over the Clapton Common Conservation Area. Development started in the 1930s with the Fawcett Estate designed by Messrs. Joseph which opened in 1937 (Nathan Joseph established the architectural practice which became associated in the early days with philanthropic housing) and the Wigan Estate was built soon after. But most public housing around Clapton Common was constructed during the 1950s and '60s. New blocks replaced the detached and semi-detached villas that lined the common which were by that date not only considered old-fashioned, but some were run-down or had been damaged in

the war. Many villas occupied large garden plots and they were considered suitable for redevelopment for the desperately needed public housing being built by the London County Council and Hackney Borough Council. Some older properties were compulsorily purchased (e.g. Nos. 1-7 Clapton Common), while the owners of others willingly sold up. The fine Georgian Buccleuch Terrace was demolished and Buccleuch House, a six-storey range of 'self-contained bed-sitting room flats for single women', opened in 1951 to the designs of Messrs. Joseph. Today it lays boarded-up and awaiting demolition and redevelopment. At the northern end of the common Tower Court (including one nine-storey block) was erected in the mid-1950s, to the designs of Harry Moncrieff, a friend of Frederick Gibberd, replacing some rather grand semi-detached villas (figure 4). On the west side of the common the Summit Estate was built between 1955 and 1957.



Figure 4: The north side of the common in 1910, showing semi-detached villas which were replaced in the 1950s by the Summit Estate

Upper Clapton and the streets surrounding Clapton Common are today at the heart of the largest Chasidic Orthodox Jewish community in Britain. There had been Jewish residents in Upper Clapton from the 18th century, but the first real influx came in the 1880s. Egerton Road (just north of Clapton Common) was the home of the New Synagogue which transferred from the City of London in 1915 and in 1926 the Union of Orthodox Hebrew Congregations also established themselves in Stamford Hill, making the area a magnet for strictly observant sects. In 1987 the New Synagogue was sold to a Chasidic Bobov community who have undertaken a fine restoration of the building which had been on English Heritage's Buildings at Risk Register. The

sight of members of the community with their distinctive dress is ever present around Clapton Common today.

In an area where there is very high population density the open space at Clapton Common ought to provide a green oasis to local residents, especially as many live in blocks of flats and houses with many occupants and small gardens. There are however threats to the common, despite it being a Conservation Area. The main threat is from private motor vehicles and this is most pronounced at the narrow southern end of the common where it merges with Upper Clapton Road. Here attempts are being made to create car parking on common land and even to tarmac parts of the common (figures 29-31). Such encroachments should be reversed immediately and the grass reinstated. Car parking, especially on the eastern side of the common and particularly near to the synagogue at No. 26 is a real problem, and consideration should be made to creating controlled parking during the day.

1.1 What is a Conservation Area?

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

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

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

- You will need Conservation Area Consent to demolish a building in a conservation area. LB Hackney will seek to keep all buildings that make a positive contribution to the character and appearance of a conservation area.
- You must give us six weeks notice, in writing, before any work is carried out to lop, top or fell a tree in a conservation area. You can contact the Council's Tree Officer for advice and help.
- You will need to demonstrate that any development proposal preserves or enhances the character or appearance of a Conservation Area. Hackney has greater control over building work in Conservation Areas, including materials and detailed design.
- You may need to apply for planning permission for alterations or extensions that would not normally need planning permission, such as minor roof alterations, dormer windows or a satellite dish. If you are in any doubt about whether you need planning permission, you can contact the Council's duty planner.
- Hackney also has greater control over the erection of advertisements and signs. For instance, Hackney has the power to control shop signs, posters or estate agents boards that would not normally need permission.

1.2 Location and Context of the Conservation Area

Clapton Common Conservation Area is located at the northern end of Upper Clapton Road before the road joins with Stamford Hill. It lies to both sides of the road although the majority of the open space lies on the eastern side. The south western side, overlooked by the early 19th century houses in Clapton Terrace, forms an extension to the common. It is located in the far north-west of the borough and lies on high ground that overlooks the river Lea and Walthamstow Marshes in the east. Clapton Common was originally called Broad Common and in early modern times was of greater extent than it is today. It was reduced in size in the early 19th century with the enclosure of the grounds of Summit House and an adjacent field (see OS Map of 1896 in Appendix A). In the 1920s small areas of the common were turned into roadways by the Borough Council. A map showing the full extent of Clapton Common Conservation Area is included at Appendix F.

Just one other of Hackney's existing Conservation Areas lies close to Clapton Common Conservation Area; Northwold and Cazenove Conservation Area.

1.3 The format of the 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 an 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.

The Appraisal also draws on advice given in *Understanding Place: Guidance on Conservation Area Designation, Appraisal and Management* (2011), and *Guidance on conservation area appraisals* (2006), both by English Heritage. It also notes comments in the *Suburbs and the Historic Environment* (2007) and *Valuing Places: Good Practice in Conservation Areas* (2011) by English Heritage.

This appraisal describes and analyses the particular character of Clapton Common 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 the open green spaces of Clapton Common and local features which are unique to the area, such as the fine houses in Clapton Terrace dating from the 18th century and the view towards the spire of the magnificent Church of the Good

Shepherd in Rookwood Road just outside the Conservation Area. The mature trees on the common are also important to the character of the area.

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

1.4 Acknowledgements

Material within this Conservation Area Appraisal has been gathered from LB Hackney, Hackney Archives and the London Metropolitan Archive. I should like to thank the Clapton Conservation Area Advisory Committee and Clapton Terrace Residents’ Association for sharing their time, views and local knowledge on one cold Sunday in January. Thanks also to Ray Rogers, Maeve Faulkner and Matt Payne of LB Hackney; and to Pierre Coinde, Malcolm Smith and Julia Lafferty for specific information and consultation.

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. Conservation Areas are designated under the planning (Listed Buildings and Conservation areas) Act of 1990, primarily by local authorities, for their special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. However, general guidance on the designation of Conservation Areas has in recent years been laid out in Planning Policy Guidance Note 15 (PPG15) and PPS 5 which set out the government’s policies on the historic built environment in general. These have now been superseded by the National Planning Policy Framework (March 2012) which states ‘When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest’. By September 2012, the London Borough of Hackney had designated 29 Conservation Areas.

2.2 Local Policies

National legislation and guidance emphasises the importance of including firm heritage policies in the Council’s Core Strategy and Supplementary Planning Documents,

Core Strategy Policy 25 on the Historic Environment seeks to ensure that all development makes a positive contribution to the character of Hackney’s historic and built environment. Conservation areas in Hackney include the historic core of Hackney and key urban open spaces such as Clapton Common and Clissold Park. They also cover large areas of Georgian and Victorian housing, some include associated urban squares such as De Beauvoir and areas of industrial heritage like South Shoreditch and Lea Bridge. Hackney’s conservation area review process emphasises the importance of the distinctive features of a place, its spatial qualities, the significance of its historic buildings and assets. Historic / Heritage assets as defined by PPS5 Planning for the Historic Environment (2010) and its supporting Planning Practice Guide, (see Glossary) contribute to the townscape as well as intangible aspects such as historic associations and former uses. Clissold Park, Abney Park Cemetery and Springfield Park are designated parks on English Heritage’s Register of Parks and Gardens of Special Historic Interest.

