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BIBLIOGRAPHY

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THE CONSERVATION STUDIO

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1. INTRODUCTION

The Conservation Studio was commissioned by Hackney Borough Council in January 2004 to survey the Lordship Park area in order to determine whether it has the degree of special architectural and historic interest that would warrant designation as a conservation area.

This report concludes:

- that there is a strong case for designating a new conservation area;
- that the area of special architectural and historic interest should include the whole of Lordship Park from Green Lanes in the west to Lordship Road in the east;
- that the new designation should be called the Lordship Park Conservation Area,
- that nos. 1-15, and nos. 2-16 (even) Lordship Park are added to the Council's List of Buildings of Local Significance, and
- that the Council should consider serving an Article 4 Direction on the family dwelling houses, and provide detailed design guidance for those buildings in multiple occupation, to control the loss of original architectural details.



Nos. 77-83 Lordship Park (locally listed)

2. LEGISLATIVE BACKGROUND

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' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The immediate effects of designation are the requirement for Conservation Area Consent, where demolition of unlisted buildings is proposed, and the requirement for six weeks notice of work to trees (felling lopping or topping). Additionally a number of minor changes, usually considered 'permitted development', also require planning approval.

In making decisions on future development within a conservation area, the Council must ‘pay attention to the desirability of preserving or enhancing the character or appearance of the area’ (Section 72 of the Act). This should ensure that harmful change is not allowed, but some changes, normally not requiring planning permission can continue to erode the special interest of the conservation area. These permitted development rights, which apply to single family houses, can be controlled by the serving of an Article 4 Direction, enabling the Council to require a planning application for minor alterations such as replacement windows and doors.

Government policy is set out in Planning Policy Guidance Note No.15 (PPG15 – Planning and the Historic Environment). On demolition, this states, ‘The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.’ This appraisal identifies those buildings that make a positive contribution.

3. LOCAL POLICY

3.1 DESIGNATION

A list of existing conservation areas is published in the Council’s Unitary Development Plan (UDP), adopted in 1995, and a more up to date list is also on the Council’s web site. There are currently 21 conservation areas in the Borough.

3.2 UNITARY DEVELOPMENT PLAN

The Plan commits the Borough to safeguarding the townscape of the whole borough through encouragement and development control (Part 2 – Chapter 2: Environmental Quality). Where conservation areas are formally designated, the Plan further commits the Borough to safeguarding their character by resisting the loss of buildings, trees and other features that make a positive contribution, and by promoting high standards of design in new development (Policies EQ11-EQ15 inclusive). Additionally, the plan seeks the preservation of ‘Buildings of Local Significance’ (Policy EQ20) and it is worth noting that there are two entries under this category in the proposed conservation area: nos. 77-91 (odd) and nos. 78-92 (even) Lordship Park, and St Mary’s Lodge, Lordship Road.

Policy EQ20 states:

‘The Council will take appropriate action to secure the retention and enhancement of buildings and structures of local significance which are not on the statutory list’

