

DALSTON LANE (WEST) CONSERVATION AREA APPRAISAL

September 2016

 Hackney

CONSULTATION DRAFT

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

1 INTRODUCTION

Dalston Lane (West) Conservation Area was originally designated in 2005 at a time of profound physical change in the central Dalston area, which resulted in the building of Dalston Junction station and the associated high-rise 575-apartment development at Dalston Square, completed in phases since 2009. At the time, the boundaries of Dalston Lane (West) Conservation Area were said to be *'tightly drawn to take in the core of the mostly nineteenth century properties which surround the landscaped space at the widening of Dalston Lane'* [Dalston Lane (West) Conservation Area Appraisal (2005)]. Many of the buildings, especially on the south side of Dalston Lane, (*which historically has been called Dalston Terrace*), were in poor condition, but largely retained their original features and were said to form 'an attractive and cohesive townscape'.

Since 2005, central Dalston has continued to be under close scrutiny and development pressure, with the built heritage facing many threats. In mid-2013, Hackney Council thought it timely to look at the current condition and state of the existing Kingsland Conservation Area by testing the robustness of its boundaries, and at the same time examine the potential for extending the Dalston Lane (West) Conservation Area.

This has led to a new Dalston Conservation Area being designated in 2016, and to the extension westwards of the original Dalston Lane (West) Conservation Area. Dalston Lane (West) Conservation Area forms part of an old village core that includes ribbon development, dating from both the Georgian and Victorian era. In addition, it contains a former historic open space and also significant buildings that evidence Hackney's industrial past, including Springfield House in Tyssen Street which was originally the former Shannon furniture factory built in 1902, and the Colour Works in Ashwin Street, built by Reeves & Sons in 1866, as an artists' colour factory.

Some buildings in the area are statutorily listed, and a project to expand the Borough's Local List of Heritage Assets has resulted in many more individual buildings in the area being recognised as contributing positively to the architectural character of the area. The boundaries of the original Dalston Lane (West) Conservation Area have been extended to protect such heritage assets further west along Dalston Lane, and also in the streets to the north, including Tyssen Street and Ashwin Street. These extensions have led to this revised and extended conservation area appraisal.

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 in a conservation area. 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 recognised as part of its character. Individual properties or sites within a

conservation area are not just protected for their public facades. Conservation area legislation applies to the fronts and backs of buildings. Conservation areas enjoy special protection under the law. Below are some of the key requirements for works in conservation areas:

- Since 2013, under the provisions of the Enterprise and Regulatory Reform Act 2013, Conservation Area Consent is no longer needed for demolition of unlisted buildings in conservation areas in England. Instead works of relevant demolition of an unlisted building in a conservation area are within the scope of "development" and such works will instead require planning permission.
- You must give 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 duty planner.
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- 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

Dalston Lane (West) Conservation Area lies on the central western side of Hackney, and is at its western end almost adjacent to Dalston Junction. It lies close to the borough boundary with Islington. Dalston Lane is in general a busy thoroughfare with some shops and a variety of terraces, and other larger structures such as the former police station (which is now a hostel) and the former C.L.R. James Library, set back to the south of Dalston Lane itself.

The conservation area's southern boundary largely lies to the rear of the curtilages of the properties on the south of Dalston Lane between the corner of Queensbridge Road to No. 16 Dalston Lane. To the east it abuts on the western boundary of the Graham Road and Mapledene Conservation Area, along the centre of Queensbridge Road. To the north it includes properties in Atlas Mews, Tyssen Street, Ashwin Street and the Dalston Eastern Curve Garden. These parts of the conservation area show different characteristics to Dalston Lane itself, being former industrial buildings especially on the northern side and a newly created green space on a derelict former railway siding. A map showing the full extent of Dalston Lane (West) Conservation Area is included at Appendix D.

A number of Hackney's existing conservation areas lie close to the Dalston Lane (West) Conservation Area. These include both the Kingsland and Dalston Conservation Areas to the west. To the south-west is the De Beauvoir Conservation Area and near Ridley Road

just to the north-east, is the St Mark's Conservation Area. To the east, abutting on the boundary of the Dalston Lane (West) Conservation Area at Queensbridge Road, is the Graham Road and Mapledene Conservation Area.

1.3 The format of the Dalston Lane (West) Conservation Area Appraisal

This document is an 'appraisal' document as defined by Historic England (formerly English Heritage) in their guidance document *Conservation Area Appraisals*.

The purpose of the appraisal is, to quote from the English Heritage document, to ensure that "the special interest justifying designation is clearly defined and analysed in a written appraisal of its character and appearance". This provides "a sound basis, defensible on appeal, for development plan policies and development control decisions' and also forms the basis for further work on design guidance and enhancement proposals.

The appraisal 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 the Dalston Lane (West) Conservation Area. This includes more obvious aspects such as its open spaces, buildings, and architectural details, as well as an attempt to portray the unique qualities which make the area 'special'. These include less tangible characteristics such as noise or smell, and local features that are unique to the area. The Dalston Lane (West) Conservation Area is currently on Historic England's 2015 *Heritage at Risk Register* pending completion of the Dalston Lane Terrace project, which has seen heritage led regeneration of a terrace of Georgian properties.

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. Next comes a detailed description of the context and historical development of the conservation area. This is followed by a 'SWOT' analysis to clarify and summarise the key issues affecting the area. A number of Appendices contain supplementary information including schedules of the properties and streets within the conservation area, and a full list of both listed and locally listed buildings. Appendix C provides a bibliography. A map of the Dalston Lane (West) Conservation Area and a list of illustrations are included at Appendices D and E. Appendix F notes sources of further information, and, for completeness, a copy of the Council's Cabinet designation report, endorsing this appraisal is included at Appendix G.

1.4 Economic and Social Overview of Dalston

Dalston is the borough's Major Town Centre and is identified as an area for growth. It has an interesting and dynamic profile, especially since the opening of the major transport scheme at Dalston Junction, and the launch of the new East London Line. Dalston's identity is also rapidly changing as a result of significant new residential developments such as Dalston Square, other major regeneration initiatives and an influx of new residents. Many of the new residents of Dalston Square were attracted to the area by the vibrant cultural and social life in the immediate vicinity. Whilst the area still retains its diverse ethnic and socio-economic profile, the area has seen change with an influx of young professionals. Nevertheless, Dalston still retains a rich mix of a racially varied population, heritage, informal active social networks and settings. The main appeal of Dalston to residents, potential residents, as well as to visitors, is this diversity and creativity. For most, the energy that drives that cultural life is associated with the historic buildings, and the community spaces between them. In the context of the large scale development and change taking place in Dalston, especially around Ashwin Street, the conservation area (and the historic assets within it) are a positive element, which should inform future regeneration proposals.