Buildings are usually statutory listed because of their architectural or historical significance, and in Hackney this includes Georgian terraces, Victorian villas, cottages, warehouses, music halls and churches. The Council will use the planning process to maintain the integrity and setting of listed buildings, and the features they contain. The Council is committed to protecting buildings, structures and townscape features of particular local interest, value or cherished landmarks, which are not statutorily designated . These individual and groups of buildings and structures are considered to be assets that inform their localities and are part of the essence of Hackney as it continues to adapt and grow.

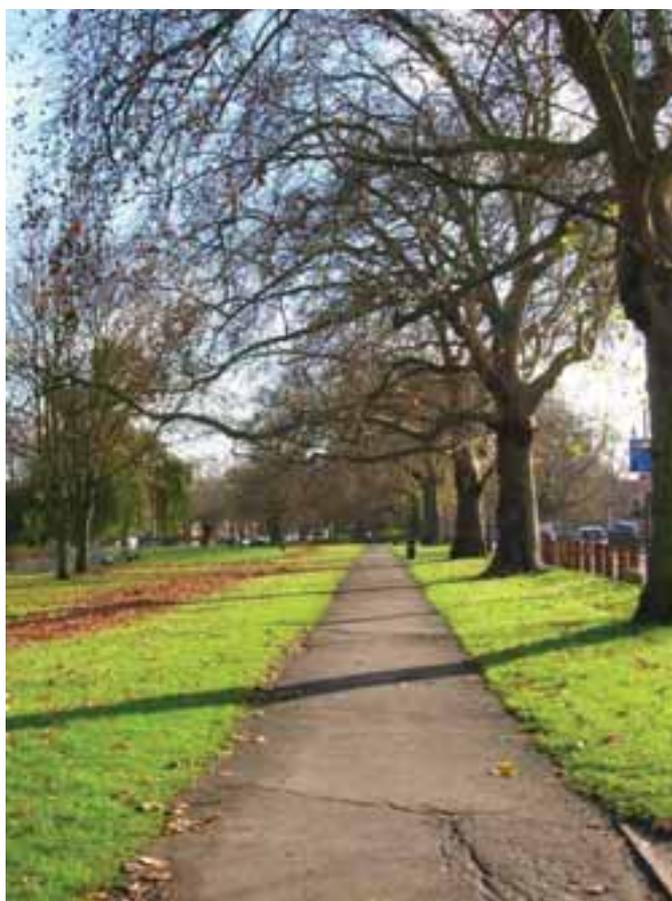


Figure 5: Looking south on Clapton Common; trees beside the road

3 HISTORIC DEVELOPMENT OF THE AREA

3.1 Archaeological Significance

Although there is little remaining evidence of pre-Roman occupation in the borough, a number of important archaeological finds have been made, such as the Palaeolithic stone axes found at Stoke Newington and a bronze sword handle found at Stamford Hill.

Hackney was located outside the walls of the Roman city of Londinium. It was during the Roman period that the first recognisable element of Hackney's urban form was built. This was the Roman road, Ermine Street, which remains today as Kingsland Road. Further north this becomes Stoke Newington High Street and then Stamford Hill, a road that lies just to the west of Clapton Common Conservation Area. Few artefacts of the Roman period have been discovered within the Conservation Area, but some have been discovered nearby. The most notable find in the borough is a stone sarcophagus discovered in Lower Clapton; but a stone coffin lid was discovered on the east side of Stamford Hill and another coffin found in Upper Clapton. Between 1814 and 1837 some stone coffins were also found in the grounds of the current Springfield Park. It is highly likely that there was a Roman settlement on the high ridge adjacent to Clapton Common overlooking Springfield Park and the river Lea. Clapton Common is a remnant of Broad Common (shown on Rocque's Map of 1745) which had existed since the Middle Ages as part of the ancient Lammas or 'common' lands of Hackney and may contain medieval remains.

There are no Scheduled Ancient Monuments in or near the Clapton Common Conservation Area.

3.2 Origins and Historic Development

In the late Saxon period Hackney formed part of the manor of Stepney, which had been held by the Bishops of London since the early 7th 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". During the medieval period archaeological evidence suggests that there were numerous small settlements or villages amongst the fields of Hackney. Those near to Clapton Common included a small settlement at Stamford Hill. From the 13th century there are records relating to Stamford Hill, when the area was known as Sanford Hill. The name Clapton possibly comes from a Saxon farm, Clop meaning lump or hill and Ton meaning farm (Hill Farm) and it is as 'Clopton' that the area first appears in documents. A medieval Pilgrim route ran through the common from Clapton to Waltham Abbey and the first mention of Clapton (as spelt in the modern way) was in 1593.

Rocque's map shows that by the mid-18th century there was little development in the Clapton Common area apart from the turnpike just to the north. The turnpike was established in 1713 and remained until 1864 and was located at the top of Stamford

Hill at the junction of Clapton Common. Around 1750 the White Swan Inn was built opposite the common and by 1740 parts of Clapton Terrace (Nos. 49-67) were begun. Much of the land in the area was owned by the Tyssen family, the largest landowners in Hackney in the 18th and early 19th century. Other lands near Oldhill Street were owned by the Webbe family and it was in Oldhill Street that some of the earliest houses in Upper Clapton were built. As the *Victoria County History* states 'planned development in Upper Clapton began on Webbe's 24 a, where by 1774 Oldhill Street (then Chapel and Hill streets) had rows of 4 and 10 cottages. A proprietary chapel (later St. Thomas's Church) stood at the street's north angle with the main road, separated by building land from 11 houses in Clapton Terrace, behind which were mews and a brickfield'.



Figures 6 & 7: Houses in Clapton Terrace dating from the 1840s and Buccleuch Terrace built c.1825, with the garden square in front photographed in 1905

The rest of Clapton Terrace was built by c.1800. By the early 19th century the north end of Upper Clapton was considered to be a very genteel area. It stood on high

ground with sweeping views across the Lea towards Epping Forest in the distance. Many of the houses built there were detached, although terraces faced both sides of the common. As well as Clapton Terrace they included Summit Place just north of the Swan and opposite, the long four-storied Buccleuch Terrace of c.1825, with Buccleuch Cottages behind. There were also a number of large detached homes occupied by the rich city merchants and gentlemen who favoured the area in the early 19th century. Craven Lodge was the largest and stood near the Stamford Hill end of the estate of John Craven (d. 1836), who enclosed waste around the Leg of Mutton Pond in 1806. His land stretched north and east to the Lea, where his son Arthur bought land from the Tyssen family executors in 1846 and extended the estate to about 70 acres. As seen on the OS Map of 1868 (figure 8), Craven Lodge dating from the 1820s had extensive pleasure grounds laid out in the manner of Capability Brown and Humphrey Repton, with lakes, bridges and even a folly. The folly (Grade II listed) survives to this day heavily covered in ivy and is the last remnant of the estate, most of which was cleared for building development in the 1880s (see OS Map of 1894 in Appendix A). Craven Lodge itself stood empty from the 1870s and was demolished in 1904.



