

SHACKLEWELL GREEN CONSERVATION AREA APPRAISAL



October 2017

CONSULTATION DRAFT

This Appraisal has been prepared by Matt Payne, Senior Conservation & Design Officer (contact: matt.payne@hackney.gov.uk), for the London Borough of Hackney (LBH). The document was written in 2017, which is the 50th anniversary of the introduction of Conservation Areas in the Civic Amenities Act 1967.

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

Maps produced under licence: London Borough of Hackney.

CONTENTS

1 Introduction

- 1.1 Statement of Significance
- 1.2 What is a Conservation Area?
- 1.3 The format of the Conservation Area Appraisal
- 1.4 The benefits of Conservation Area Appraisal
- 1.5 Acknowledgments

2 Planning Context

- 2.1 National Policies
- 2.2 Local Policies

3 Assessment of Special Interest

Location and Setting

- 3.1 Location and Context
- 3.2 The Surrounding Area and Setting
- 3.3 Plan Form and Streetscape
- 3.4 Geology and Topography

Historic Development

- 3.5 Archaeological Significance
- 3.6 Origins, Historic Development and Mapping

Architectural Quality and Built Form

- 3.7 The Buildings of the Conservation Area

Positive Contributors

- 3.8 Listed Buildings
- 3.9 Locally Listed Buildings
- 3.10 Buildings of Townscape Merit

Neutral & Negative Contributors

- 3.11 Neutral Contributors
- 3.12 Negative Contributors

Open Space, Parks and Gardens, and Trees

- 3.13 Landscape and Trees
- 3.14 Views and Focal Points

Activities and Uses

- 3.15 Activities and Uses

Identifying the Boundary

3.16 Map of the Proposed Conservation Area

4 Conservation Area Management Plan

SWOT Analysis

- 4.1 Strengths
- 4.2 Weaknesses
- 4.3 Opportunities
- 4.4 Threats

A Plan for Further Action

- 4.5 Condition Survey
- 4.6 Proposals for Article 4 Direction
- 4.7 Proposals for statutory and local listing
- 4.8 Proposals for Trees
- 4.9 Proposals for Public Realm and Traffic Management
- 4.10 Design Guidelines

5 Conclusion

6 References and Appendices

- 6.1 Appendix A Schedule of Listed and Locally Listed Buildings
- 6.2 Appendix B Bibliography
- 6.3 Appendix C List of Figures
- 6.4 Appendix D Further information
- 6.5 Appendix E Copy of Council's Cabinet Report Adopting the Revised Conservation Area Boundary and Appraisal
(To be added following formal adoption of the Appraisal & final recommendations)

1 CONSERVATION AREA APPRAISAL

INTRODUCTION

1.1 Statement of Significance

Shacklewell Green Conservation Area comprises a small area of development originally laid out on the line of field boundaries and centred on the ancient hamlet of Shacklewell. The area has a fine urban grain, and contains a variety of buildings, predominantly from the late 19th century onwards. The western edge of the area is defined by Shacklewell Row, now predominantly 20th century housing, punctuated by the neo-gothic late 19th century Merchant Taylor School Mission. This is the entrance to an enigmatic treasure behind – the Grade II* listed St Barnabas Church. On the north side of Shacklewell Lane are two and three storey late 19th century buildings with shopfronts on the ground floor, the exception being numbers 77 – 89, which date from the Georgian era and are the oldest buildings in the conservation area. To the west on Shacklewell Lane sits the Shacklewell Arms, formerly The Green Man Public House, also built in the late 19th century. An early 20th century complex of industrial buildings is located just off Shacklewell Lane, now known as Lighthouse Studios. The jewel in the crown of the conservation area lies behind the main street line where a distinctive enclave of small late 19th century two storey terraces can be found – April, Perch and Seal Streets. The terraces and streets retain a character of late Victorian, working class housing with double arched entrances and a series of decorative plaques. To the north east of Shacklewell Green is Milton House Mansions, a row of Edwardian flats in the form of terraced houses. Adjacent is the development now known as Cotton Lofts, an early 20th century former industrial building with an impressive stone façade that has connections to East End rag trade (*clothing manufacturing & selling*).

1.2 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. Local Planning Authorities have a duty under the Planning (*Listed Buildings & Conservation Areas*) Act 1990 to designate areas of special architectural or historic interest. The Council is also under a duty to review existing conservation areas from time to time and to formulate and publish proposals for their preservation and enhancement.

Conservation Areas are not single buildings but groups of buildings and areas which are of special architectural or historic significance. For designation, the significance need not be at a national level; local interest is sufficient. Because the designation is of an area, significance can include the spaces between buildings and natural features. Topography, the historic layout of roads, paths and boundaries and landscape features such as gardens, parks and greens, trees and street furniture can all add to significance.

Conservation Area designation does not prevent development from taking place, but it is a tool to manage change. The aim of management is to protect the significance which led to the designation. In exercising their planning powers, the Council must pay special attention to desirability of preserving or enhancing the character or appearance of Conservation Areas.