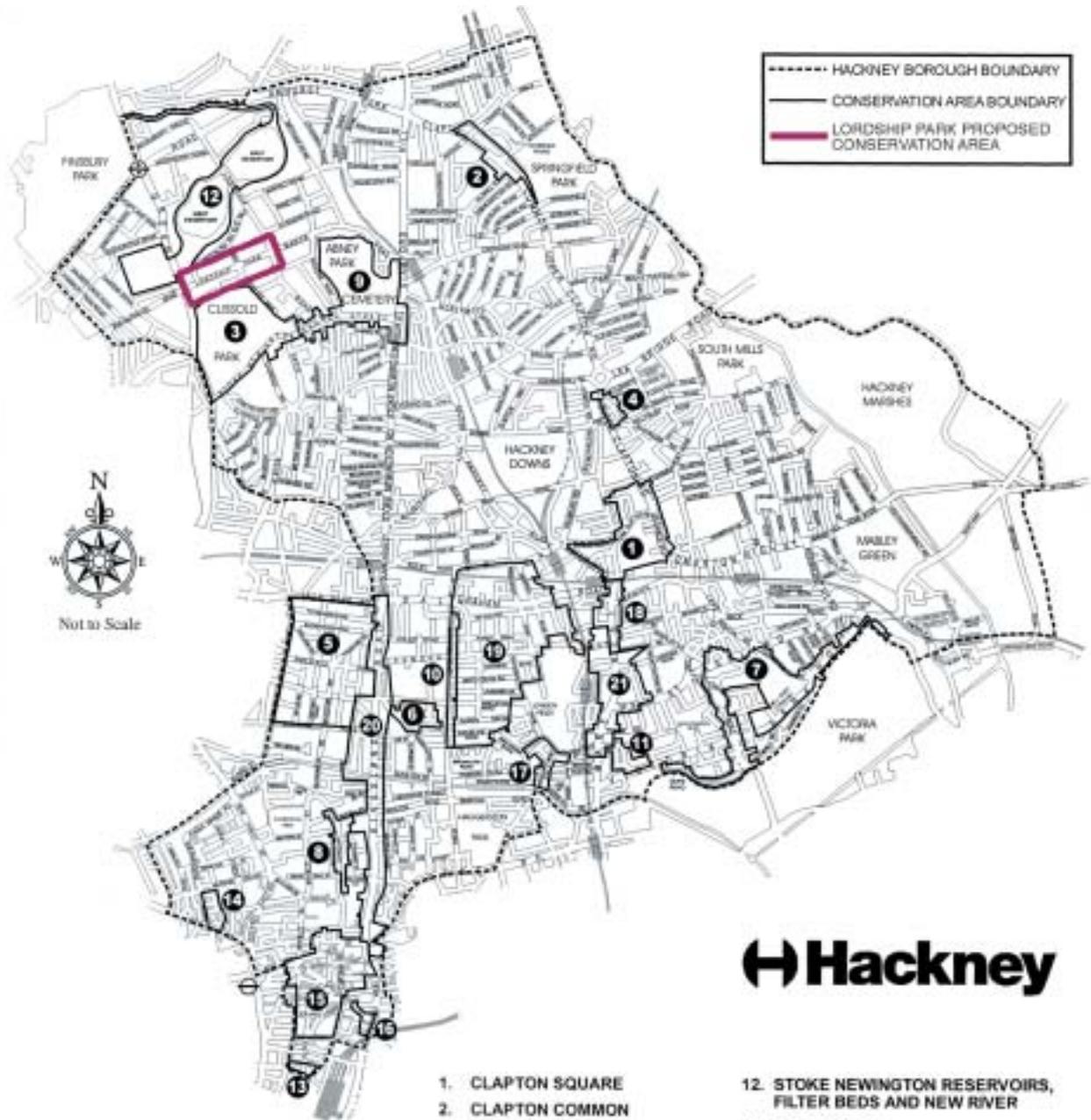
The Plan also explains how these buildings are considered to be of local significance because of their architectural or industrial archaeological merit and, or, because of their townscape importance, local historic associations, and value to the community as cherished landmarks.

4. LOCATION AND SETTING

Lordship Park lies to the north of Clissold Park and Stoke Newington, in the north-west part of Hackney Borough area. To the north lies Allerton Road, which backs on to a vast 19th century reservoir called 'West Reservoir', with, to the west, the grade II* listed pumping station which faces Green Lanes. To the east are a number of streets of late 19th century housing, with some areas of 1930s housing and more recent development, particularly for institutional uses. The area is generally flat, with the land falling slightly to the south, to mark the line of the Hackney Brook. This is now totally within a culvert, and lies below the northern boundary to Clissold Park, turning southwards along Queen Elizabeth's Walk, and under Grazebrook Road. The New River, which follows a meandering course from Hertfordshire to the centre of London, lies partly within Clissold Park and to the west of Lordship Park.



Green Lanes Pumping Station (listed grade II*)



- | | |
|---------------------------|---|
| 1. CLAPTON SQUARE | 12. STOKE NEWINGTON RESERVOIRS, FILTER BEDS AND NEW RIVER |
| 2. CLAPTON COMMON | 13. SUN STREET |
| 3. CLISSOLD PARK | 14. UNDERWOOD STREET |
| 4. CLAPTON POND | 15. SOUTH SHOREDITCH |
| 5. DE BEAUVOIR | 16. SHOREDITCH HIGH STREET |
| 6. ALBION SQUARE | 17. BROADWAY MARKET |
| 7. VICTORIA PARK | 18. TOWN HALL SQUARE |
| 8. HOXTON STREET | 19. GRAHAM ROAD AND MAPLEDENE |
| 9. STOKE NEWINGTON | 20. KINGSLAND |
| 10. QUEENSBRIDGE ROAD | 21. MARE STREET |
| 11. FREMONT AND WARNEFORD | |

5. HISTORY AND DEVELOPMENT

There is some evidence for early settlement in the area as Palaeolithic artefacts have been found in Abney Park Cemetery and Stoke Newington High Street is part of Roman Ermine Street. In the 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 incomes to support St Paul's Cathedral. Hackney has no separate entry in the Domesday of 1086 but the name is recorded in 1198 as 'Hacas ey', a Saxon word meaning 'a raised place in the marsh'. 'Netone' however is recorded in Domesday when it still formed part of St Paul's demesne, and 'Stoke' is first used in a document of 1274. At this time the area was used for agriculture, with the Bishop of London's tenants growing hay and food for the inhabitants of the nearby City of London.