Figure 8: Detail of OS Map of 1868, showing the terraces, detached villas and estates with pleasure grounds in the area around Clapton Common

Other detached villas included Spring House, Cedar Lodge, Springfield House (which survives today in Springfield Park), Summit House and the surviving Stainforth House

and The Woodlands (Nos. 96 and 98 Clapton Common). All date from the early decades of the 19th century. In 1833 there was a Horticultural Society at Stamford Hill with membership made up of local gentry and by c.1850 there were almost 300 members who gathered for three shows each summer in the Vice President, Arthur Craven's grounds at Craven Lodge or at Josiah Wilson's house at Stamford Hill. Charles Dickens mentioned the gardens of Clapton and Stamford Hill in *Sketches by Boz*; 'If the regular city man who leaves Lloyds at five o'clock and drives home to Hackney, Clapton, Stamford Hill or elsewhere can be said to have an daily recreation beyond his dinner, it is his garden. He never does anything to it with his own hands, but he takes a great deal of delight in it notwithstanding, and if you are desirous of paying your attention to his youngest daughter, be sure to be in raptures over every flower and shrub it contains'. Dickens knew the area well, as his eldest son lived in a house in Spring Hill.

Clapton Common became more attractive to middle-class families after the 1870s with the introduction of the horse omnibus and tram into the city. The ordinary worker was also helped by the arrival of the train in 1872 with the opening of the Great Eastern Railway to Enfield, with the stations at Stamford Hill and Stoke Newington. This allowed for a more modest commuter, than the gentlemen merchants and bankers with their private carriages who had favoured the area prior to 1850.



Figure 9: A horse drawn omnibus in Upper Clapton Road c.1880

Families continued to flock to this outer suburb especially after a number of detached and semi-detached smaller villas were built along the eastern and northern side of the common in the 1870s and '80s. William Booth the founder of the Salvation Army purchased a new detached villa on Clapton Common in the 1880s which he bought for

£1260, and which his wife 'longed for'. He continued to say that 'they look on to the Common, and the tram-cars passing in the distance, the children at play, the cows grazing, dogs swimming about the pond, all together make the outlook quite lively'.

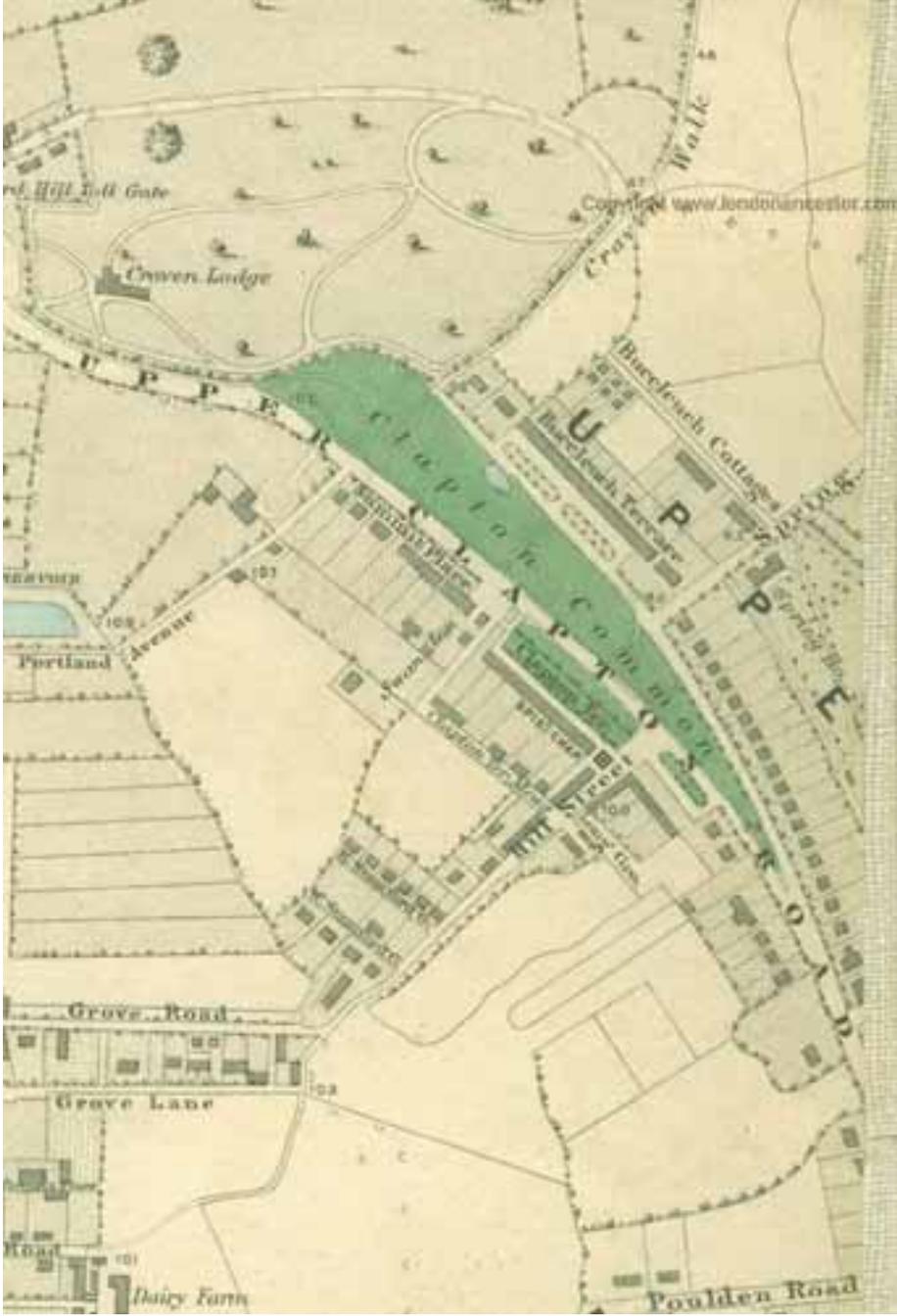


Figure 10: Area around Clapton Common in 1888

In 1899, when Charles Booth's social researchers visited the area, they commented that in Upper Clapton 'there is a marked absence of public houses and poor streets'. When they reached Clapton Common they stated that the west side was better than the east and 'on the west side are 4 1/2 storey houses; tiled, old houses letting at £80 to £100 per annum, occupied by one family'. On the resulting 'Poverty Maps' that depicted the overall nature of the area, Clapton Common was coloured yellow with a little red, indicating wealthy occupants. This was the best possible social category, confirming the high social status of Clapton Common at the end of the 19th century and making it one of the richest areas of Hackney at that time.



Figure 11: No. 81 Clapton Common (demolished)

Unlike other parts of Hackney, Clapton Common remained select well into the 20th century. In his 1908 novel *Salvator*, Percival Gibbon depicted the area as a 'far northern suburb overhanging the Lea', where 'merchants' grave old houses surrounded a sleepy common'. When Elizabeth Fry wanted to buy No. 22 Clapton Common in 1912 and establish a women's refuge, the local papers commented that it was a threat to high-class property values. A number of schools and institutions occupied houses on the common, including the Clapton and Stamford Hill School of Art at No. 81 from 1888 to 1916 (figure 11). This property was originally built as a private house sometime between 1760 and '80. After 1916 it became St Thomas's Church House and Hall, being used for church services when St Thomas's Church was bombed in 1940. It was demolished in the 1960s, for an extension to the Summit Estate.

The social status of the area declined after the 1930s and many of the older houses were demolished for public housing schemes especially after the Second World War.

Development started in the 1930s with the Fawcett and Wigan Estates. Much redevelopment by the LCC and LB Hackney involved compulsory purchase, including No. 81 and Nos. 1-7 Clapton Common. The original Buccleuch Terrace was demolished and Buccleuch House, a six-storied range for single women, opened in 1951. At the northern end of the common, Tower Court (including one nine-storey block) was erected in 1953, replacing some rather grand semi-detached villas (figure 4). On the west side of the common the Summit Estate was built between 1955 and 1957.