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

- Planning Permission is required for the substantial demolition of unlisted buildings within conservation areas. The Council will resist the loss of buildings that make a positive contribution to the character and appearance of the conservation area.
- You must give the Council six weeks' notice, in writing, before any work is carried out to lop, top or fell a tree in a conservation area. You can contact the Council's Tree Officer for advice and help.
- You will need to demonstrate that any development proposal preserves or enhances the character or appearance of a Conservation Area. Hackney has greater control over building work in Conservation Areas, including materials and detailed design.

- You may need to apply for planning permission for alterations or extensions that would not normally need planning permission, such as minor roof alterations, dormer windows or a satellite dish. If you are in any doubt about whether you need planning permission, you can contact the Council.
- 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.

1.3 The format of the Conservation Area Appraisal

This document is an appraisal document as defined by Historic England in their 2016 guidance document '*Conservation Area Designation, Appraisal and Management*'. This appraisal describes and analyses the particular character of Shacklewell Green 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". However, the appraisal is not an exhaustive list of significance. It should be noted that if a building or feature is not specifically mentioned that is not to say that it is not of significance. Often the significance of a building only becomes apparent with further research and physical investigation.

1.4 The benefits of Conservation Area Appraisal

There are many benefits of character appraisal, including

- As a tool to demonstrate the area's special interest.
- As an explanation to owners, businesses and residents of the reasons for designation.
- As educational and informative documents created with the local community, expressing what the community values about their area.
- To inform those considering investing or buying property in the area of what is significant in heritage terms and guiding the scale, form and appearance of new development.
- As a material consideration in both the determination of planning applications and appeals.
- To assist in developing an ongoing management plan for the area by defining the strengths, weaknesses, opportunities and threats (SWOT Analysis).

1.5 Acknowledgements

Material within this Conservation Area Appraisal has been gathered from Hackney Archives Department, the London Metropolitan Archives and the London School of Economics Archives along with online research.

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

2 PLANNING CONTEXT

2.1 National Policies

Individual buildings “of special architectural or historic interest” have enjoyed a means of statutory protection since 1947, 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. 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. By 2017, there were 30 conservation areas in Hackney.

The National Planning Policy Framework (NPPF) was introduced by central government in 2012. Protecting and enhancing the historic environment is a key component of the NPPF’s drive to achieve sustainable development. The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’ that underpin the planning system. Section 12 of the NPPF, ‘Conserving and enhancing the historic environment’ sets out the heritage framework in detail in relation to various ‘heritage assets’. Conservation Areas are referred to as designated heritage assets in the NPPF.

2.2 Local Policies

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

Core Strategy Policy 25 on the Historic Environment seeks to ensure that all development makes a positive contribution to the character of Hackney’s historic and built environment. Conservation areas in Hackney include the historic core of Hackney and key urban open spaces such as Clapton Common and Clissold Park. They also cover large areas of Georgian and Victorian housing, some include associated urban squares such as De Beauvoir and areas of industrial heritage like South Shoreditch and Lea Bridge. Hackney’s conservation area review process emphasises the importance of the distinctive features of a place, its spatial qualities, the significance of its historic buildings and assets.

Policy DM28 (Managing the Historic Environment) provides local guidance for Conservation Areas, Listed Buildings, Undesignated Heritage Assets such as locally listed buildings and archaeological assets within the borough. The policy resists the loss of buildings that make a positive contribution to the character and appearance of conservation areas and provides guidance on appropriate extensions and alterations to buildings.

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

3 ASSESSMENT OF SPECIAL INTEREST

LOCATION AND SETTING

3.1 Location and Context

Shacklewell Green Conservation Area is tucked away from the main thoroughfares of Kingsland Road and Dalston Lane that pass through this part of the borough. It centres on Shacklewell Green and comprises several streets of speculative Victorian development to the west of the green along with the Grade II* listed church of St Barnabas. The Conservation Area also includes a large, former industrial works and the Shacklewell Arms public house. Immediately south of the boundary is the St Marks Conservation Area and to the west is the northern section of Dalston Conservation Area. A map showing the full extent of the Shacklewell Green Conservation Area is included at section 3.16.