Stoke Newington Church Street dates back at least to the early 14th century when records confirm that a rector was appointed for St Mary's Church. A manor house was located below the site of the 1930s Town Hall, close to the church, and the lordship of the Manor of Stoke Newington has remained in the ownership of the church into the present period.

During the 15th and 16th centuries new houses were built along Church Street and leased to courtiers and merchants, keen to escape the unhealthiness of the City. In the early 17th century the New River was built to provide fresh water from Hertfordshire, and later that century the old manor house was pulled down and a new terrace of houses built on the site. Subsequently the manor was rebuilt further along Church Street, and called Abney House. John Rocque's map of 1745 shows part of Church Street, with houses along either side, continuing into the High Street. Lordship Lane is also shown, connecting northwards to the New River which curves around higher ground in Stamford Hill.

In the 18th and 19th centuries the area prospered as a centre for Non-Conformist religion, particularly after Abney Park cemetery was opened in the late 1840s. The pumping station to the west of Lordship Park was built in 1856 on demesne land owned by the Church, and the 1846 map (Figure 1) shows how at this time the area was still fields with a few scattered houses (St Mary's Lodge being one) along Lordship Road. St Mary's Lodge was built in about 1843 and was located opposite a small toll house,



St Mary's Lodge, Lordship Road

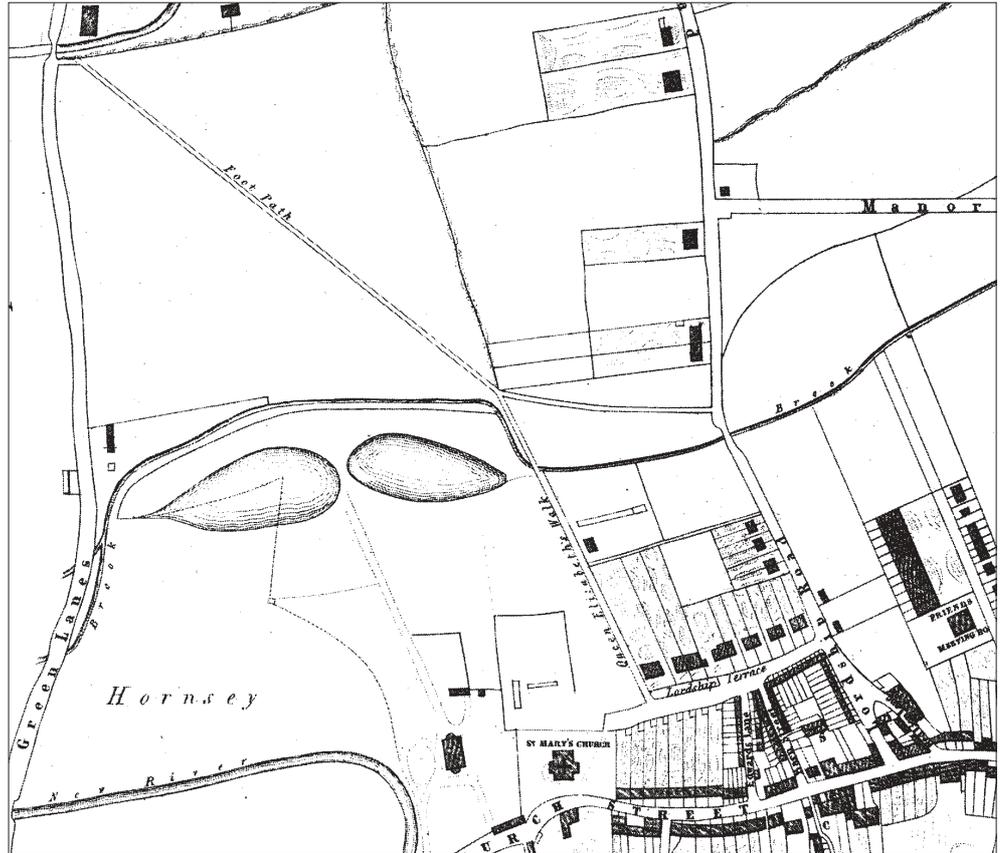


Figure 1: Extract from 1846 map

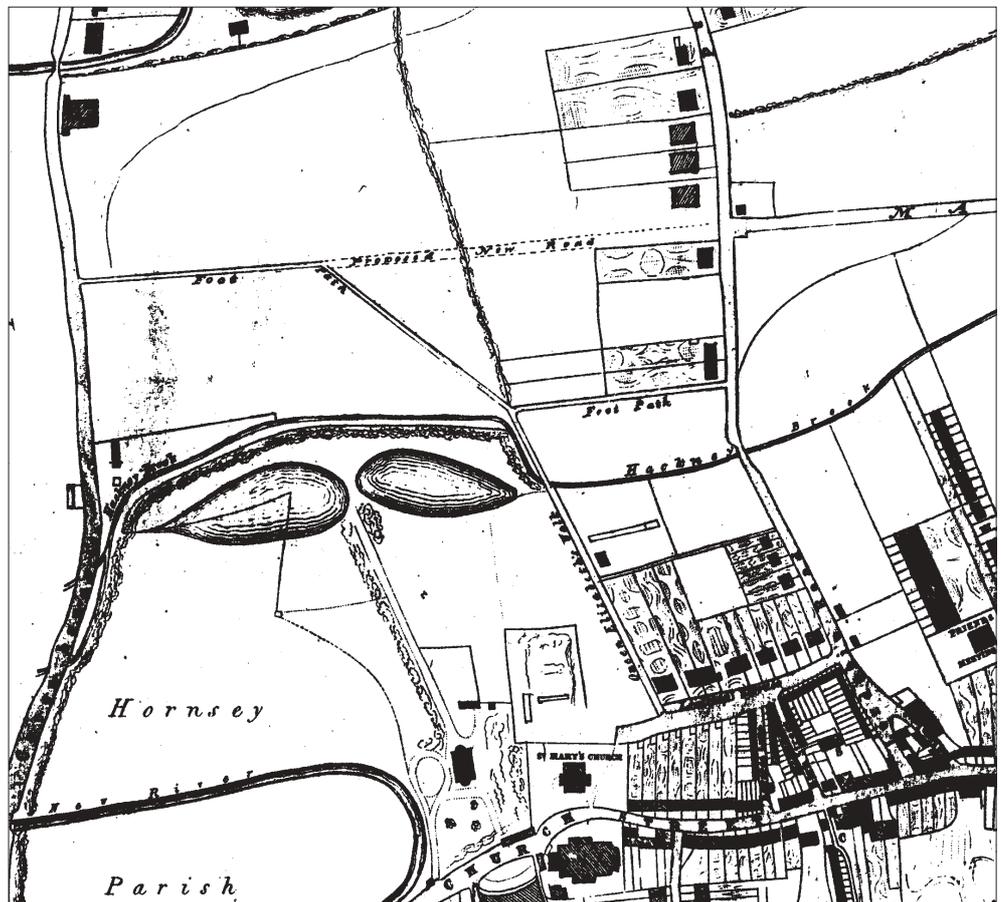


Figure 2: Extract from 1855 map

shown on the 1855 map. Apart from a few more villas to the north, the house was surrounded by fields. St Mary's Lodge was designed and constructed by the architect John Young as a family house for himself and his wife Caroline, their nine children and two servants. Young was also responsible for the design of the Cancer Hospital in Fulham (now the Royal Marsden), and Laughton Lodge, the country seat of Sir James Duke, Lord Mayor of London. He was also District Surveyor of the Eastern Division of the City of London for 25 years. Further information on the house can be viewed on www.thepoint2point.co.uk/stmaryslodge.

The map of 1855 (Figure 2) shows a dotted line across these fields marking the location of Lordship Park, and also how the old footpath was diverted to allow development. The map also shows how new houses were being erected along Albion Road but the area still retained a focused village character with Church Street and St Mary's Church being the most prominent features. A new church had been needed for the ever-expanding population and this was started in 1865 although not completed until 1890.