Dalston's population of 12,764 people has grown by 42% since 2001 – the highest rate amongst Hackney's wards. It is now the fourth densest ward in the borough. The ward profile published in 2014, shows that Dalston's economic and social profile (compared to the rest of the borough), has higher qualification levels and lower unemployment than in Hackney overall. Over two-thirds of Dalston's working-age population is in work and many people are aged between 20 - 44. LB Hackney has recognised the existence of, and desire to retain a creative quarter around Ashwin Street, in the western part of the extended Dalston Lane (West) Conservation Area [Allies and Morrison, Urban Practitioners, *Dalston Community and Creative Quarter: Heritage Assessment*, (2015)]. The surviving heritage buildings, the street, the pavements and the Eastern Curve Garden and the Arcola Theatre, all add up to an exceptional community space, enjoyed by residents and visitors to Dalston. All lie within the extended Dalston Lane (West) Conservation Area.

1.5 Acknowledgements

Material for this conservation area appraisal has been gathered from Hackney Archives department and the London Metropolitan Archives. Other information comes from the Hackney Society's *Love Local Landmarks* project website, where volunteers recorded and expanded the number of locally listed buildings in the borough.

Prior to writing this revised appraisal, a walk of the area (including the proposed extension to the original 2005 designated area) was undertaken by interested parties from the local community and members of the local Conservation Area Advisory Committees (CAACs), councillors and the chair of Dalston Square Residents Association along with council officers, as part of a consultation exercise in preparing this conservation area appraisal.

For details of how to become involved with your local Conservation Area Advisory Committee please contact the Hackney Society, details of which are given in Appendix F.

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 Historic England (formerly English Heritage): whereas 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 is included in Planning Policy Guidance Note 15 (PPG15), which sets 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 2016, the London Borough of Hackney had designated 30 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, while some include associated urban squares such as De Beauvoir and there are also areas of industrial heritage like South Shoreditch and Lea Bridge. Hackney’s conservation area review process emphasizes the importance of the distinctive features of a place, its spatial qualities, the significance of its historic buildings and assets.

Heritage assets, as defined by the National Planning Policy Framework (NPPF) 2012, contribute to the townscape as do intangible aspects such as historic associations and former uses. Clissold Park, Abney Park Cemetery and Springfield Park are designated parks on Historic England’s Register of Parks and Gardens of Special Historic Interest. Buildings are usually statutorily 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.

The Dalston Area Action Plan (AAP) is a comprehensive spatial strategy for co-ordinated development and design that establishes the basis for shaping the regeneration of the area to ensure the continued and enhanced role of Dalston as the Major Town Centre. The AAP identifies a number of town centre wide strategies as well as 'Opportunity Sites' for improvement. Some of these sites present opportunities for new development and others are more suited for refurbishment or other site improvements. There are a number of 'Opportunity Sites' within the proposed extended Dalston Lane (West) Conservation Area.

3 HISTORIC DEVELOPMENT OF THE AREA

3.1 Archaeology

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. Hackney was outside the walls of the Roman city of Londinium. It was during the Roman period that the first recognizable element of Hackney's urban form was built. This was the Roman road, Ermine Street, which remains today as Kingsland Road, Kingsland High Street and continues as Stoke Newington Road. Ermine Street ran from the bridge on the Thames to military garrisons at Lincoln and York in the north.

Despite the Roman connections, few artefacts of the Roman period have been discovered in Hackney – the only notable find in the Borough is a stone sarcophagus, discovered in Lower Clapton. There are no Scheduled Ancient Monuments in Hackney.

3.2 Historical Development

The name Dalston is Anglo-Saxon in origin and derived from Deorlafs's farm (tun) on the banks of the Hackney Brook. By 1300 it had become a hamlet known as Derleston, centred around the junction of the present day Ridley Road and Dalston Lane. The hamlet of Kingsland grew up in medieval times at what we now call Dalston Junction, the junction of Dalston Lane and Kingsland Road. Kingsland Road itself originated as Ermine Street - a Roman road from the bridge on the river Tamesis in the township of Londinium running to military garrisons at Lincoln and York in the north.

Like much of the borough at this time, the main economy would have been farming, with the hamlet of Dalston being surrounded by fields and market gardens. Samuel Pepys wrote in his diary on 25th April 1664 '– so to Hackny, where I have not been many a year, since a little child I boarded there. Thence to Kingsland by my nurse's house Goody Lawrence, where my brother Tom and I was kept when young'. After a detour to Islington he continues,

'and so through Kingsland again and so to Bishopsgate, and so home with great pleasure – the country mighty pleasant'.

By the beginning of the nineteenth century, speculative ribbon development was starting to occur along the main arterial routes in the area, such as Kingsland Road. The surrounding countryside largely remained as open fields. Milne's Map of 1800 also shows an increase in development around the hamlet of Dalston, with the beginnings of development at the corner, which now forms the junction of Dalston Lane and Queensbridge Road.

Large scale development spread along Dalston Lane from the west, with the developer Robert Sheldrick being active on the Rhodes Estate lands to the south side of Dalston Lane in 1807, and building Dalston Terrace between 1813 and 1819 (now demolished). The surviving properties at the Kingsland Road end of Dalston Lane (Nos. 18-22) comprising two-paired villas may also be by Sheldrick. Land to the north was part of the Tyssen Estate. Development took place not just along the main streets, such as Kingsland Road and Dalston Lane, but also began to occur to the rear, where fields were released for building plots.

Greenwood's map of 1824–6 shows moderately-sized suburban houses or villas within the Conservation Area, most of them in a row called 'Dalston Terrace' fronting to the north on to Dalston Lane. These houses were set back from the road, with front gardens. Dalston Lane was broad enough to be divided in places there, with narrow greens or buildings in between. Behind Dalston Terrace much larger gardens extended further to the south. Side-roads ran south from Dalston Lane, and included Roseberry Place and Mayfield Street, which had already been laid out between groups of the houses.

By the 1830's the hamlets had merged and were linked to the north with the hamlet of Shacklewell, and to the new development of De Beauvoir Town in the south, as London expanded into the surrounding countryside. Until the mid-19th century, Dalston was still largely rural, but by the 1830s all the principal landowners of the area, the Benyons, the Rhodes and the Tyssen-Amhursts were selling plots of land to developers, gradually creating the Victorian suburb that is still evident today. The demand for vast quantities of bricks was supplied locally from Hobson's brickfields, on the east side Kingsland Road, as market gardens were dug up for the clay beneath.