Over the last twenty years the estates have suffered from neglect, vandalism and a severe lack of investment. Certain blocks are in very poor condition today, including Tower Court and Buccleuch House. It is likely that many of these 1950s and 1960s developments will be demolished and replaced by new public housing schemes in the next few years which potentially will impact on the Conservation Area. The common itself is undergoing change too with a children's playground on the south-eastern corner of the common, new wooden boundary posts and proposals for a café. The early 20th century 'mock-Tudor' toilet block lies boarded and unused and there are encroachments onto the southern tip of the common by cars and tarmac.

Today a number of groups, including the Clapton Terrace Residents' Association work to improve and enhance the area for the benefit of all local people. Clapton Common is now better maintained and used by more members of the community.

3.4 Geology and Topography

The London Borough of Hackney is located on a mixture of gravel, clay, brick-earth and alluvial deposits. Alluvium lies along the Lea and under Hackney Marsh. Brick-earth can be found below Stamford Hill and Clapton Common, bounded on either side by tongues of London clay, which extend a little to the south of Hackney Downs. Towards the centre and the west are beds of Taplow gravel, covering much of the remainder of the 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.

Much of Clapton Common Conservation Area lies over London Clay, overlain with brick earth. Until the late-18th century most of the land was used for agriculture and used mainly as grazing land. The common lay unenclosed until the 19th century and was used for grazing. Indeed, during the 1920s cattle grazed on parts of the enclosed Clapton Common at certain times of the year (figure 13). In 1774 there was a brickfield to the rear of Clapton Terrace and brick earth continued to be dug in the area throughout the 19th century.

4 THE CONSERVATION AREA AND ITS SURROUNDINGS

4.1 The Surrounding Area and Setting of the Conservation Area

Clapton Common 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 Conservation Area lies in the north-eastern corner of the borough, just north of Lower Clapton and west of Stoke Newington and Stamford Hill. The land rises westwards from the Lea, most steeply towards the north-west to reach more than 30 metres above sea level around the top of Clapton Common.

4.2 General Description of the Conservation Area and the Common

Clapton Common is a small fragment of formerly extensive common land originally known as Broad Common, and as such is a very rare survival in an inner city borough. The Conservation Area consists primarily of a long narrow triangular shaped grass enclosure approximately 700 metres long by 100 metres at its widest point. The southern tip lies beside Upper Clapton Road. The long narrow triangle has a NW/SE orientation with Clapton Common West forming the main road and bus route and Clapton Common East side being much quieter with local traffic and is partially closed.

Although the common is a single space, it contains a number of sub-areas. Starting from the southern end, the common begins almost imperceptibly with a slight widening of the main road to accommodate a line of trees on the east side. The common proper starts level with Osbaldeston Road and this lower part ends at the alignment of Spring Hill and Oldhill Street.

The central part of the common from Springhill up to Craven Walk widens out to contain the pond. The main feature of the west side is Clapton Terrace which is set back from the main road behind a rectangular green space, an extension of the common and a London Square. Although not within the Conservation Area, the five-storey Buccleuch House occupies the backdrop to the important central section of the east side of the common. In front of Buccleuch House is a small enclosed garden square which today is neglected but was originally the garden square to the Georgian Buccleuch Terrace. It is a scheduled London Square (as is the area of common in front of Clapton Terrace) and the boundary of the Conservation Area should be extended to include this land.

The northern section of the common ends with the visual impact of Tower Court. In this part of the common are particularly impressive tall lime and plane trees. The

dramatic views of the Lea Valley to the east from the end of Craven Walk and Springhill are also a significant feature of the east side of the common at this point.

The former Broad Common had been reduced in size throughout the 18th and 19th centuries with landowners and Lords of the Manor enclosing parts for private use. Around 1816, the eastern boundary of the common, which was very irregular in shape, was altered. An agreement was made with adjacent landowners and the Tyssen family, the Lords of the Manor, to swap pieces of land in what was called a 'give and take' arrangement to straighten the eastern boundary of the common. Clapton Common was preserved forever in 1872 as public open space, as a result of a successful public petition that led to 180 acres of common and Lammas land in Hackney being protected from encroachment of development. At first the common was maintained by the London County Council but by the early 20th century responsibility passed to the Borough of Hackney.

The pond was created at the end of the 18th century or beginning of the 19th century in the shape of an artist's palette and it was fed by a spring. In 1914 it was lengthened by 75 feet so that the model yacht club could run competitions as shown in figure 13.



Figure 12: The north-west corner of the pond in 1890 before the building of the Agapemondite Church and before the pond was extended

In the Victorian era cattle were frequently grazed on Clapton Common. During World War One allotments were created on Clapton Common to help the war effort and the agricultural nature of the common continued into the 1920s when the cows belonging to a Mr Snewin of Oldhill Street were allowed to graze in the enclosed areas giving the common a very rural touch well into 20th century.

Today the common is used for informal play, walking and dog walking. A children's informal play area was opened in 2011 and plans for a new café adjacent to the pond

will undoubtedly increase use of the common by families in the future. In the middle of the triangular island in the centre of the common are boarded-up public toilets. These half-timbered public toilets were built in 1931 by William Shurmur & Sons Ltd. and the facilities ought to be restored and put back into use as public toilets for the benefit of all users of the common or the building converted to a new use.



Figures 13 and 14: Model Yacht races in 1928 and cows grazing on the common in 1923



Figure 15: Looking eastwards across the common towards the pond

4.3 The buildings of the Conservation Area

Clapton Terrace and St Thomas's Church

The main feature of the west side of Clapton Common is Clapton Terrace a grade II listed range of Georgian period houses, together with the listed parish church of St Thomas at the southern end. The terrace is set back behind a rectangular green space, which forms an extension to the common. The part three, and part four-storey houses are a remarkable survival and the terrace contains some of the earliest terraced houses to survive in Hackney. Different groups within the terrace date from c. 1760 to the mid-19th century. Some of the houses have Doric porches, others pedimented open door cases, while others have iron work balconies.



Figures 16 & 17: Clapton Terrace in 2008 and in 1910

Many houses retain original windows, but few original doors survive. The iron railings to the terrace are generally well preserved. Not all the houses are well-maintained and very many are in multiple occupation, Nos. 55 and 59 are on the English Heritage's *Heritage at Risk Register* and have been for many years.



Figure 18: Nos. 65-69 Clapton Terrace

The last house in Clapton Terrace (No. 69a) has a walled front garden, in front of which is an open air car sales business which seriously detracts from the streetscape. Photographic evidence suggests that the 'car lot' was in 1890 part of the enclosed grassed common to the front of the terrace. On the northern boundary a section of wall beside Braydon Road has been replaced by boarding. The brick wall should be reinstated to enhance the integrity of the Conservation Area.



Figure 19: Car sales outside 69a Clapton Common

St Thomas's Church opened as the Stamford Hill Chapel in 1774 and was built by Joseph Devall for his tenants living nearby (possibly in the adjacent terrace, parts of which were completed by that date). Often known as Stamford Hill Independent Chapel, the intention was to provide a local chapel for gentlemen buying houses in the area, saving them the long journey to Hackney Parish Church in the Narrow Way.