Lordship Park was built on demesne land from the late 1860s onwards. The map of 1870 (Figure 3) shows most of the street with the larger, more substantial semi-detached houses at either end having been completed. These are the Buildings of Local Significance, nos. 77-91 (odd) and nos. 78-92 (even), and to the west, nos. 1-15 (odd) and nos. 2-16 (even). Each end of the development was marked by tall brick piers, decorated with lions holding a shield. Two of these remain.

The lower, two storey terraces which form the centre of the street, and one short slightly taller terrace (nos. 56-64) were built between 1870 and 1894, when a map of that time (Figure 4) shows the street completed. This frantic building period coincides with the coming of the railway to the area in 1872 and the rapid growth in speculative housing which encompassed most of the old fields and open land north of Church Street. Each end of Lordship Park is marked by tall brick columns with decorative artificial stone lions, possibly relating to the ownership of the land by the Church. In the 20th century Lordship Park remained relatively unaltered apart from the addition



Figure 3: Extract from 1870 map

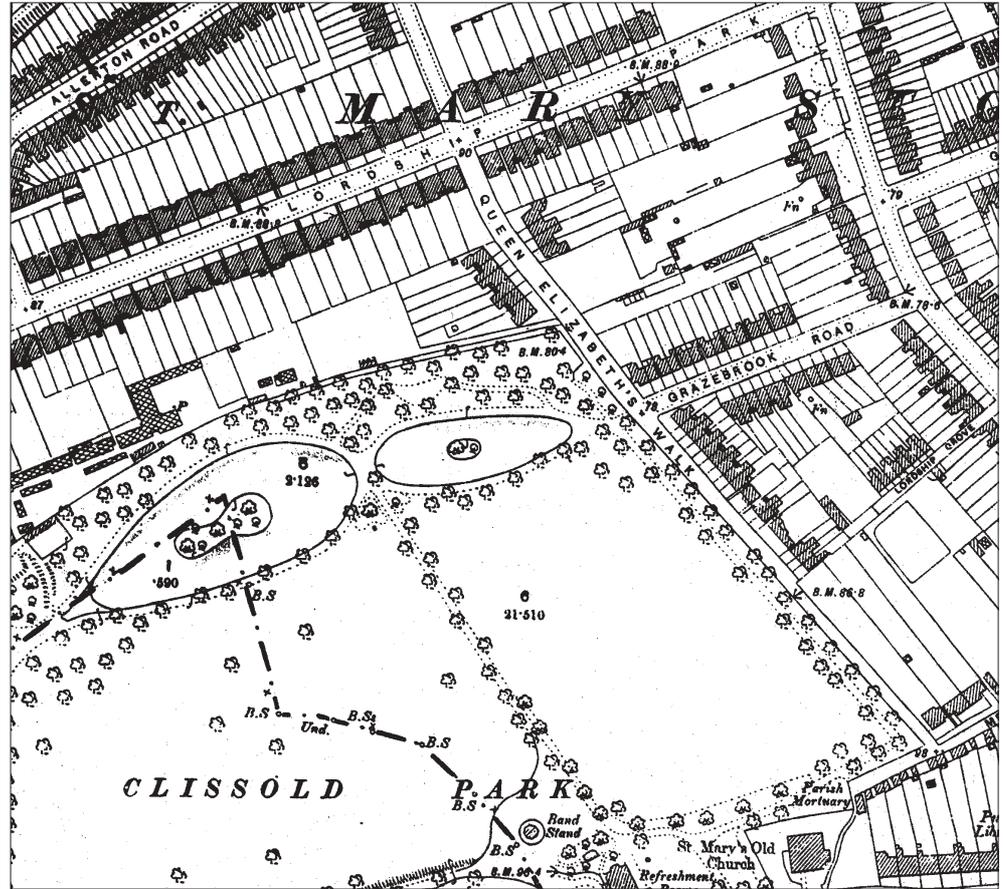


Figure 4: Extract from 1894 map

of two blocks of flats on the junction with Queen Elizabeth's Walk. Two further houses were added at the eastern end in the 1930s, one pair being constructed in the western section of the garden to St Mary's Lodge. War time bombing and the pressures of modern development have meant that Lordship Road and Manor Road became increasingly pepper-potted with new development – St Mary's Lodge therefore represents one of the last remaining 1840s villas in the area.