Figure 1: Open space at the corner of Dalston Lane and Queensbridge Road, c 1870

The construction of the North London Line in 1848 added further impetus to the construction of residential estates around Dalston Lane. By the 1870s major housing developments had been constructed to the east of Dalston Lane, in what is now the Graham Road and Mapledene Conservation Area, following the culverting of Pigwell Brook. However, photographs from this period show that the open space at the corner of Dalston Lane and Queensbridge Road still retained a village green feel, with mature trees to a grassed area (see Figure 1).



Figure 2: Dalston Lane c.1905.

The late Victorian era saw a period of increasing urban development as all the old open fields were built on. Dalston Lane and Graham Road became a major tram route (hence the large number of buses today), and the corner of Dalston Lane and Queensbridge Road became a commercial centre for the surrounding estates, with projecting shop-fronts added to the Georgian buildings to the south of Dalston Lane. Map regression and contemporary business directories, suggest that this probably occurred in the 1870s and 1880s. Municipal and religious buildings were also constructed in the late 19th century. The Kingsland Police Station was moved to Dalston Lane in 1872, and in 1874, Saint Saviours, an iron church, was constructed on the site which was later occupied by Saint Bartholomew's Church and Vicarage. Non-conformist believers, so common in Hackney during the 18th and 19th centuries, built a Baptist Chapel in Ashton Street in the 1860s (now the Shiloh Pentecostal Church). Ashwin Street was also a place of leisure and entertainment in the mid-19th century with many social events (dances, musical events, amateur dramatics and public lectures) taking place in the Luxembourg Hall, until it was demolished to build Reeves Colour Works. A short-lived Turkish Baths existed in Ashwin Street from 1888 to 1900, and the Dalston Theatre on the south side of Dalston Lane was built in 1866 (*since demolished*).

The area around the railway increasingly became a location for manufacturing and industry, and a number of interesting buildings, such as the nearby Shannon Factory of 1902 (now Springfield House) in Tyssen Street, were constructed around the turn of the 20th century.



Figure 3: Details of the late nineteenth century shop fronts in Dalston Terrace (now demolished).
Photo taken c.1905

Saint Bartholomew's Church and Vicarage was built in 1884-85 and remained in use until the Second World War. Following redundancy in the 1950s, it was later used as a storehouse for church fittings. The church was demolished by 1980, leaving only the vicarage intact, which was restored by Hackney Historic Buildings Trust in the mid-1990s.

Ashwin Street suffered particularly badly from bomb damage in the Second World War with Nos. 1-5 Ashwin Street destroyed in November 1940, and all but the front façade of Reeves and Son badly damaged later in the same year. In the 1970s, the traditional street pattern of terraced housing to the south of Dalston Lane was replaced with council housing, and as vehicular traffic and urban decay increased especially towards the end of the 20th century, the area went into decline with many of the shops and buildings to the south of Dalston Lane falling into disuse, resulting in the eventual demolition of many of the Georgian properties to the south of Dalston Lane in recent years. However, the area retains a core of interesting, historic buildings from the Georgian, Victorian and later era.



Figures 4 and 5: Dalston Lane in the 1960s, showing relatively little vehicular traffic and the shops still in use