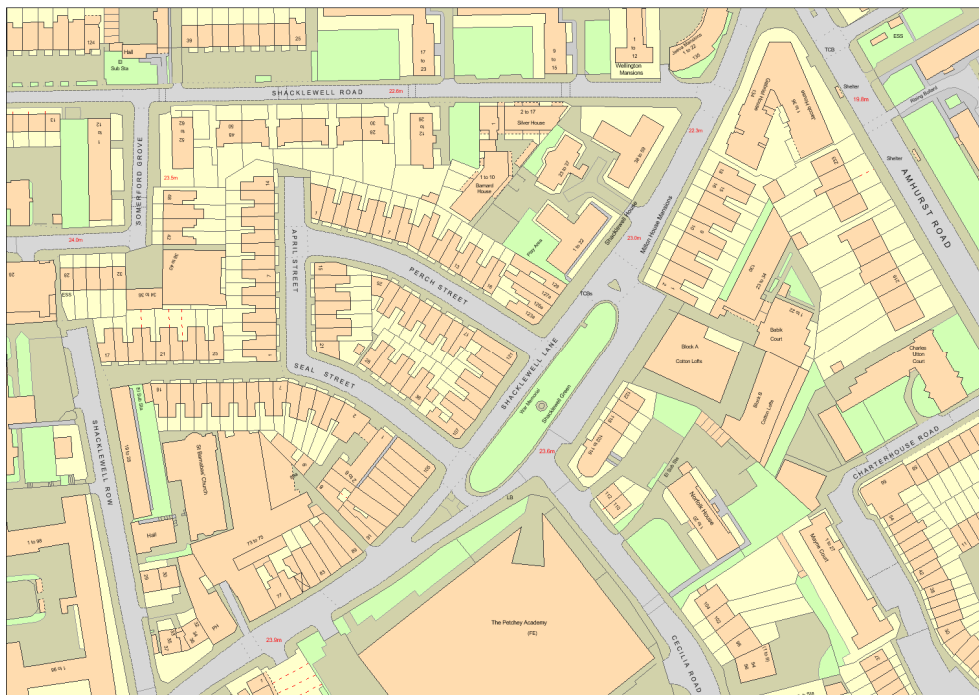


Fig. 1 Map showing location of Shacklewell Green Conservation Area

3.2 The Surrounding Area and Setting

Shacklewell Green Conservation Area lies within the London Borough of Hackney just over 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, Hackney and Shoreditch.

Immediately south of the Shacklewell Green Conservation Area is the St Mark's Conservation Area, first designated in 2008. The conservation area comprises several streets of fine mid to late Victorian terraces centred on the Grade II* listed St Mark's Church. The conservation area also includes the former Eyre & Spottiswoode Printing Works, now converted to residential use, and the former Shacklewell Washing Baths, which were in use up until the 1960s. The building is now used as a children's nursery.

To the north of the conservation area, the Somerford Grove Estate occupies nine acres of land cleared for development following the Second World War. Built to the design of Frederick Gibberd between 1947 and 1949, the post-war estate breaks from the existing pattern of long straight streets lined with two- and three-storey terraced houses to form a mixed development of modern flats, terraced houses and bungalows. Gibberd grouped the new buildings to form a series of closes and courtyards, each with their own character. The estate is an important contribution to English post-war modernism and is under consideration for local listing.

South west of the conservation area is the site of Kingsland Secondary School, originally built as the Dalston County School in 1937. It was closed in 2003 and demolished shortly after. The Petchey Academy was built in its place, named after East End entrepreneur Sir Jack Petchey.

3.3 Plan Form and Streetscape

Shacklewell Green Conservation Area is a planned working-class Victorian speculative development that is centred on Shacklewell Green. The main streets of Seal Street, April Street and Perch Street are lined with attractive and architecturally interesting terraced houses built in the 1880s.



***Fig. 2, Aerial View of Shacklewell Green Conservation Area
(Copyright: Bing Maps)***

3.4 Geology and Topography

The London Borough of Hackney is located on a mixture of gravel, clay, brick-earth and alluvial deposits. Alluvium lies along the Lea and under Hackney Marsh. Brick-earth can be found below Stamford Hill and Clapton Common, bounded on either side by tongues of London clay, which extend a little to the south of Hackney Downs. Towards the centre and the west are beds of Taplow gravel, covering much of the remainder of the parish, except the area round Well Street Common and Victoria Park, which are on flood plain gravel. The highest point in the area is at Stamford Hill, the most northerly part of the Borough, which reaches 25 metres above sea level. From here, the land falls southwards to the valley of the Hackney Brook, which now lies in a culvert below the northern boundary of Abney Park Cemetery, and to the east, the River Lea. Much of the Shacklewell Green Conservation Area lies over London Clay, overlain with brick earth. During the mid-19th century clay was dug and manufactured in this area supplying many of the bricks used to build the houses within the Conservation Area.

HISTORIC DEVELOPMENT

3.5 Archaeological Significance

Although there is little remaining evidence of pre-Roman occupation in the borough, a number of important archaeological finds have been made, such as the Palaeolithic stone axes found at Stoke Newington. Hackney was outside the walls of the Roman city of Londinium. It was during the Roman period that the first recognisable element of Hackney's urban form was built. This was the Roman road, Ermine Street, which remains today as Kingsland Road. Few artefacts of the Roman period have been discovered – the only notable find in the Borough is a stone sarcophagus, discovered in Lower Clapton.

The proposed Shacklewell Green Conservation Area is located within Shacklewell Archaeological Priority Area (APA 2.14). Shacklewell has been continuously settled since the early medieval period and thus has the potential to contain early medieval, medieval and post medieval settlement remains. Such deposits present a potential opportunity to assess the buried evidence of historic settlement, which can provide an insight into changing settlement and land use patterns, as well as evolving lifestyles. There is also an underlying potential to find Palaeolithic remains although the survival of such remains is likely to have been impacted by 18th century gravel extraction.

3.6 Origins, Historic Development and Mapping

In the late Saxon period Hackney formed part of the manor of Stepney, which had been held by the Bishops of London since the early seventh century, when King Athelbert gave lands and their incomes to support St Paul's Cathedral. Hackney has no separate entry in the Domesday Survey of 1086, but the name is recorded in 1198 as "*Hacas ey*", a Saxon word meaning "a raised place in the marsh". During the medieval period archaeological evidence suggests that there were numerous small settlements or villages amongst the fields of Hackney.