6. CHARACTER AND APPEARANCE

6.1 TOWNSCAPE

Lordship Park is a long, completely straight road orientated approximately east to west. At the western end is Green Lanes, a major route connecting Turnpike Lane to Dalston. This junction is dominated by the striking tower of the former Pumping Station, built in 1856 and now listed grade II*. This sits on a slight rise and is set back from the road behind a notable wall with iron fencing which continues along the opposite side of Green Lanes, marking the boundary of the adjacent reservoir, now largely developed for housing. A separate conservation area includes the pumping station and the reservoirs.

The unusual fence detail is also present facing Lordship Park, outside a small development of modern houses, nos. 204-212 Green Lanes. One of the brick piers which forms part of this fence is decorated with one of the two Lordship Park lions. A similar,



View westwards along Lordship Park

though not matching pier, without a lion, lies on the south side of Lordship Park, forming part of the boundary to no. 202 Green Lanes. This property forms a group with nos. 194-200 Green Lanes of substantial semi-detached houses of the 1870s, and it is suggested that these are included within the proposed Lordship Park Conservation Area. Along Lordship Park are continuous rows of houses, mainly semi-detached but appearing almost terraced as there are only very small gaps between them. Because they were all



Nos. 194-200 Green Lanes

between the late 1860s and the 1880s, the buildings are remarkably consistent in their details and styles, producing a very cohesive appearance. There are three main building styles – the taller semi-detached pairs at either end (nos. 1-15, 77-90, 2-16 and 78-92); the two storey villas between; and a single three storey terraced block (nos. 56-64). Small front gardens, brick or render walls and hedges characterise the fronts, with the rear gardens being almost completely hidden behind the buildings. There are no street trees in the road and very few mature trees in any of the front gardens. There are some more mature trees in the rear garden to St Mary's Lodge.



Nos. 10-16 Lordship Park (recommended for local listing)

Lordship Park is dissected by Queen Elizabeth's Walk, connecting through to Clissold Park in the south and Lordship Road in the north. The junction this creates is somewhat marred by the presence of two blocks of modern flats which do at least preserve the accepted building line although they are both at least one storey too high and would look much more in keeping if they had been provided with pitched slated roofs.



Junction of Queen Elizabeth's Walk and Lordship Park

At the eastern end of Lordship Park is a further brick pier, also decorated with a lion, marking the end of the 1870s development. Beyond are two pairs of semi-detached houses built in the 1930s, and beyond these, on the north side of the road, is a modern block of flats, and, to the south, St Mary's Lodge. This sits behind a high brick wall with mature trees in the rear garden. Its detached status and corner site makes it a very notable landmark building within the proposed new conservation area.

6.2 ACTIVITY AND USES

Lordship Park is a residential area, with a mixture of family houses and flats. There are no other uses in the area, apart from St Mary's Lodge, which was in institutional use before Hackney Council sold it in 2002. It is currently vacant and suffering from vandalism.

6.3 BUILDING STYLES AND MATERIALS

The buildings in the proposed conservation area, which were largely built between the late 1860s and the 1880s, are remarkable for the consistency of their materials and detailing, and for their relatively unaltered condition. All of them are built from yellow London stock brick now weathered to a dark brown, enlivened with a variety of details. There are basically two styles of property – the larger, semi-detached houses at either end of the road (nos. 1-15, 77-90, 2-16 and 78-92), and the smaller, two storey houses in the centre of the road (nos. 17-51, 57-61, and 18-52). Nos. 56-64 are another much group creating a short terrace.

These buildings are characterised by the following features:

NOS. 1-15, 77-90, 2-16 AND 78-92

- Three storeys plus basement
- Victorian Gothic style
- Principal and secondary bays
- London stock brick with red brick string courses and window heads
- Basement and ground floor have canted brick bay with saw-tooth modillion eaves cornice and shallow pitched slate roof



Nos. 89-91 Lordship Park (locally listed)

- Recessed porch with half round arch decorated with alternate bands of brown and red brick
- Some white painted string courses between paired first floor windows
- Large timber sashes without glazing bars
- Second floor window in principal bay breaks through the eaves line and is decorated with a small gable with carved barge boards and pointed finials
- Prominent console brackets to the eaves, painted white
- Shallow pitched, hipped, late roofs
- Central chimney stack, with long rows of clay pots
- Front boundary walls are brick or render, often painted white, with tall piers with pyramidal stone copings, some with reproduction metal railings
- Examples of tiled pathways such as the tessellated black and white paving outside no. 86

Nos. 1-15 and 2-16 should be added to the Council's list of Buildings of Local Significance as they are almost identical to nos. 77-90 and 78-92, and are also marked on the 1870 map.

