

REPORT OF CABINET MEMBER FOR REGENERATION & PARTNERSHIPS		
DESIGNATION OF LEA BRIDGE CONSERVATION AREA <u>ADDENDUM</u> Cabinet – 23rd May 2005	Classification Public	Enclosures Annexes AD 1-2
	Ward(s) affected Lea Bridge	AGENDA ITEM NO. <h1>3.1</h1>

ADDENDUM

1 CONSULTATION

- 1.1 The Conservation Area Appraisal for the proposed Lea Bridge Conservation Area was circulated to: English Heritage, the Clapton Conservation Area Advisory Committee, the Lee Valley Regional Park Authority, and elected Ward Members.
- 1.2 Following a written confirmation from the owner of the site of the recently refused planning permission (Mr Joy Gopinadhan, Phoenix Logistics Ltd: 2004/2706) that no demolition would take place on the site for 14 days (dated 20/5/5), a copy of the Conservation Area Appraisal has been circulated to them and their planning consultant (Hepher Dixon) today. Given the limited time for a response the Mayor has agreed to receive verbal representations from the developer at Cabinet.
- 1.3 English Heritage have responded to the consultation and their letter is included as Appendix AD1. They “strongly support the proposed designation in principle and in detail.”
- 1.4 The Clapton Conservation Area Advisory Committee have considered the appraisal and endorse the Appraisal unanimously. They suggested a number of minor amendments of a typographical nature and, where appropriate, these changes have been made. The full response of the Clapton Conservation Area Advisory Committee has been included as Appendix AD 2.

- 1.5 The Lee Valley Regional Park Authority: a response has yet to be received.
- 1.6 Councillor Ian Rathbone (Lea Bridge Ward) has emailed his agreement to the proposed Lea Bridge Conservation Area.

Tom McCourt - Acting Deputy Director of Environment

Report Originating Officer: Simon Ramsden ☎ 020-8356 8033

Background papers

The following documents have been relied upon in the preparation of this report:

Description of document	Location	Date
Correspondence from English Heritage	Annexe AD1 attached	19 May 2005
Correspondence from the Clapton Conservation Area Advisory Committee	Annexe AD2 attached	20 May 2005

ANNEXE AD1



ENGLISH HERITAGE

LONDON REGION

Simon Ramsden
Planning Division
London Borough of Hackney
Dorothy Hodgkin House
12 Reading Lane
London
E8 1HJ

Contact: Rachel Haworth

Direct Dial: 020-7973-3743

19 May 2005

Dear Mr Ramsden

Proposed Lea Bridge Conservation Area

Thank you for consulting us on the appraisal for a potential new conservation area at Lea Bridge Road. The proposed area is bounded by the River Lea and Lea Bridge Road on the north and west, and by Millfields recreation ground, Otley Terrace and part of Hillstowe Street to the east and south.

Your appraisal presents a strong case for the special architectural and historic interest of the area. The research presented here reveals the deeper significance and important evolution of the site. The ensemble demonstrates a fascinating richness in a remarkably small area, giving it a character of a busy industrial 'island' bounded by protected open space and providing a reminder of the former pre-eminence of the waterways as a focus of activity. The river and the core industrial uses are complemented by administrative, residential, educational and leisure facilities, forming an example of an C18th-19th industrial community in microcosm.

The importance of the patterns of development and usage could perhaps be emphasised as the interconnections between building type, design and materials, scale and grain are intrinsically linked to this spectrum of activities and are therefore fundamental to the special character of this area. For example, you have quite rightly emphasised the importance of the footprint of the infilled Lea Bridge Dock in the evolution of the area and the formation of its character.

I am pleased that the intention to designate this area, highlighted since 1995 in Hackney's UDP, is now being seen through. The area as a whole and its individual buildings are clearly vulnerable and I would welcome their designation as a conservation area as a robust step towards conservation-led regeneration. I would therefore strongly support the proposed designation in principle and in detail.

Yours sincerely

Rachel Haworth
Historic Buildings and Areas Adviser, London Region

LR/27

ANNEXE AD2

CLAPTON

◆ CONSERVATION AREAS ADVISORY COMMITTEE ◆

c/o 181 Riverside Close, Upper Clapton, London E5 9SU

Secretary: Tony Gillett (tel. 020 8806 5790)

Simon J Ramsden IHBC
Senior Conservation and Design Officer
London Borough of Hackney
Dorothy Hodgkin House
12 Reading Lane
London
E8 1HJ

20 May 2005

Dear Simon

**Planning (Listed Buildings and Conservation Areas) Act 1990
Proposal for a Lea Bridge Conservation Area, Clapton, London E5**

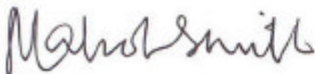
I write further to our report of 28 April 2005 regarding the Clapton CAAC's concerns about future redevelopment at the Lea Bridge area, and further to our recent discussions.