The name 'Shacklewell' was first recorded in 1490 by Thomas Cornish, a saddler who owned a business there. Its name may refer to a well-spring in a sunken place or where animals could be shackled or tethered. By the early 16th century, Sir John Heron, a senior financial advisor to the first two Tudor monarchs and reputedly the richest man in Hackney, owned a large estate, which centred on a manor house called Shacklewell Manor. The house was located approximately on the site of today's Seal Street. In 1672, 14 householders were assessed for the Hearth Tax in Shacklewell. Just over a century later in 1735, the number had risen to 47 households.

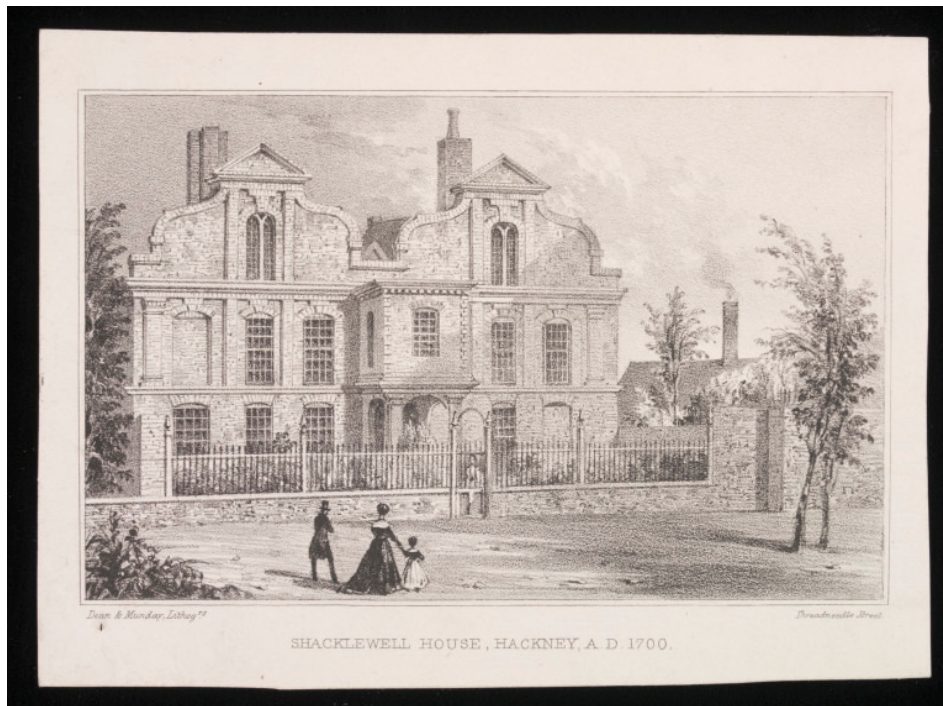


Fig. 3 Shacklewell Manor in 1700

In 1685, the Manor House passed to the Dutch Tyssen family who went on to own much of the surrounding land and large areas of Hackney. The Lord of the Manor at this time was Francis Tyssen, a wealthy merchant. The land around the manor would have largely been made up of fields and market gardens and the village of Shacklewell gradually grew up along both sides of Shacklewell Lane where a strip of wasteland formed the green. Several villas for gentlemen were built interspersed with lesser properties for tradesmen, two pubs and Dogget's Dairy on the south side of the village green. A number of inns and hostelries are recorded in the 17th and 18th centuries, including the Black Queen Coffee House and Tea Gardens, which were located near the green. These establishments functioned as leisure places for Londoners, to whom Hackney at that time was a rural retreat.

Having passed down several generations of the Tyssen family, the original Shacklewell Manor was demolished in 1743 to be replaced by a second Manor House nearby. The Manor and surrounding estate was later leased to the Rowe family. By the beginning of the 19th century a number of houses had been built on both sides of Shacklewell Lane but the area was still largely rural. Between 1801 and 1815 leases were granted in the Shacklewell area for permission to dig brick earth (*sometimes up to 18 feet in depth*) and to make bricks. The area was largely fields and gardens well into the mid 19th century as shown in the map of 1830 (*See Fig. 4*), in which the various other hamlets can clearly be seen.



Fig. 4, 1830 Map of Shacklewell and surrounding area

Almost all of the land that now comprises the Shacklewell Green Conservation Area formed part of the Tyssen-Amhurst estate during the 18th and 19th century. By the early Victorian era, the family owned the largest landed estate in Hackney. Suburban development around Shacklewell Green expanded in the mid 19th century and side roads proliferated, many lined with cramped terraces. By 1870, the Ordnance Survey (OS) map shows development along much of Shacklewell Lane and the neighbouring areas, whilst the manorial land that would later become Seal Street, Perch Street and April Street can clearly be seen.