NOS. 17-51, 57-61, AND 18-52

- Variety of house types but cohesive group
- Two storey detached or semi-detached villas
- One larger, double-fronted property with three storey gabled bays projecting slightly forward (nos. 38 and 40)
- Yellow/brown London stock brick
- Wide frontages with central front doors in recessed porch with white arched heads and Gothic carving to corner columns
- Some slightly narrower pairs with adjacent front doors
- Ground floor bays defined in white painted stone or stucco
- Shallow pitched late roofs facing street, with end chimney stacks and clay pots
- Paired console brackets to the eaves, painted white
- Plain timber sash windows with white painted stucco window heads
- Panelled front doors
- Some decorative front pathways in red, black and white tiling (e.g. nos. 37, 57 and 40)



Nos. 57-61 Lordship Park



Nos. 17-27 Lordship Park

NOS. 56-64

- Group of five three storey terraced houses
- Plain brown London stock brick
- White painted window heads and string courses
- Eaves sits tight to second floor window heads
- Three windows wide
- Recessed porch with canted ground floor bays, both decorated with columns
- Gothic carved detailing
- Plain timber sash windows
- Original front doors – four panels with two raised and fielded panels below and two panels above with heavy mouldings
- Some original pathways in red and blue quarry tiles (e.g. no. 64)



Nos. 56-64 Lordship Park

6.4 BUILDINGS OF LOCAL SIGNIFICANCE

There are two entries, marked in orange on the Townscape Appraisal map. The first is St Mary's Lodge, Lordship Road. This was built in about 1843 and was designed and constructed by the architect John Young as a family house for himself and his wife Caroline, their nine children and two servants. It is a pleasing example of a late Georgian house with extensions of a slightly later date and a substantial garden. The house passed into institutional use and is now empty and derelict.



Photographs of St Mary's Lodge in October 2003

The second entry is for nos. 77-90 and nos. 78-92. These date to the late 1860s are well detailed and relatively unaltered. Nos. 1-15 and nos. 2-16, at the opposite end of Lordship Park, were clearly built at the same time as they are almost identical. It is



Nos. 5-7 Lordship Park

therefore suggested that they are also added to the list of Buildings of Local Significance, although no. 7 is a replica rebuild (possibly due to bomb damage).

6.5 OTHER SIGNIFICANT BUILDINGS

The majority of the buildings in Lordship Park are of townscape significance and make a positive contribution to the character and appearance of the proposed conservation area. They are marked in green on the Townscape Appraisal map. The only exceptions are the two blocks of modern flats on the junction with Queen Elizabeth's Walk. Nos. 93/95 and 94/96 are two pairs of Inter-war houses, of some merit, and are included within this 'positive' category.

6.6 VIEWS

Because of the relatively flat topography, and the closeness of the buildings which line Lordship Park, there are few opportunities for long views but the listed Pumping Station, with its very prominent tower, does create a very important focal point for the whole locality and several glimpses of this building can be seen at various points along Lordship Park.

The most important views are marked on the Townscape Appraisal map but can be summarised as follows:

- View from the western end of Lordship Park to the Pumping Station
- Views along Lordship Park in both directions
- Views down Queen Elizabeth's Walk to the trees in Clissold Park
- Views of the two Lordship Park lions



View from western end of Lordship Park to the pumping station

6.7 PUBLIC REALM AUDIT

There is no historic street paving in Lordship Park although thin (150mm wide) granite kerbs do remain. Otherwise, paving is modern – mainly concrete paviors and concrete slabs. Street furniture is minimal – there are black plastic rubbish bins at various points along the road and some reproduction cast iron bollards at the western entrance to Lordship Park, facing Green Lanes. Street lighting is by tall concrete columns, currently being replaced with slightly shorter steel columns.



Modern street surfaces in Lordship Park



Rubbish bin in Lordship Park

7. AREA ANALYSIS

7.1 NEGATIVE FEATURES

There are a number of negative features in the proposed conservation area:

1. TRAFFIC AND PEDESTRIAN MANAGEMENT

At the time of the survey for this report (February 2004) the whole street was closed, and a new main sewer was being provided. Whilst this meant that the road was muddy and littered with temporary fencing, lorries and other builders' materials, there was very little traffic other than vehicles belonging to residents. The Council could consider making a more permanent closure of one end of the road, as has been done in neighbouring streets like Queen Elizabeth's Walk, to provide a safer and quieter environment, although as Lordship Park is a bus route, some facility for bus access will be required. There is a Residents' Parking Scheme, providing marked out bays for car parking, which appears to operate successfully.