3.3 Historical Maps



Figure 6: 1745 Map, Roche

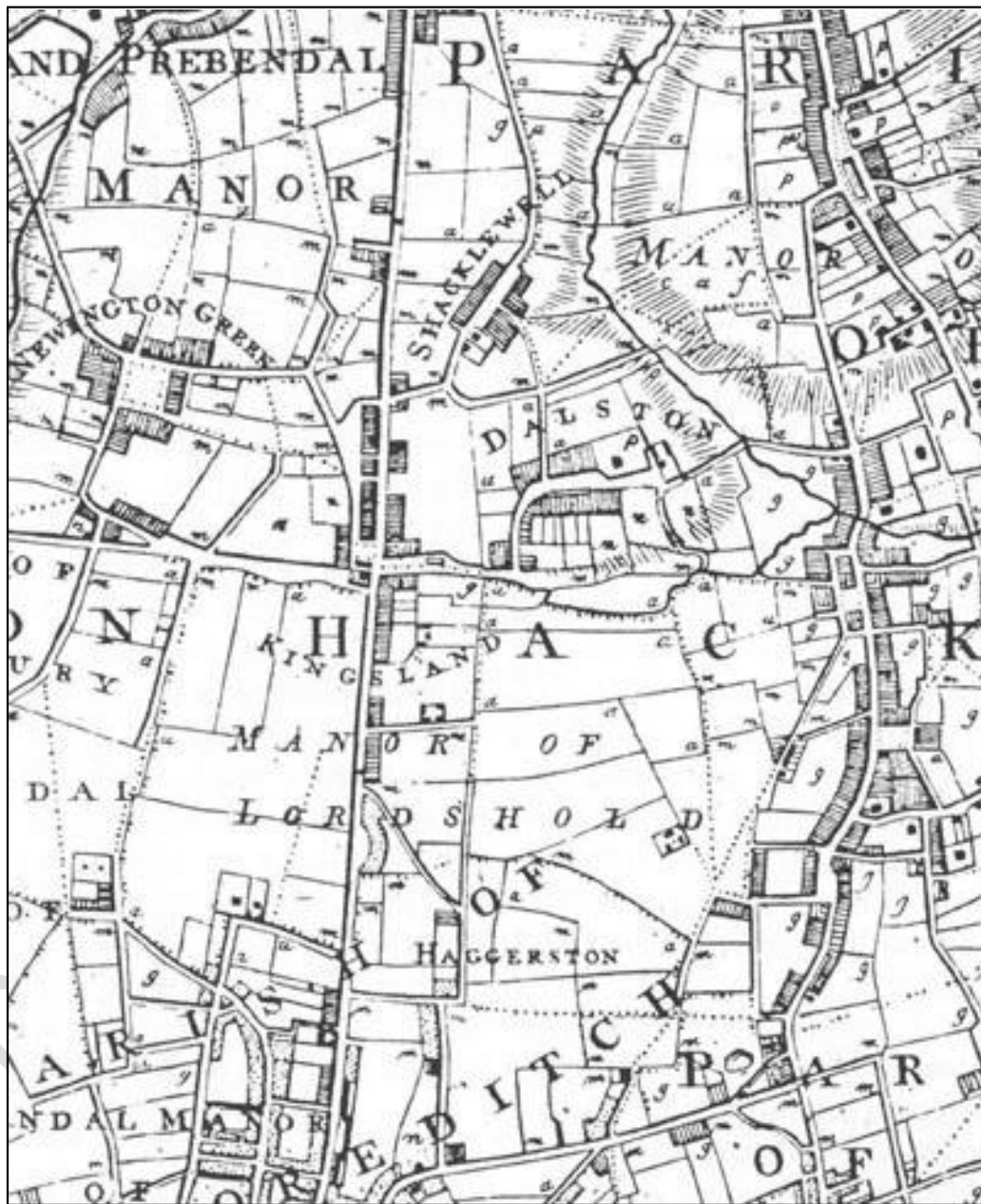


Figure 7: 1800 Map, Milne

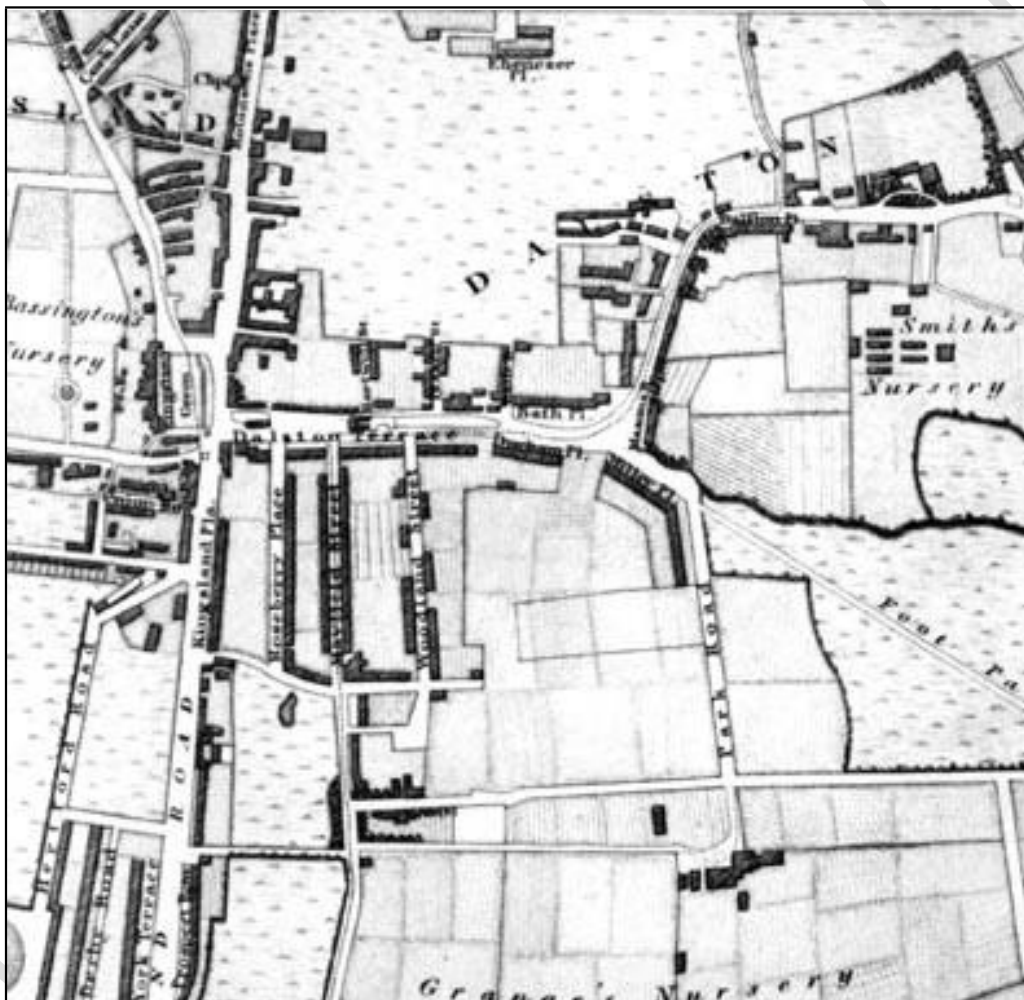


Figure 8: 1827 Map, Greenwood



Figure 9: 1870 OS Map



Figure 10: 1913 OS Map



Figure 11: Contemporary OS Map

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. Brickearth 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. Stanford's Geological Library Map of London and its Suburbs (1878) indicates that much of the Dalston Lane (West) Conservation Area lay over gravel and sand of various ages. Elsewhere there was brick earth. Until the 1840s the land to either side of Kingsland High Street was used for agriculture and for supplying clay for bricks. Daniel Lysons in 1810 remarked that 'in Hackney there were nearly 170 acres of brickfields; in the Kingsland neighbourhood the earth is to be found of so good a quality and in such abundance that £300 has been given for the liberty of making bricks besides the usual rent of the land. Vast numbers both of bricks and tiles have been made there and some of the fields in which a vein of clay is exhausted have been put back again into cultivation. The thickness of the brick earth was 4 to 10 feet and it used to be reckoned that an acre yielded a million bricks for each foot of earth'. These bricks were used to build both the Regent's Canal and the later housing developments that were built in this part of Hackney.

4 THE CONSERVATION AREA AND ITS SURROUNDINGS

4.1 The Surrounding Area

The Dalston Lane (West) Conservation Area lies within the London Borough of Hackney, which is less than two miles 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, Dalston, Hackney and Shoreditch. The conservation area lies in the central-west of the Borough, close to the boundary with Islington. The curving Dalston Lane is an historic route that linked Dalston with the settlement of Hackney to the east, and with Kingsland and Highbury, to the west.

4.2 General Description of the Conservation Area

The conservation area is characterised by a core of 19th century buildings surrounding a widening in the road, as Dalston Lane curves north around what were historic boundaries between areas of different land ownership. When first designated in 2005, the area to south of the Dalston Lane retained its early 19th century domestic buildings behind later shop-fronts, that had been built over the original front gardens. Today Nos 48-78 Dalston Lane form part of the regenerated Dalston Lane Terrace with flats above and commercial and retail units on the ground floor. A westward extension to the conservation area in 2016, has added the early 19th century houses with one-storey shop extensions to the front at Nos. 16-20 Dalston Lane and the adjacent redevelopment site, which contains the former C.L.R. James Library building dating from 1957-9, designed by architects Burley & Moore in association with G L Downing, Hackney's Borough Engineer and Surveyor.