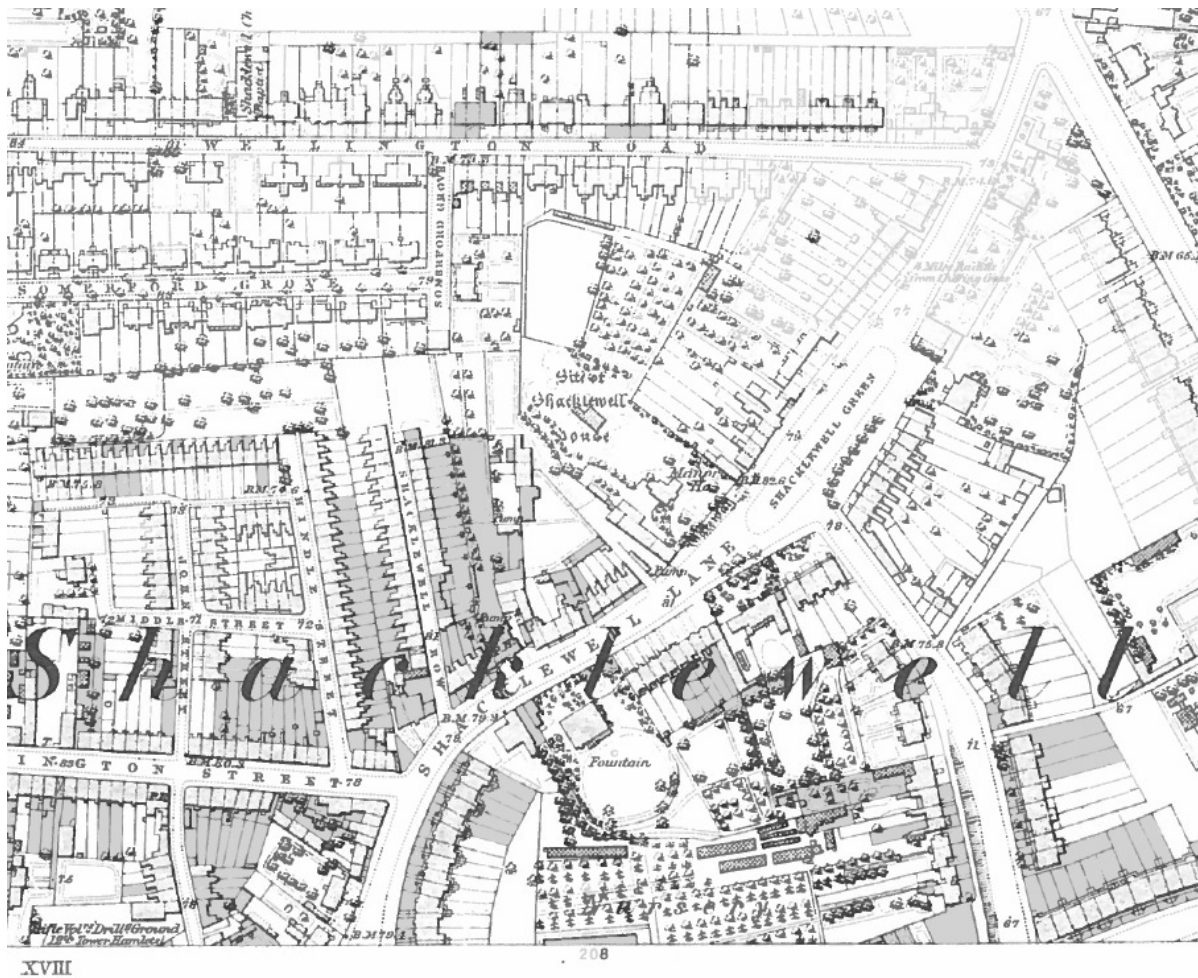


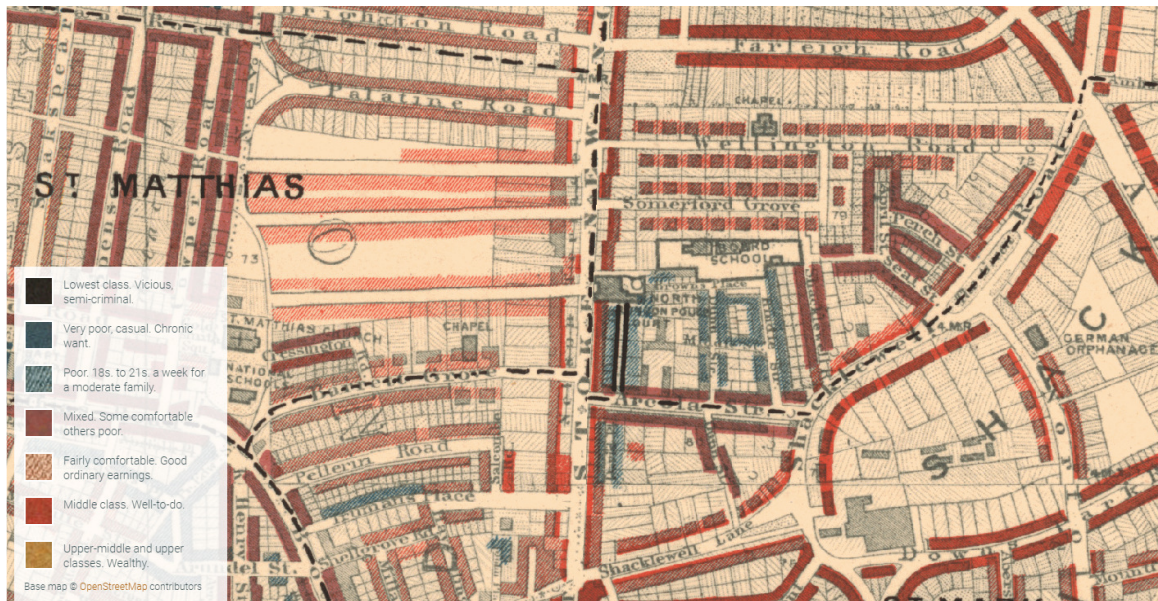
Fig. 5, 1870 OS Map of Shacklewell

In around 1880 much of the Tyssen estate associated with Shacklewell Manor was sold to a local builder John Grover, who built shops on Shacklewell Lane and the small enclave of workers' housing in Seal Street, April Street and Perch Street between 1881 and 1886. This is the conservation area that largely survives to this day, as shown on this OS map of 1894 (See Fig. 6). In 1883, Shacklewell Green was taken into public ownership by the newly created Hackney District Board of Works.



Fig. 6, 1898 OS Map of Shacklewell

During the time of the Booth Poverty Survey a few years later in 1887, the area was described as *'Mixed, Some comfortable, others poor'*, whilst some of the more respectable houses fronting Shacklewell Lane are described as *'Middle Class, well to do'*. Charles Booth's original survey notebook includes the occupations of the residents in Seal Street, Perch Street and April Street, many of them labourers or seamstresses. In 1889, the Merchant Taylor's School Mission was built on Shacklewell Row to serve the local poor.



No.	Name	Address	Class	Notes
3	F. D. Long	44	Conf	
4	E. D. Long	42	1	
5	D. D. Long	41	1	
6	E. D. Long	40	1	
7	D. D. Long	39	1	
8	F. D. Long	38	2	
9	E. D. Long	37	2	
10	D. D. Long	36	2	
11	F. D. Long	35	2	1/2 dark red
12	E. D. Long	34	2	
13	D. D. Long	33	2	
14	F. D. Long	32	2	
15	E. D. Long	31	2	
16	D. D. Long	30	2	
17	F. D. Long	29	2	
18	E. D. Long	28	2	
19	D. D. Long	27	2	
20	F. D. Long	26	2	
21	E. D. Long	25	2	
22	D. D. Long	24	2	
23	F. D. Long	23	2	
24	E. D. Long	22	2	
25	D. D. Long	21	2	

Same class as last 4 April Street

Figs. 7 & 8 Charles Booth's Poverty Map with detail of Shacklewell and page excerpt from original survey book showing property information for Perch Street

By 1915, the Church of St Barnabas has been built along with the neighbouring industrial buildings that today make up Lighthouse Studios. The building today known as Cotton Lofts is also constructed in the early part of the 20th century.