2. ACCUMULATION OF DOMESTIC RUBBISH

Several of the properties in Lordship Park are not particularly well cared for and their front gardens have accumulated rubbish which adversely affects the amenity of the neighbouring houses. The Council could consider serving Section 115 Notices to ensure that such sites are cleared and could encourage residents not to put their rubbish out until collection day. The street rubbish bins were all full at the time of survey, indicating that more frequent collections would be beneficial.



The accumulation of domestic rubbish is a problem in Lordship Park

3. LOSS OF ARCHITECTURAL DETAIL

There is evidence of some incremental loss of original features such windows and roofing materials, or uPVC windows have been installed, although fortunately these largely follow the external configuration. Some slate roofs have been replaced with concrete tiles or artificial slate. Rooflights have been installed in some properties, some are unduly prominent (e.g. no. 51). Some houses have had their front boundary walls removed and small parking areas created. This results in the loss of enclosure including the shrubs and small trees which are important.



The use of artificial slate, the installation of rooflights, and the loss of front gardens for car parking, are all problems in Lordship Park

7.2 NEUTRAL BUILDINGS

There are only two neutral buildings, Queens Court, no. 53 Lordship Park dating to the 1960s, and a more recent block of flats on the opposite side of Queen Elizabeth's Walk. This largely copies the bulk and general form of Queens Court. Both buildings are built to the same historic building line as the original buildings in Lordship Park, but they are at least one storey too high. Their replacement would be welcomed although overall their impact is relatively low key.

7.3 OPPORTUNITIES FOR NEW DEVELOPMENT

There are few if any opportunities for new development in the proposed conservation area. The Council has already indicated that some new residential development might be acceptable in the garden of St Mary's Lodge, but this should only be considered as a last resort as a way of safeguarding the future of the building. The closeness of the various 19th century buildings in Lordship Park, and their lack of any side or front plots, means that new development is not a practical possibility. Additionally, designation as a conservation area should ensure that the buildings, and their plots, remain unchanged.

7.4 ST MARY'S LODGE, LORDSHIP ROAD

This is an important building which has already been designated a Building of Local Significance by Hackney Council. The approved policies in the Unitary Development Plan are to maintain and enhance such buildings. The building makes a positive contribution to the character and appearance of the conservation area. However, its deteriorating condition is a matter of grave concern and it is hoped that designation of the new conservation area will enable the Council to pursue more proactive methods of preservation, if necessary by serving an Emergency Repairs Notice.

8. CONCLUSIONS

8.1 PROPOSED BOUNDARY OF THE LORDSHIP PARK CONSERVATION AREA

The proposed boundary has been tightly drawn to include all of the houses in Lordship Park which were built between the late 1860s and the 1880s, St Mary’s Lodge, dating to c.1843, and five houses facing Green Lanes, also dating to the 1870s. These buildings retain most of their original features and the nature of the development, with most of the houses being completed within a relatively short time span, has produced an attractive and cohesive townscape. Also included are nos. 48-54 Queen Elizabeth’s Walk, a terrace of four brick houses, which retain some good quality architectural details and are shown on the 1894 map.

8.2 CONSERVATION

Lordship Park displays a cohesive townscape with groups of well detailed and relatively unaltered mid to late 19th century properties. St Mary’s Lodge is slightly earlier and represents the final stages of rural life when the village of Stoke Newington was surrounded by fields and St Mary’s Lodge was a ‘country’ house. Since then the area has become more densely developed but St Mary’s Lodge remains a valuable reminder of the late Georgian period and should certainly be protected.

It is important to consider what may be achieved by the designation of a conservation area for Lordship Park and the Council could consider serving an Article 4 Direction, which would prevent further erosion of its historic character. This would be subject to public consultation and only family dwelling houses (not flats) would be affected. Alterations such as the loss of front gardens to parking, the installation of plastic windows, and the loss of original front doors are all changes which could be brought under planning control.

As there are some houses which have been sub-divided and are currently used as flats, which have far fewer permitted development rights than family dwelling houses, the Council could consider a more rigorous development control regime once the conservation area is designated, to ensure that all of the buildings within the conservation area are subject to the same stricter standards.

Efforts can also be directed at improvements to the public realm, notably the quality of pavements, and street furniture. Additional collections for domestic rubbish is another area where improvements are needed.

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