The area to the north of Dalston Lane contains largely late-Victorian buildings, with a small scale mews development to their rear. The widening in the road now contains mature trees around which the buildings are clustered in an informal grouping, which contrasts with the more grid-like street patterns of the surrounding residential estates. By the Edwardian era, the area to the north of Dalston Lane a little further west, around Ashwin Street and Tyssen Street was more industrial in character with factories and manufacturing carried out in both large and small scale industrial buildings. Today reuse of these structures for both residential and commercial purposes has allowed their retention and many of these properties, most notably in Ashwin Street and Tyssen Street have been added to the extended Dalston Lane (West) Conservation Area, and also recognised as heritage assets and added to the local list. A managed community space – the Eastern Curve Garden, lies to the north of Dalston Lane, between Ashwin Street and Tyssen Street.

4.3 Streetscape

The width of Dalston Lane varies as it winds between Dalston Junction, to the west, and Hackney to the east. The streetscape around its junction with Queensbridge

Road is defined by almost continuous building frontages of predominantly three domestic storeys in height. The exceptions to this are the former Police Station and Saint Bartholomew's Vicarage. The latter holds a prominent corner position in views north along Queensbridge Road, but is otherwise screened by mature trees in views along Dalston Lane, especially from the west. The former Police Station, although somewhat taller than its neighbours, is set behind a smaller annex which fronts Dalston Lane, and therefore its presence within the streetscape is minimised.

To the north, behind Dalston Lane are a number of former industrial buildings that are taller and which dominate the streets behind. On the south, the former C.L.R. James Library is set back from the road giving additional pavement space towards Dalston Lane.



Figure 12: The former C.L.R. James Library

Along with the buildings to the west edge of the adjacent Graham Road and Mapledene Conservation Area, those buildings to both the north and the south of Dalston Lane provide a consistent sense of enclosure to the widening of the street at this point.

The Victoria Public House, at No. 451 Queensbridge Road, contributes to the streetscape and holds an important position in views into and out of the conservation area, whilst Atlas Mews has a characteristic hard-landscape, semi-industrial appearance.

The surviving historic buildings to the south of Dalston Lane at Nos. 16-22 are largely brick built, with hidden roofs behind parapets, and continuous projecting shop-fronts to the ground floors. Due to open space and gardens in front of Nos. 43-59 Dalston Lane, the north side of Dalston Lane appears less uniform and urban, yet it still retains a consistent building height. These gardens are in need of improvement, including the reinstatement of their front boundary railings or walls. A recent refurbishment of No. 55, (now the Allpress Café and coffee roastery) and its' front

courtyard, shows how improvements can enhance the environment when seen from the street.

4.4 Views, focal points and focal buildings

There are a number of focal points within the conservation area: the former Saint Bartholomew's Vicarage, as mentioned above, and the mature trees to the north of Dalston Lane, which are prominent in views into and through the Conservation Area. The low annexe to the former Police Station is also a visual focal point in views along the street, due to its location, form and use of materials.



Figure 13: The former Police Station and residential annex behind

Other important views are from Dalston Lane northwards along Ashwin Street to the Colour Works, which is an impressive structure at the northern end of Ashwin Street. The view of the Locally Listed Dalston Peace Mural from Dalston Lane and Dalston Junction, is another important view within the conservation area. Views within the conservation area are contained by the enclosing built form, which are viewed against an uninterrupted skyline. Unfortunately, the foreground of views through the conservation area are marred by the proliferation of street furniture (street-lights, bollards, guard rails, traffic lights, etc.) and excessive vehicular traffic, especially near to Queensbridge Road (Figure 19). Views out of the conservation area are along streets with a similar domestic scale of buildings. Those towards the east are of a more residential character, with front gardens to the street; those to the west are of a more urban character, with buildings viewed in front of tall buildings in the skyline, most notably at Dalston Square. Views along Tyssen Street look towards the 14-storey Kinetica tower.



Figure 14: Proliferation of street furniture in the Conservation Area

4.5 Landscape and trees

The open space to the front of Nos. 43-59 Dalston Lane, with its mature trees, contributes to the conservation area and adds a distinctive soft edge to the north of the street, as does the soft-landscaping (both public and private) around the former vicarage. It is, however, in need of some improvement. Another area of soft landscaping and trees are in the gardens of Nos. 43-53 Dalston Lane, which add to their residential appearance (Figures 20-22).

Located just off busy Dalston Lane, the Eastern Curve Garden is a managed community space that is hidden behind hoarding next to the Hackney Peace Carnival mural. Visitors enter through a wooden doorway into a peaceful haven. The garden is built on a disused railway line, derelict for over 30 years and is an ever-changing community space, where plants, trees and grass contribute to a diverse ecology. It was developed as part of *Making Space in Dalston*, a Design for London-funded project to improve public space in the area. It won a Hackney Design Award in 2010 and *Making Space for Dalston* won the 2011 Landscape Institute's President's Award. The garden is included along with a further portion of land north of Springfield House that follows the line of the old railway.



Figures 15, 16 & 17 Prominent, mature trees to the north of Dalston Lane, with Nos. 39-41 in the foreground



Figure 18 & 19: The Eastern Curve Garden and trees on the south of Dalston Lane

4.6 Street surfaces, street lighting and street furniture

There are few historic items of street surfaces, street lighting and street furniture in the conservation area, as most of the pavements have been resurfaced using concrete slabs, concrete paviors or tarmacadam. However, a few interesting features remain:

- Granite setts to the alleyway to the north of the Victoria Public House
- Granite setts to Atlas Mews

- Granite setts to the cross-overs to the front of No. 55 Dalston Lane
- Some granite kerbstones around Nos. 31-41 Dalston Lane and a cast-iron manhole cover, set in a York-stone surround
- Granite setts for large part of Hartwell Street

These features should be retained and, where possible, supplemented by more appropriate street surfaces and furniture.

Otherwise all street furniture, lighting and surfaces in the Conservation Area are modern and due to their poor quality, layout, and overall quantity, only serve to detract from the appearance of the conservation area and the surrounding street-scene.

4.7 Activities and Uses

When first designated in 2005, the majority of the buildings in the Dalston Lane (West) Conservation Area were said to have been originally built for residential use. These included the properties at Dalston Terrace that now form part of the regenerated Dalston Lane Terrace. These originally had single storey shops extending into their former front gardens, built when the surrounding areas had become residential in the mid-19th century and Dalston Lane became a shopping street. Part of the eastern corner of the terrace remains in use as a doctor's surgery, with the Victoria Public House in Queensbridge Road, retaining its original function.