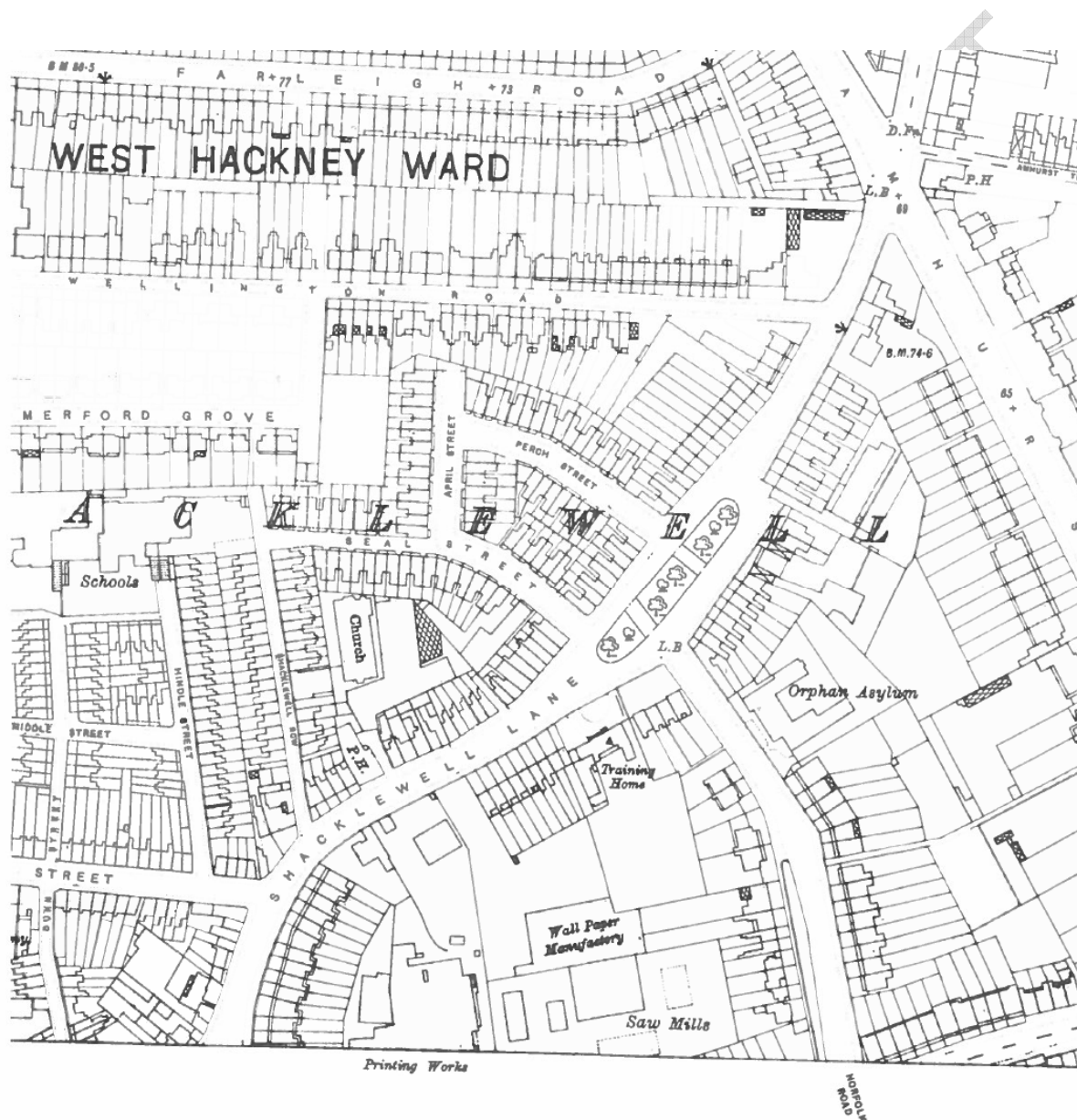


Fig. 9, 1915 OS Map of Shacklewell

Despite some decline in the fortunes of the Shacklewell Green Conservation Area during the 20th century, the majority of the Victorian buildings survived almost intact with very little detrimental alteration. The area escaped bombing during the Second World War along with slum clearance, which occurred to the west where several LCC blocks were built.

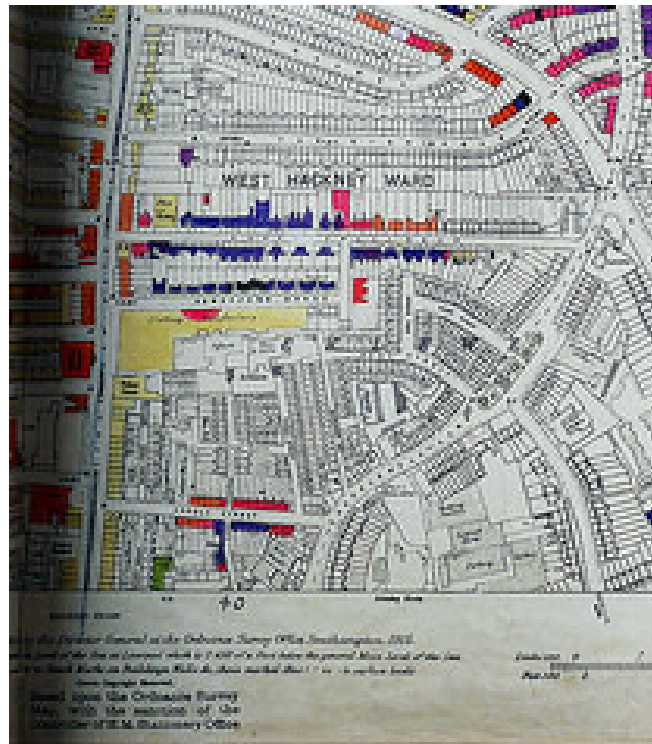


Fig. 10, Wartime Bombing Map detail

In 1965, the parishes of Shoreditch, Stoke Newington and Hackney were merged to form the London Borough of Hackney and in 1978, many of the properties in Seal Street, April Street and Perch Street were bought by the London Borough of Hackney, possibly because of concerns over living conditions. In 1982 the Council carried out extensive modernisation works on these buildings. In 2006, Shacklewell Green was identified as a potential future conservation area as part of the Council's borough wide Conservation Areas Review Document. This paved the way for the proposed designation of the conservation area, which is now being brought forward for public consultation.

ARCHITECTURAL QUALITY AND BUILT FORM

3.7 The Buildings of the Conservation Area

Shacklewell Green Conservation Area contains an interesting variety of buildings predominantly dating from the 19th century. The best quality buildings are St Barnabas Church and the residential terraces of Seal Street, Perch Street and April Street, which although unlisted are relatively unaltered and make a positive contribution to the character of the Conservation Area. These are called “Buildings of Townscape Merit” and are marked on the proposed boundary map. There are a number of other buildings that are also identified as being of townscape merit.

APRIL STREET, PERCH STREET AND SEAL STREET

This enclave of late Victorian terraced housing is the jewel in the crown of the conservation area. The streets were laid out between 1881 and 1886 on the former Tyssen family estate by local builder, John Grover and are reminiscent of low rise philanthropic housing of the time. However, despite having the appearance of model dwellings, there are no known connections with any local company, institution or philanthropic organisation. Instead, it appears that the land formerly occupied by Shacklewell House passed from the Tyssen estate to local builder John Grover, perhaps under a lease or instruction to provide housing for the working classes.