In 1827 four local men bought the church and it was consecrated as a chapel of ease for the parish of Hackney, and dedicated to St Thomas in October 1827. The stuccoed east tower was added in 1828 by Joseph Gwilt, who also altered the body of the church at the same time at a total cost of over £10,000. The brick body of St Thomas's was rebuilt in 1960, by N.F. Cachemaille-Day after war damage demolished the original church in 1940, but fortunately spared the tower.



Figures 20 & 21: St Thomas's in 1827 and today

Nos. 96 and 98 Clapton Common

On the east side of the common, between Craven Walk and Overlea Road, are two early 19th century villas (Nos. 96 and 98 Clapton Common). Locally listed No. 96 (Stainforth House) and Grade II listed No. 98 (The Woodlands) are the last remaining examples of the villa suburb developed in Upper Clapton by the Tyssen family from

1820 onwards. These detached villas were to be found on both the east and northern sides of Clapton Common, but apart from these two buildings no other examples still survive.



Figure 22: On the left, No. 98 and to the right, No. 96 beyond the pond on the common in 2008

Today both villas are part of an Orthodox school. Despite some insensitive alterations, especially to No. 96 and some neglect to the historic fabric of both villas, they contribute significantly to the historic and heritage interest of the Clapton Common Conservation Area. The interest is enhanced by their historical association.

Stainforth House was given in 1879 by Richard Foster, a church benefactor, to William Walsham How (d. 1897), suffragan bishop for London's east end and styled bishop of Bedford, who also acquired the property next door, The Woodlands, to run as a boys' home. How was followed at Stainforth House by Frederick Janson Hanbury, of the chemists Allen & Hanbury, who made a large collection of plants and created a fine example of a Victorian rock garden which was widely photographed. Although the slope behind was acquired for Ashted and Lingwood roads, Stainforth House was saved on its purchase in 1909 by C. H. Turner, Bishop of Islington who lived there until 1923, while his son lived at The Woodlands.

4.4 Plan Form and Streetscape

Clapton Common Conservation Area is centred on a protected piece of ancient common that lies to both sides of the main road in Upper Clapton. In plan it is an enclosed open space that is criss-crossed with small roads and paths and comprises informal public open space. The majority of the common is grassed and a significant number of mature trees are planted around the periphery, screening the Conservation Area from the intrusion of the buildings outside. The Conservation Area has much green space, especially within the boundaries. There are many good trees and on the eastern side there is a pond which supports waterfowl and insect life. A number of important terraces and detached houses which were built overlooking the common are included within the Conservation Area.

On the north, east and parts of the west sides of the Clapton Common Conservation Area are large blocks of public housing set within grounds of varying quality. Due to the mature trees that surround the common and within the housing schemes, few of these schemes seem to intrude into the Conservation Area. The boundary walls of the housing schemes tend to follow the original building lines of the previous houses and terraces that originally stood around the common.

4.5 Views, Focal Points and Focal Buildings

North of Clapton Common, the skyline is dominated by the 155ft spire of the building known as the 'Ark of the Covenant' built in the 1890s for a sect known as the Agapemonites. The church is highly decorated with statues of nature. The most important views are within and towards the common and along the roads surrounding it. The view from Clapton Common towards Clapton Terrace and St Thomas's is also eye-catching, as is the view eastwards over the pond towards Buccleuch House. The avenue of mature trees that runs beside the road on the common is most attractive (figure 5). The eastern side of Clapton Common used to be quiet due to the minimal amount of traffic on the road but the synagogue at No. 26 Clapton Common attracts a lot of traffic to the southern part of the common. Other important views within and just outside the Clapton Common Conservation Area are:

- Views along Clapton Terrace
- The view towards the northern end of the common and Tower Court
- Views down Craven Walk towards the Lea
- The view towards the pond from the west side of the common
- The view along Rookwood Road from the north-east corner of the common

The most important religious building in the Conservation Area to act as a focal building is St Thomas's Church at the corner of Clapton Terrace and Oldhill Street. The two detached villas on the eastern side of the common Nos. 96 and 98 are focal

buildingsLandscape elements on the common act as focal points – the pond, the derelict toilet block and certain trees.

4.6 Landscape and Trees

As well as Clapton Common itself (detailed in 4.2 above), which is the focus of the Conservation Area, there are two areas classified as protected London Squares within the Clapton Common Conservation Area. They are the grass enclosures in front of Nos. 37-67 (Clapton Terrace) and the enclosed garden in front of Nos. 26-94 Clapton Common (Buccleuch House). The London Squares Preservation Act 1931 states that a protected square may not be used for any purposes other than an ornamental garden, pleasure ground or ground for play, rest or recreation, and that no building, structure or erection shall be created or placed on or over any protected square except such as may be necessary or convenient for the use or maintenance of the square for an authorized purpose.



Figure 23: Plane trees on the common

Clapton Common is a most important green space within northern Hackney and is of rarity value as a small fragment of an ancient common. As a public open space it is generally well-maintained by LB Hackney. The garden is a mix of paths, a few shrubs, seating areas and grass with many mature and statuesque plane and lime trees and an enclosed pond. The grass, pond, shrubs and mature trees provide a good habitat for birds and other small wildlife.

There are few mature street trees on the roads within the Conservation Area, but a number of important trees stand close by including a number within the boundaries of Tower Court. The most important trees are:



Figure 24: Willow trees beside the pond

- Plane and lime trees on Clapton Common
- Willow trees beside the pond on the common
- Newly planted trees in front of Clapton Terrace
- Mature plane trees in front of St Thomas's Church

4.6 Activities and Uses

Clapton Common Conservation Area is principally a public open space divided by roads and paths into a number of separate areas. The most important activity within the Conservation Area is low-key recreational use – sitting, children's play, dog walking and relaxing (figure 25).

The few buildings within the Clapton Common Conservation Area were built piecemeal over the 18th and 19th centuries and represent a variety of styles from the Georgian era. Most are residential but a number of buildings are used by the Orthodox community as schools or for worship.

There are two religious buildings within Clapton Common Conservation Area – St Thomas's Church and the synagogue that occupies No. 96 Clapton Common.

There is just one commercial property within the Conservation Area, the open air car yard in front of No. 69a Clapton Common, which blights the appearance of the adjacent Clapton Terrace. A number of empty sites within the Conservation Area have been identified, but opportunities for redevelopment are limited. One potential redevelopment site is the former works behind No. 69a Clapton Terrace (located on the south side of Braydon Street) and the open ground to the rear of the gardens in Clapton Terrace formerly the site of mews.



Figure 25: The adventure playground on Clapton Common opened in 2011

SIGNIFICANT BUILDINGS IN THE CONSERVATION AREA

5.1 Introduction

Clapton Common Conservation Area contains an interesting variety of buildings dating from the 18th to the 19th century, some of which are listed or locally listed. The best quality buildings are in the Georgian Clapton Terrace despite the fact that many of the houses within the terrace are in poor condition. Indeed two of the houses – No. 55 and 59 - are on English Heritage's *Heritage at Risk Register* and it is possible that more may be added in the future unless urgent repairs are carried out. Other important buildings include the detached villas at No. 96 and 98 Clapton Common and St Thomas's Church, a handsome rebuild with a striking tower from the early 19th century.

Very few buildings within the Conservation Area make a negative impact, although lack of maintenance and insensitive alterations are a problem. There are however many buildings immediately adjacent to Clapton Common that have a negative impact on the Conservation Area. The problems are mainly insensitive additions to houses and very poor maintenance of grounds and public housing.

The more important of these buildings have been described in section 4.2 above 'The Buildings of the Conservation Area'.