In the recent westward extension to the conservation area are Nos. 16-22 Dalston Lane, properties with similar origins, the houses dating from 1820, with 1880s shop extensions. To the north of Dalston Lane was there is light industrial use at Atlas Mews and at No. 55 Dalston Lane. Both the former Police Station and Vicarage are now in residential use and Atlas Mews is now in live/work use. The Victoria Public House of 1860, remains a pub, but No. 11 Dalston Lane (the former Railway Tavern) has in recent years been a betting shop, and now is being refurbished.

Former industrial buildings in Ashwin Street are now used by the Arcola Theatre and other community groups. Nos. 10-16 Ashwin Street and the studios to the rear, are in use as artists' studios. The former Shannon factory in Tyssen Street is now live/work and residential accommodation.

5 THE BUILDINGS OF THE DALSTON LANE (WEST) CONSERVATION AREA

5.1 Introduction

The Dalston Lane (West) Conservation Area contains a core of interesting nineteenth century buildings, clustered around the widening of Dalston Lane, and also to the north in Tyssen Street and Ashwin Street. The early nineteenth century buildings to the north, are complimented by later Victorian and Edwardian development. No. 55 Dalston Lane is a good example of an inter-war light industrial building, formerly occupied by J S Gould as a builder's merchants, the former joinery workshops have been sensitively converted into a cafe with a coffee roastery, for specialist coffee chain, Allpress in 2015. Elsewhere in the conservation area are fine examples (many locally listed) of industrial buildings from the Victorian and Edwardian era. There is also a former Baptist chapel in Ashwin Street dating from 1861.

5.2 Listed buildings

There are two listed buildings within the Dalston Lane (West) Conservation Area, both of which are listed Grade II, No. 57 Dalston Lane and Saint Bartholomew's Vicarage.



Figure 20: No. 57 Dalston Lane

No. 57 Dalston Lane is a well preserved house from c.1800. It is of three storeys, with a formal three-bay façade and centrally placed open porch. The building is of stock brick, and it has finely detailed gauged flat brick arches over the sash windows. Its setting has been spoiled by hard landscaping to its forecourt and an inappropriate boundary treatment.

Saint Bartholomew's Vicarage was originally attached to the main church building (*since demolished*), and was built to the designs of John Johnson in 1884-85. It was

constructed of brick with stone dressings in the Early English Gothic style. It remained in use until the Second World War, when the parish was merged with Saint Marks in 1953. The church was later used as a storehouse for church fittings, but was demolished by 1980, leaving only the vicarage intact. Following a period of dereliction, this building was restored as flats in the mid-1990s.



Figure 21: Saint Bartholomew's Vicarage



Figure 22: Saint Bartholomew's prior to demolition of the main building

5.3 Buildings of Local Significance

There are 11 buildings of local significance (locally listed buildings) in the conservation area. A full list is laid out below in Appendix B. Locally listed buildings are ones which make a positive contribution to the character of the conservation area and which Hackney Council consider to be of local significance due to historical interest, architectural interest, environmental significance and aesthetic or artistic

merit and importance to the local community. Many date to the 19th century and include a wide range of buildings including churches, public houses, schools and terraced buildings in commercial uses. Individual features, such as good quality shopfronts can also be locally listed, as can murals and statues.

The Victoria, at No. 451 Queensbridge Road, is a good example of a mid-nineteenth century urban public house. Like many of the buildings in the conservation area it is built of stock brick, with a roof hidden behind a corniced parapet. It is well detailed, contributes positively to the streetscape and also to views into and out of the conservation area. Another former public house (the Railway Tavern) at No. 11 Dalston Lane is also locally listed. Built in 1860, this three-storey stucco corner building has been gutted of its original pub interior to the ground floor and has served as a betting shop for some years. It is currently (2016) being refurbished. The publican of 1899-1939 Henry Aris has his name H. J. ARIS on a curved frieze above the corner entrance.



Fig. 23 & 24 :The Victoria Public House, No. 451 Queensbridge Road and the former Railway Tavern at No. 11 Dalston Lane in 2011

The Print House, at Nos. 18-22 Ashwin Street are the former premises of Reeves and Son artists' colour manufacturer, who came to Ashwin Street in 1866 when it was called Beech Street. The main part is a late 19th factory, with a fourth floor added in 1913 by John Hamilton & Son. Reeves were suppliers of artists' materials and after the Education Act of 1870, concentrated on cheap paints for schools and beginners and also publishing instruction books. Reeves moved out in 1946 and for many years Tyer & Co., inventors of the block system of railway signalling had their works there. It is now the home of the Arcola Theatre, who moved there from Arcola Street in 2011. The new premises have a main theatre for 200 people, a 100-seat studio theatre and two spaces for Arcola's youth and community work. Other parts of the premises are used by small business and social enterprise.



Figure 25 & 26: Nos. 18-22 Ashwin Street and the Shiloh Pentecostal Chapel

Also located in Ashwin Street, on the west side is one of the oldest church buildings in Dalston - the Shiloh Pentecostal Chapel. It was built as a Baptist Chapel in 1871 and designed by Charles Searle. It was extended in the 1880s and remained in use by the Baptists until the 1960s. Built in brick - the church is painted a dark blood red with cream painted stone dressings to the windows and doors. The chapel has a large Lombardic Romanesque front with an imposing gable and a round rose window above a pair of gabled porches supported on white stone capitals with foliage. It was locally listed in 2015.

The Shiloh Pentecostal Church was formed in the late 1950s and originally worshipped in St. Luke's church hall, Morning Lane. They took a lease of Ashwin Street Baptist Chapel in 1968 and bought the building in 1976. The chapel is of importance to the Caribbean Pentecostal congregation who has worshipped in this place for over fifty years and therefore important to one of the first black communities that settled in Dalston post-1948. Hackney has been one of the most important areas for the settlement of black people in Britain since the Second World War. The Windrush Generation began to settle in Hackney and Black Majority Churches (BMCs) quickly followed. The Shiloh Pentecostal in Ashwin Street is one of the oldest Caribbean churches in Hackney.



Figure 27: No. 16 Ashwin Street

At No. 16 Ashwin Street is another unusual locally listed building constructed in a Modernist style and probably built in the 1950s. It is a part two, part three-storey post-war industrial building constructed against a substantial four-storey brick wall. The original steel windows, some with central pivoting lights survive and it has a minimal painted render façade and recessed bays at ground floor. It forms part of the V22 exhibition space and studios, which occupy Nos. 10-16 Ashwin Street.