Many thanks for sending the Appraisal for the proposed Lea Bridge Conservation Area. I can confirm that this was tabled at a meeting of the Clapton Conservation Areas Advisory Committee on 19 May 2005, and that it was endorsed unanimously, subject to a small number of minor amendments.

We believe that the Appraisal conveys well the major elements that make up this area's special architectural and historic interest, and we trust that the Council may now be able to give every consideration to designating it as a Conservation Area.

Kind regards

Yours sincerely



Malcolm Smith
Acting Chair
Clapton Conservation Areas Advisory Committee

**London Borough of Hackney
Lea Bridge Conservation Area Appraisal
May 2005**

Suggested minor amendments.

Page 3:

All images are copyright of Hackney Archives/LBH...

CAAC Comment:

If the aerial view (Figure 16) used on page 19 is the one supplied by us, this is from the *London Photographic Atlas* from Getmapping, © Getmapping plc — further information about permission to use these digital images is at www.getmapping.com

[lbh note: image changed to one ©LBH]

Page 9:

Figure 5 Works to the Rover Lea Navigation, c1930s

CAAC Comment:

Amend to: *Figure 5 Works to the River Lea Navigation, c1930s*

[lbh note: amendment made]

Page 19

See comment about aerial view, above.

[lbh note: image changed]

Page 22

Para 4.4

The Prince of Wales Public House...

CAAC Comment:

All references to the present-day pub should read *Princess of Wales*, as it was renamed after the death of Diana, Princess of Wales.

Line 1:

Amend to: *Princess of Wales*

[lbh note: amendment made]

Page 25

Para 5.3

Second paragraph, lines 10 to 11:

The Prince of Wales Public House, Lea Bridge Road

The Prince of Wales Public House...

CAAC Comment:

Suggest amending to:

The Princess of Wales (formerly the Prince of Wales) public house, Lea Bridge Road

The Princess of Wales public house...

Reference to the rebuilding of the Prince of Wales Hotel in 1920 should not be changed.

[lbh note: amendment made]

Page 26

Figure 22 The Prince of Wales Public House, Lea Bridge Road

CAAC Comment:

Amend to: *Figure 22 The Princess of Wales Public House, Lea Bridge Road*

[lbh note: amendment made]

Page 26

Figure 23 The Run Aground Public House

CAAC Comment:

Amend to: *Figure 23 The Ship Aground Public House, Lea Bridge Road*

[lbh note: amendment made]

Page 27

Lines 1 to 5:

The Run Aground Public House, 144 Lea Bridge Road

Like the adjacent Prince of Wales Public House, The Run Aground is well detailed...is less prominent than that of the Prince of Wales.

CAAC Comment:

Amend to:

The Ship Aground Public House, 144 Lea Bridge Road

Like the adjacent Princess of Wales public house, The Ship Aground is a well-detailed...is less prominent than that of the Princess of Wales.

[lbh note: amendment made]

Page 27

Line 13:

...plaque marks the site of Dr Priestley residence,...

CAAC Comment:

Amend to:

...plaque marks the site of Dr Priestley's residence,...

[lbh note: amendment made]

Page 28

Line 3:

...(unfortunately no longer in use)...

CAAC Comment:

This entrance is still used.

[lbh note: amendment made]

Page 28

Line 12:

...original cast iron windows.

CAAC Comment:

Are the window-frames cast or wrought iron?

[lbh note: amendment made]

Page 32

6 CONCLUSIONS

6.1 Proposed Boundary of the Conservation Area

Lines 3 to 4:

...to include the listed buildings...

CAAC Comment:

Amend to:

...to include the listed building...

[lbh note: amendment made]

Page 32

Lines 6 to 7:

...and the worker's cottages to the west.

CAAC Comment:

Query: not sure what this refers to. Do you mean the low-rise c1934 dwellings at the western edge of Otley Terrace?

If included, this should be amended to:

...and the workers' cottages to the west.

[lbh note: amendment made]

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APPENDIX A

SCHEDULE OF PROPERTIES IN THE CONSERVATION AREA

CAAC Comment:

It is probably worth adding a few more details, to clarify the numbering:

Lea Bridge Road:

Amend:

No. 146, The Princess of Wales public house

Waterworks Lane:

Amend:

No. 146a, former School Building / Testi and Sons

[lbh note: amendment made]

Page 36

APPENDIX D

MAP OF THE LEA BRIDGE CONSERVATION AREA

CAAC Comment:

The Key for Listed Buildings and Buildings of Townscape Merit seem to print out as black, rather than red and dark green respectively.

This should be amended.

Agenda item 3.1

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NB: As a matter of interest, there is a rare red Victorian pillar-box at the end of Hillstowe Street, which is within the proposed Conservation Area, and which we would wish to preserve *in situ*.
[lbh note: amendment made]