5.2 Listed buildings

There are a number of listed buildings or structures within Clapton Common Conservation Area, most of which are listed Grade II. They include the Georgian houses in Clapton Terrace and St Thomas's Church. All the buildings are included in a list at Appendix B.

5.3 Buildings of Local Significance

Two buildings are classified as locally listed 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. In the Conservation Area there is a villa (No. 96 Clapton Common). It is included in the list at Appendix B.

5.4 Listed Building Controls

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 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 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 obtained from English Heritage.

6 “SWOT” ANALYSIS

Clapton Common Conservation Area is notable for its important early Georgian terraced houses, set behind a former garden square, that now forms part of the larger Clapton Common. Some of these houses are amongst the oldest in the borough and a number are listed. Other houses on the east side of the common have been identified in this appraisal as making a positive contribution to the character or appearance of the Conservation Area (Locally Listed). Together these form an interesting backdrop to the main element of the Clapton Common Conservation Area, the common itself. Although less than a kilometre in length the Conservation Area is an important green space with a pond and important mature trees, which have a positive impact on the quality of the environment in this part of Hackney.

6.1 Strengths

The most positive features of the Conservation Area are:

- Views across the common towards the Church of the Good Shepherd
- Views towards the Lea from the east side of the common
- An important terrace of Georgian houses (Clapton Terrace)
- A number of listed and locally listed buildings around the common
- Unusual number of handsome and mature trees
- Survival of a few early 19th century villas of definable quality, with good external features such as door cases, stucco and sash windows
- An attractive pond

6.2 Weaknesses

The most negative features of the Conservation Area are:

- Poor condition of some of the Georgian houses in Clapton Terrace, including Nos. 55 and 59, buildings that are currently on the English Heritage’s *Heritage at Risk Register*
- Loss and neglect of period features on houses in Clapton Terrace
- Loss of wall to front garden of No. 69a Clapton Terrace
- Inappropriate fenced car lot to the front of No. 69a Clapton Terrace
- Over fencing of the common, including erection of new wooden posts
- Encroachment at the southern end of the common for car parking (figures 27 & 28)
- Tarmac laid over the southern most tip of the common after the erection of phone masts (figure 30)
- Parking problems outside the synagogue at No. 26 Clapton Common
- Many neglected and badly maintained public housing overlooking the Conservation Area that detracts the public amenity of the space



Figures 26 & 27: Examples of encroachment on the common for car parking



Figure 28: Tarmac over southern tip of Clapton Common

6.3 Opportunities

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

- Consider setting up a grant scheme for the buildings within the Conservation Area, especially those in Clapton Terrace
- Removal of fencing around the pond
- Re-grassing of some areas of the common

- The addition of the Garden Square in front of Buccleuch House into the Conservation Area
- Preparation of design guidance on the types of buildings in the area
- Refurbishment of former 'half-timbered' public toilet block
- Improve the planting of shrubs in Clapton Common
- Provision of more benches and seats on the common

6.4 Threats

- The over fencing of different areas and boundaries
- Loss of mock-Tudor toilet building in the centre of the common or the inappropriate redevelopment of the building (see Fig. 30)
- Inappropriate alterations and extensions to buildings within the Conservation Area
- Inappropriate enclosures in a public open space
- Neglect of public owned green space
- Encroachment at the southern end of the common
- Pressure from cars that alter the tranquillity of the eastern side of the common



Figure 29: Derelict toilet building on common

7 CONCLUSION

Clapton Common Conservation Area comprises an important fragment of the former Broad Common which is overlooked on the west side by the 18th century houses of Clapton Terrace and on the east side by 19th and 20th century houses and blocks of public housing. Clapton Common was preserved in 1872 as public open space as a result of a successful public petition which led to 180 acres in Hackney being protected from future development. Mature lime and plane trees stand prominently around the perimeters, with a line of more recent trees on the strip fronting Clapton Terrace.

Surrounding the Conservation Area there are some examples of neglected buildings, poor maintenance, and the use of inappropriate modern materials especially in windows and doors. There are some large and ugly roof extensions (just outside the Conservation Area) overlooking the common which detract from the views from the common. Part of the common (the areas in front of Nos. 37-67 and Nos. 56-94) is protected as a designated London Square.

Some of the buildings within the Conservation Area are listed or locally listed. They display a variety of historic features, materials and architectural styles typical of a) the Georgian terrace and b) the detached large 19th century villa - building types that do not survive in great quantity in Hackney. Due to the poor condition of some of the public housing around the common it is likely that there will be extensive redevelopment of sites immediately overlooking the Conservation Area over the next ten years. Hopefully Conservation Area designation of Clapton Common can prevent inappropriate new developments occurring in the area. At present the scale of the buildings that surround Clapton Common is modest, the structures set back from their boundaries and the buildings are well hidden by the fine trees on and near the common.

It is proposed to extend the Conservation Area boundary as detailed in Appendix E to include three properties on the east side of Clapton Common and amend the boundary on the west side.

APPENDIX A:

HISTORIC MAPS OF THE CONSERVATION AREA

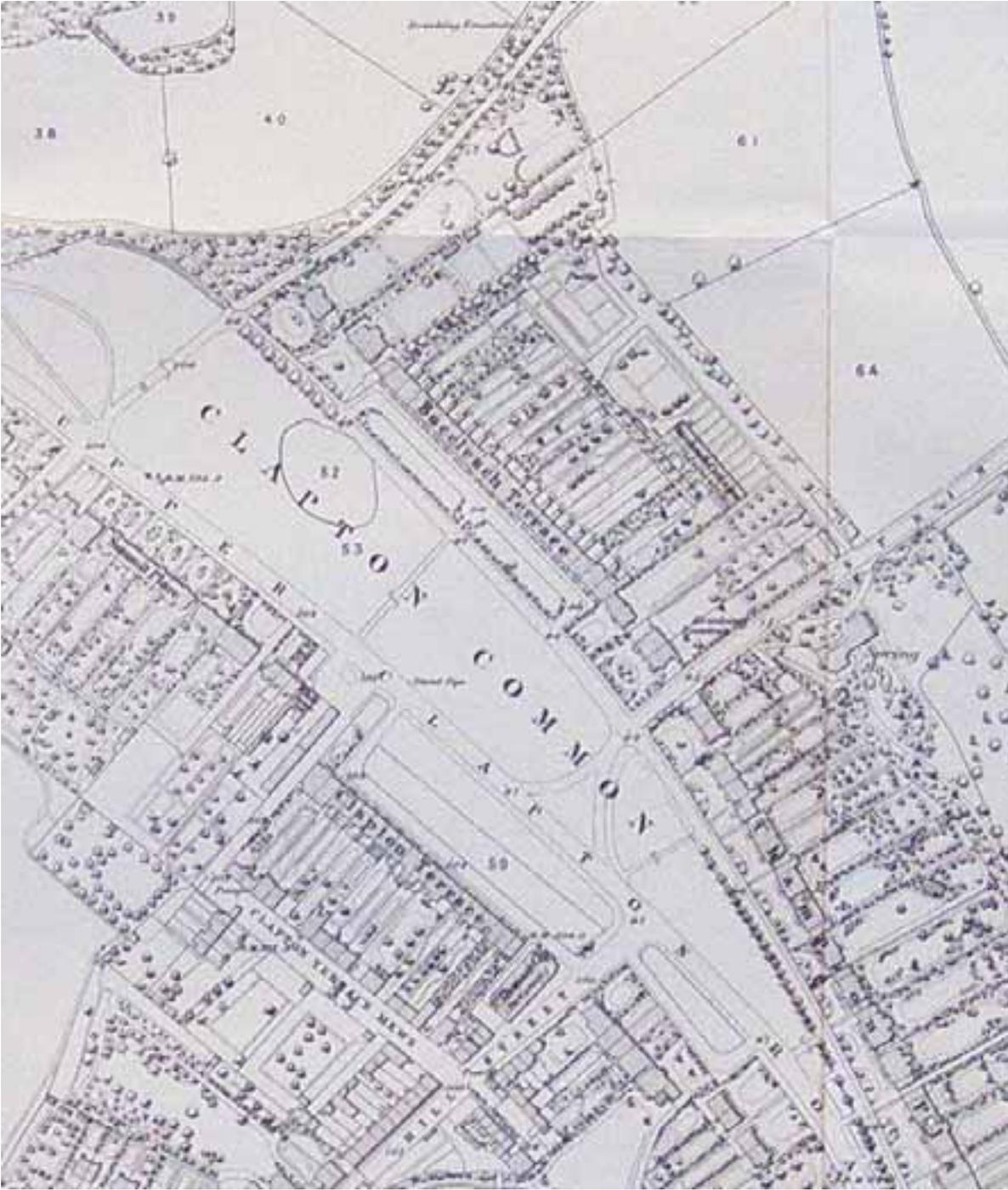
Rocque's Map of 1745



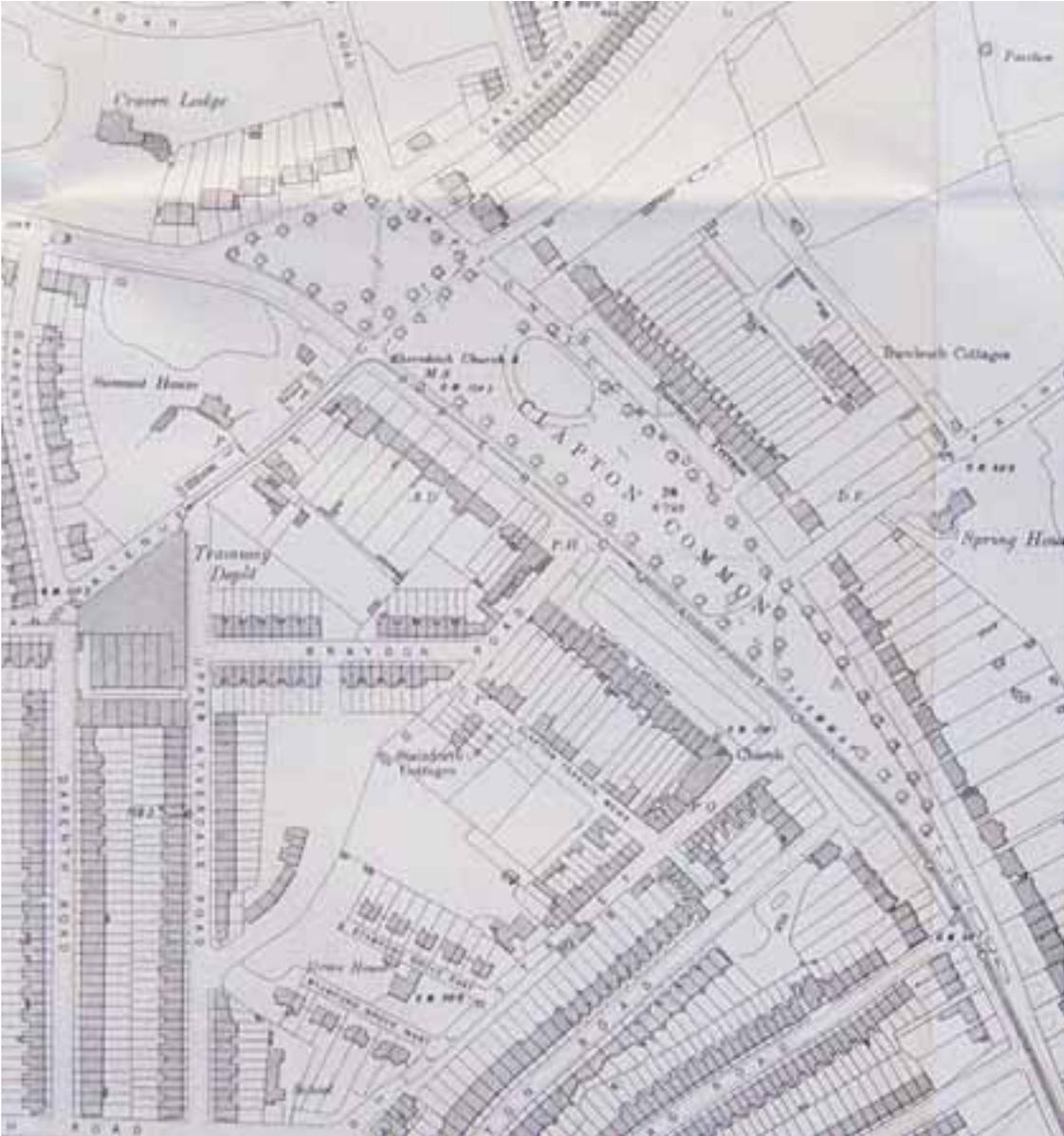
Hackney Map of 1831



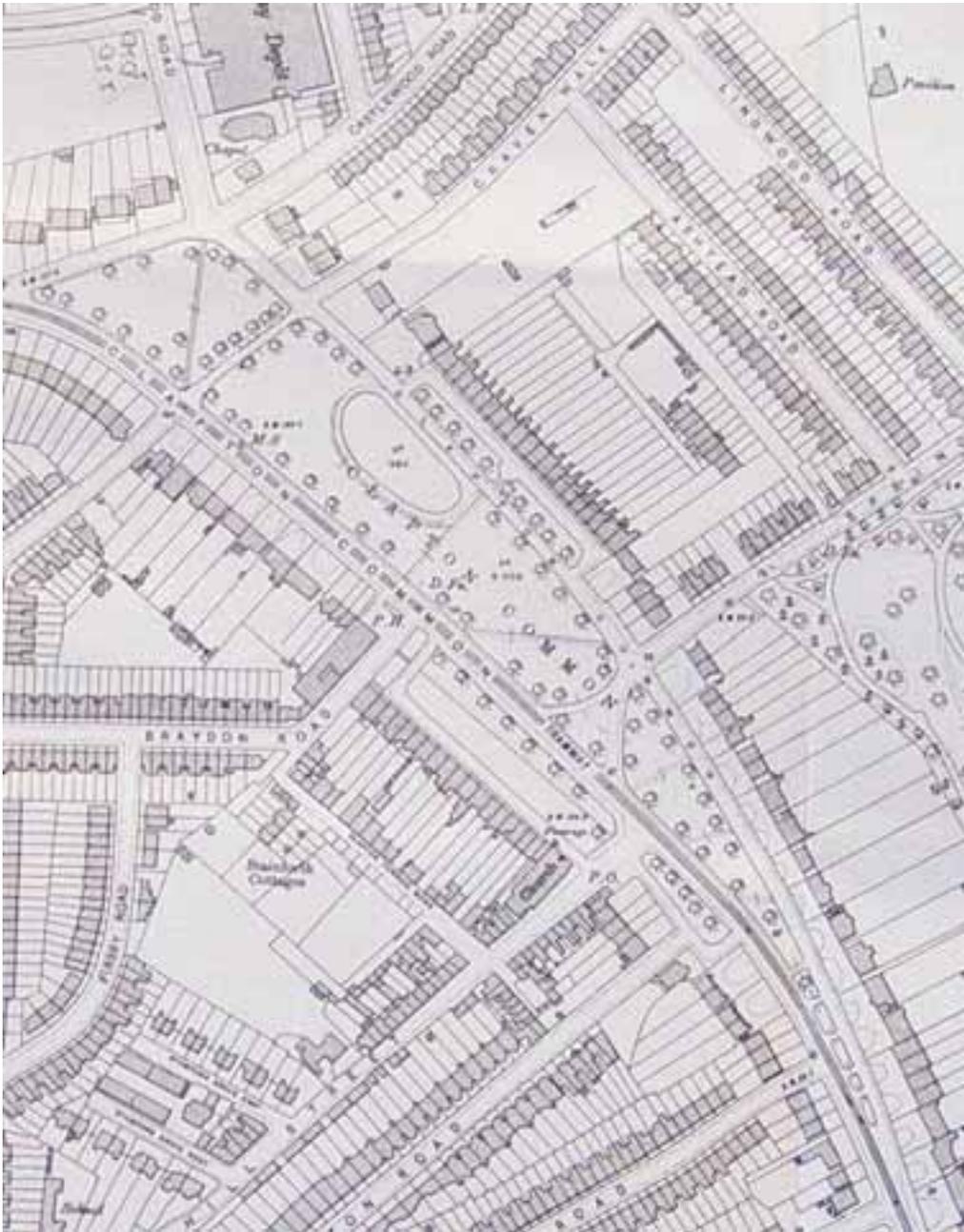
OS Map of 1868



OS Map of 1894



OS Map of 1913



Contemporary OS Map



APPENDIX B

A SCHEDULE OF STATUTORILY LISTED AND LOCALLY LISTED BUILDINGS AND BUILDINGS OF TOWNSCAPE MERIT

Statutorily listed buildings (all listed grade II):

Clapton Common: No. 98 (The Woodlands)

Clapton Terrace: Nos. 37-69 (odd)

St Thomas's Church

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 Core Strategy Policy 25 seeks to retain the character and appearance of these when determining planning applications.

Clapton Common: No 96 (Stainforth House)

Former Park Pavillion, Clapton Common

APPENDIX C

SCHEDULE OF PROPERTIES WITHIN CLAPTON COMMON CONSERVATION AREA

Schedule of designation lists the following as being within the Conservation Area:

The Parish Church of St Thomas, Clapton Common

Braydon Road: Works to rear of 69a Clapton Common

Clapton Terrace: Nos. 37-69 (odd)

Clapton Common: No. 69a;

No. 96

No. 98

No. 26

No. 96

No. 98

No. 98A

Clapton Common Open Space

APPENDIX D

BIBLIOGRAPHY

- Some notes on Clapton Past and Present* Florence Bagust (ms Hackney Archives)
- Buildings of England: London 4 North* Bridget Cherry and Nikolaus Pevsner (Penguin Books 1999)
- Lost Hackney* Elizabeth Robinson (Hackney Society publication 1989)
- From tower to tower block: The buildings of Hackney* Written and published by The Hackney Society 1984
- Victoria County History: Middlesex Vol 10 Hackney* Out of print - copy available at Hackney Archives and online

APPENDIX E

DETAILS OF THE EXTENSION OF CONSERVATION AREA BOUNDARY

Close examination of the Conservation Area in 2008 and again in 2012 has led to the minor extension of the boundaries of the Clapton Common Conservation Area. It is proposed to extend the boundary westwards to include the whole of the gardens to the rear of Nos. 37-69a Clapton Terrace, including the area formerly occupied by mews and a former garage premises (later used as a synagogue) adjacent to No. 69a. On the east side of the common it is proposed to add Nos. 96 and 98 Clapton Common, the only surviving examples of early 19th century detached villas, which are used today as a school and synagogue. Villas of this type used to line the north and east sides of Clapton Common until the 1950s, but few survive today.

In addition it is proposed that the area of unkempt garden (which is already a scheduled London Square) that lies in front of Buccleuch House should be included within the Conservation Area. This open space was once the private garden square to the Georgian Buccleuch Terrace which was demolished in the 1940s, prior to the building of Buccleuch House in 1951.

APPENDIX F

MAP OF THE CONSERVATION AREA



APPENDIX G

LIST OF ILLUSTRATIONS

Figure 1: Rocque's Map of 1745 showing the common before development had taken place