Also locally listed are four properties at Nos. 16-18 and Nos. 20-22 Dalston Lane which form a short terrace of pairs of Regency houses (with later ground-floor shopfronts) that were built between 1810 and 1827. Originally there were another two pairs of villas, which were demolished in the 1950s to allow the building of Dalston Local Library (later renamed the C.L.R. James Library). These four properties are amongst the few Georgian survivors in Dalston and represent one of the earliest phases of development in the area.



Figures 28 and 29: Nos. 16-20 Dalston Lane

A more unusual locally listed structure is the Hackney Peace Carnival Mural, at No. 15 Dalston Lane. This mural is painted on the exposed flank of a four-storey late 19th century end of terrace building on the north side of Dalston Lane. It was originally designed by muralist Ray Walker (1945-1984) and depicts the Hackney Peace Carnival of 1983. It was painted by his wife Anna, and a friend Mike Jones in memory of, Ray Walker, who died, aged 39, in 1984. It shows a street parade through a Hackney streetscape containing anti-nuclear, CND, anti-war, green, feminist, anti-racist, pro-tolerance images in wake of the 'race' riots of 1981.

This mural was painted as part of the Greater London Council's 'Year of Peace' initiative. This is a well-loved local landmark that reflects the diverse community of Dalston and Hackney and its radical political past.



Figure 30: Hackney Peace Carnival Mural, at No. 15 Dalston Lane

In Tyssen Street is an enormous former factory building now called Springfield House. The architect Edwin O. Sachs designed this monumental factory in 1902-3 for Shannon, cabinet makers of office and bank furniture and fittings. It is of the highest architectural quality being built in a sophisticated style. It was constructed in a variety of steel and concrete methods - the building being steelwork encased in concrete with brick facings in warm yellow stocks and heavy eaves modelling. Sachs exhibited the designs for this building at the Royal Academy in 1902. The five-storey building comprises three linked blocks built in a u-shape. From 1906 the freehold of the building was owned by Marconi's Wireless & Telephone Company and Siemens used the building from 1908 to 1963. Since 1979 the building has been called Springfield House and home to a variety of businesses - some in live/work units. Today there are many residential apartments as well within the complex.



Figure 31: Springfield House, the former Shannon Factory and Marconi Works

5.4 Buildings of Townscape Merit

Apart from the listed and locally listed buildings, a large number of unlisted buildings in the conservation area have been identified as Buildings of Townscape Merit. These are usually well-detailed examples of mainly late 19th century houses or commercial premises that retain their original detailing. As such, they make a positive contribution to the character and appearance of the conservation area, and any proposals to alter or demolish such buildings will be strongly resisted by the Council (see Policy CS25 of the 2010 Core Strategy). Together, these buildings provide the cohesive and interesting historic townscape that is necessary to justify designation as a conservation area.

Buildings of Townscape Merit on the South Side of Dalston Lane

In the 2005 version of the Dalston Lane (west) Conservation Area Appraisal it was stated that 'the buildings to the south of Dalston Lane form a coherent piece of nineteenth century townscape, which contribute to the Conservation Area'. The terrace in Dalston Lane originally numbered 48 to 76 (even), have now been demolished and are being rebuilt with a replica façade. The new part 4, part 5 storey building will comprise commercial units (on the ground floor) and 44 residential units above. It is designed by Child Graddon Lewis.



Figures 32 & 33: No. 86 Dalston Lane and Nos. 457-459 Queensbridge Road

No. 86 Dalston Lane is a three-storey building which appears to have been rebuilt in the early 21st century, with three windows over three. No. 86a Dalston Lane and Nos. 457-459 Queensbridge Road are late Victorian buildings, which complete the run of the terrace and turn the corner well and lead to the Victoria PH, at No. 451 Queensbridge Road.

North side of Dalston Lane

The buildings that lie on the north side of Dalston Lane are varied in design, but the street retains coherent townscape qualities and many of the buildings are buildings of townscape merit.

Nos. 5-9 Dalston Lane are a group of three modest terraced Victorian buildings. No. 9 is occupied by Café Bliss on the corner of Ashwin Street. They appear to date from the same era as the former Railway Tavern built after the railway arrived in the 1860s. All the buildings are slightly rundown.

Nos. 31-33 Dalston Lane are a remaining pair of a short terrace of four houses, probably dating from the mid-nineteenth century. They have been for some years the Halkevi, the Turkish and Kurdish Community Centre.

Nos. 39-41 form a complex with No. 1 Ramsgate Street, which were originally constructed as a police station and an associated accommodation block and stables around 1900. They are striking red-brick buildings with stone detailing and fine wrought-iron railings, similar in style to the former police station at Nos. 2-4 Lower Clapton Road of 1902-4. The architect of both buildings was John Dixon Butler.



Figures 34 & 35: Nos. 5-9 Dalston Lane & Nos. 31-33 Dalston Lane



Figures 36 & 37: Nos. 39-41 Dalston Lane & No. 1 Ramsgate Street

Nos. 43-53 Dalston Lane are a terrace of late-Victorian rendered houses, with mansard roofs. They have moulded door-cases and most retain their original timber doors and window frames. They have cast iron balusters to the front steps, although most have lost their front boundary railings. A number of the houses are in extremely poor condition.



Figures 38 & 39: Nos. 43-53 Dalston Lane

No. 55 Dalston Lane is a good example of inter-war commercial architecture, which maintains the consistent building line of the adjacent terrace. In 2005 it was said to retain its original glazing pattern and door. Today the forecourt has been landscaped and the interior of the former joinery workshop redesigned as a coffee roastery and café.



Figures 40 & 41: No. 55 Dalston Lane

Atlas Mews

Although a number of the buildings in Atlas Mews have been extended it retains its character as a semi-industrial mews type area: through its characteristic scale, materials, plot pattern, etc. and their combination with the surrounding hard landscaping. Today it is a gated community without public access.



Figure 42: Nos. 1-14 Atlas Mews

Ashwin Street

Attached to the rear of the former Railway Tavern at No. 11 Dalston Lane, was a terrace of mid-19th century houses, Nos. 2-16 Ashwin Street. Following fire damage in 2008 half of these old properties (Nos 2 - 8) were demolished leaving a gap site. Nos. 10-16 (the white painted properties) at the end of the street adjacent to the Reeves paint factory have survived. These are occupied by V22 Artists' Studios and comprise three former houses and (to the rear) a workshop. They have Italianate details including slender cast iron barley twist columns. The properties were altered in the 1920s when they were converted into offices by Tyer & Co. Ltd.



Figure 43: Nos. 2-16 Ashwin Street

Tyer & Co. Ltd. were telegraph engineers, and were the inventors of the first dedicated railway signal telegraph. Edward Tyer established his company in Ashwin street in 1862. The courtyard studios to the rear of Nos. 10-16 Ashwin Street were built as factory

premises for the company between 1870s and 1920s. Today all form part of the V22 studios.

Abbot Street

Fitzroy House to the rear of the paint works which fronts Abbot Street, parallel with Ashwin Street, is a former fabrics manufactory and is a good example of c.1950 industrial architecture which replaced the bomb-damaged part of the works after World War Two.

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6 'SWOT' ANALYSIS

The Dalston Lane (West) Conservation Area is notable for its interesting 19th and 20th century buildings. The majority of buildings within the Conservation Area are listed, locally listed, or have been identified within this appraisal as making a positive contribution to the character or appearance of the conservation area (Buildings of Townscape Merit). Together these form an interesting and historic streetscape. However, a number of negative features have impacted on the quality of the historic environment, many of which are reversible given the necessary funding and commitment.

6.1 Strengths

The most positive features of the conservation area are:

- Prominent Listed and Locally Listed buildings of high interest
- Large numbers of surviving Victorian buildings, many being designated Buildings of Townscape Merit, all creating a cohesive townscape
- The survival of some late 19th and early 20th century industrial buildings of definable quality to the north of Dalston Lane
- Mature trees and landscaping to the open space at the widening of Dalston Lane
- The cultural mix and vibrancy of Ashwin Street that is enhanced by the surviving architecture. Attractive industrial buildings in back streets, especially in Ashwin Street and Tyssen Street

6.2 Weaknesses

The most negative features of the conservation area are:

- The poor quality shop-fronts and some boarded up shops
- Poor quality street surfaces
- Multiplicity of street furniture, all providing a very cluttered visual appearance
- The constant very busy traffic along Dalston Lane
- Open landscaped area in need of improvement
- Poor maintenance of individual buildings in the terraces of Victorian houses
- Poor quality boundaries to the buildings to the north of Dalston Lane
- Sites awaiting redevelopment
- Neglected buildings requiring repair

6.3 Opportunities

The Dalston Lane (West) Conservation Area contains some well detailed historic buildings, but some are in poor condition and the setting has been compromised by a general lack of maintenance and the loss of front area railings and other boundaries.

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

- Repair historic buildings using the correct materials and details

- Replace and rationalise existing street furniture (litter bins, public seating, signage) using simple, modern designs common to all situations, especially near the Queensbridge Road junction
- Reinstate front area boundaries especially cast iron railings
- Improve paving using traditional materials such as York stone and granite setts and kerbs
- Wide-spread regeneration and rebuilding of some of the underused sites which is already happening
- Loss of architectural integrity and quality through large-scale redevelopment involving the building of larger buildings and loss of those older ones with character

Threats

- Small businesses without funds for repairing the buildings
- Poor quality shop fronts and badly maintained buildings reinforce an air of neglect.
- Loss of architectural integrity and quality through large-scale redevelopment

7. CONCLUSION

Over the last 25 years Dalston has changed from a disadvantaged inner city area to a popular well-connected commercial and residential location, with an increasingly affluent and young population. A number of the buildings within the Dalston Conservation Area are listed or locally listed and as a result of the research for this report, others have been designated as Buildings of Townscape Merit. They all display a variety of historic features, materials and architectural styles typical of the 19th and 20th centuries. Dalston has a strong background of community regeneration and development that predates the current interest from major property developers and Transport for London, which has meant that interested and engaged local people have been able to become key stakeholders and active participants in planning issues in the area. The desire to create a new and vibrant cultural quarter in Ashwin Street has been recognised and many of the buildings there have been identified as worthy of protection.

APPENDIX A

SCHEDULE OF PROPERTIES IN THE CONSERVATION AREA

Ashwin Street:

Atlas Mews:

Nos. 1-14

Dalston Lane:

Nos. 31-61

Cape House (Nos. 39-41 Dalston Lane)

Vicarage House, nos. 1-4 (consec.) (No. 61a Dalston Lane)

Bartholomew House, nos. 1-9 (consec.) (No. 61b Dalston Lane)

Nos. 46-86a

Ghent Way:

Ramsgate Street:

No. 1

Tyssen Street

Queensbridge Road:

Nos. 451-459

APPENDIX B

SCHEDULE OF STATUTORILY LISTED AND LOCALLY LISTED BUILDINGS

Statutorily listed buildings (all listed grade II):

Dalston Lane:

No. 57

Vicarage of Saint Bartholomew'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 policy is to retain the character and appearance of these when determining planning applications.

Queensbridge Road:

The Victoria Public House, No. 451

Dalston Lane:

No. 11 (the former Railway Tavern)

Nos. 16-22

Hackney Peace Carnival Mural, side return to No. 15 Dalston Lane

Ashwin Street:

The Shiloh Pentecostal Church

No. 16 Ashwin Street

The Print House, 18-22 Ashwin Street now occupied by the Arcola Theatre in the former Reeves Artist's Colour Works

Tyssen Street:

Springfield House

APPENDIX C

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APPENDIX D

MAP OF THE DALSTON LANE (WEST) CONSERVATION AREA

Key:

-  Conservation area boundary
-  Listed buildings
-  Locally listed buildings
-  Buildings of Townscape Merit
-  Focal points
-  Important trees or tree groups
-  Boundary of Dalston Lane (West Conservation Area).

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- Figures 33 & 34: Nos. 5-9 Dalston Lane & Nos. 31-33 Dalston Lane
- Figures 35 & 36: Nos. 39-41 Dalston Lane & No. 1 Ramsgate Street
- Figures 37 & 38: Nos. 43-53 Dalston Lane
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- Figure 41: Nos. 1-14 Atlas Mews
- Figure 42: Nos. 2-16 Ashwin Street

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APPENDIX F

FURTHER INFORMATION

LB Hackney Conservation Team Planning & Regulatory Services London
Borough of Hackney 2 Hillman Street London E8 1FB
www.hackney.gov.uk/planning

Historic England
<http://www.historicengland.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 Twentieth Century Society
<http://www.c20Society.org.uk>

The Twentieth Century Society was founded as the Thirties Society in 1979, and exists to safeguard the heritage of architecture and design in Britain from 1914 onwards

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 G

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

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

CONSULTATION DRAFT