Figure 2: Houses in Clapton Terrace

Figure 3: A fine plane tree on the north side of Clapton Common looking towards The Church of the Good Shepherd

Figure 4: The north side of the common in 1910, showing semi-detached villas which were replaced in the 1950s by the Summit Estate

Figure 5: Looking south on Clapton Common; trees beside the road

Figures 6 & 7: Houses in Clapton Terrace dating from the 1840s and Buccleuch Terrace built c.1825, with the garden square in front photographed in 1905

Fig. 8: Detail of OS Map of 1868, showing terraces, detached villas and estates with pleasure grounds in the area around Clapton Common

Figure 9: A horse-drawn omnibus in Upper Clapton Road c.1880

Figure 10: Area around Clapton Common in 1888

Figure 11: No. 81 Clapton Common

Figure 12: The north-west corner of the pond in 1890 before the building of the Agapemondite Church

Figures 13 and 14: Model Yacht races in 1928 and cows grazing on the common in 1923

Figure 15: Looking eastwards across the common towards the pond

Figure 16 & 17: Clapton Terrace in 2008 and in 1910

Figure 18: Nos. 65-69 Clapton Terrace

Figure 19: Car sales outside 69a Clapton Common

Figures 20 & 21: St Thomas's in 1827 and today

Figures 22: On the left No. 98 and to the right No. 96, beyond the pond on the common

Figure 23: Plane trees on the common

Figure 24: Willow trees beside the pond

Figure 25: The adventure playground on Clapton Common added in 2011

Figure 26 & 27: Examples of encroachment of common for car parking

Figures 28: Tarmac over southern tip of Clapton Common

Figure 29: Derelict toilet building on common

:

All images are copyright of Hackney Archives / LBH, unless otherwise stated
London Borough of Hackney, LA08638X (2004)

APPENDIX H

FURTHER INFORMATION

LB Hackney

Conservation, Urban Design & Sustainability Team
Planning & Regulatory Services
London Borough of Hackney
2 Hillman Street
London E8 1FB

www.hackney.gov.uk/planning

English Heritage

<http://www.english-heritage.org.uk>

For further information relating to listed buildings and conservation areas

The Victorian Society

<http://www.victoriansociety.org.uk>

The Victorian Society is the national organisation that campaigns for Victorian and Edwardian buildings

The Georgian Group

<http://www.georgiangroup.org.uk>

The Georgian Group is the national charity dedicated to preserving Georgian buildings and gardens. Has an excellent range of technical advice leaflets and courses on Georgian architecture

The Hackney Society

<http://www.hackneysociety.org>

Hackney's local amenity society and umbrella organisation for conservation area advisory committees The Society was formed in 1967 to involve and support local people in the conservation and regeneration of Hackney's built environment and public spaces.

APPENDIX I

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

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