The usual method was for the estate owner to enter into an agreement with a builder or developer, commonly for a small number of houses at a time but sometimes for as many as 150, and for the builder to be granted a lease of the ‘improved’ land once the buildings had been roofed in. Records show that John Grover was an established local builder, who also built one of the original London Board Schools designed by ER Robson in Kensington. Drainage Plans show that some of the houses in Perch Street were built by a different builder, a Mr George Dales. The architect for these houses is shown as Daniel Robert Dale, who also designed the Christ Church School on Brick Lane through the firm Dale & Gadson.

The distinctive terracotta plaques, which are the signature of the terraces in Seal Street, Perch Street and April Street may have been representative of Grover’s style in the same way that many builders added decorative details to more expensive properties to show their flair and competence. Today the majority of the houses are owned by the London Borough of Hackney having passed from private ownership in 1978. The buildings were originally single houses but were extensively modernised in the early 1980s and many are now sub-divided into two self-contained units..



Figs. 11 & 12 Historic photo of Seal Street and Seal and April Streets during 1982 modernisation works

APRIL STREET

April Street comprises two terraces of two storey late Victorian houses. On the west side of the street are numbers 1 – 14 (*consecutive*) and on the east side is a shorter run from 15 to 21 (*consecutive*). The terraces are built in red stock brick with smooth faced red brick, gauged brick arches above the windows. The majority of the houses retain their original single glazed, sliding timber sash windows, which is quite remarkable. The entrances are paired with smooth faced brick voussoirs around the entrances. Some houses retain their original doors. Number 1 retains a historic street sign.



Figs. 13 & 14, Late Victorian terraces in April Street

The signature piece of the terraces are the terracotta plaques above each entrance pair, dated 1881. Roofs are predominantly shallow pitch slate, punctuated by original chimney stacks and cowls. Much of the original cast iron pipework also remains on the properties.

The terraces are likely to have originally opened directly onto the pavement. However, an extensive refurbishment of the terraces in April, Perch and Seal Streets in the early 1980s included the provision of on street, brick and timber refuse stores in front of the terrace at regular intervals. The stores provide defensible space and include a red brick detail that ties in with the brick detailing on the main terraces. The tops of the stores were designed as planters although sadly few are used as such. Although, not an original feature, the refuse stores are in keeping with the character of the area.

The 1980s refurbishment also comprised internal reconfiguration of all properties to provide adequate kitchen and bathroom facilities, provision of secondary means of escape and extensions at the rear to create additional space.

PERCH STREET

Perch Street comprises a longer terrace from 1 – 16 (*consecutive*) and a shorter terrace from 17 to 25 (*consecutive*). The design, appearance and materials are the same as the houses in April Street. However, the age plates are slightly later, at 1884. Drainage Plans indicate that the terraces in Perch Street were built by a Mr George Dales with Daniel Robert Dale as Architect.



Figs. 15 & 16, Street scene in Perch Street and Door Detail

SEAL STREET

Seal Street comprises a longer terrace from 1 to 16 (*consecutive*) and a shorter terrace from 17 to 25 (*consecutive*). The design, appearance and materials are the same as the terraces in April Street and Perch Street. The age plates are dated 1884. The western portion of Seal Street is pedestrianized, likely to have taken place in the 1980s as part of the modernisation and refurbishment works. Number 2 is unusual as it has the appearance of a standalone building. The building is a later infill and has been built in keeping with the adjacent terrace.



Fig 17, Street scene in Seal Street



Figs. 18 & 19, Historicist Infill at 2 Seal Street and Old Notice Board

SHACKLEWELL ROW

Merchant Taylor's School Mission

Shacklewell Row suffered bomb damage and post war clearance and there are generally less heritage buildings than the other streets in the conservation area. However, the exception is the Merchant Taylor's School Mission Hall, which occupies a prominent position on the back of pavement. Built circa 1889, when Shacklewell, was a notably deprived area, the building replaced the Hindle Street Mission. The Worshipful Company of Merchant Taylors is one of the Livery Companies of the City of London. The Company was first incorporated under a Royal Charter in 1327 and originally it was an association of tailors, but by the end of the 17th century, its connection with the tailoring trade had virtually ceased and it had become a philanthropic and social association.



Fig. 20, St Barnabas Church Mission Hall, Shacklewell Row

This Gothic school mission predates the neighbouring Grade II* listed church of St Barnabas, which was also built to serve Merchant Taylors' missionary work in north-east London. St Barnabas Church was designed by the architect, CH Reilly, who as well as being born in Stoke Newington, attended Merchant Taylors's School for Boys and the mission. The school mission was closed in 1910 when the church was built on land to the rear. The building was then subsequently used as a church hall.

Today, the building and its interior remain largely untouched. The building is two-storeys and constructed of yellow stock bricks with the street façade decorated with red brick, glazed brick and render. The roof is pitched with slate roof covering and decorative clay ridge tiles. The street elevation has a large pointed gable, and pointed arch window with stone surround, mullions and transom. At first floor level there is a stone band with a raised scrolled stone panel between the main windows, with MERCHANT TAYLORS' SCHOOL MISSION incised in Gothic letters. A smaller panel over the pointed archway doorway says ST BARNABAS. The top part of the side gable, which is prominent, was also rendered and St Barnabas Church added in simple raised letters, either when the church was built or when the interior was decorated in the 1930s

St Barnabas Church

An early work by Sir Charles Reilly, built between 1909 and 1911 and decorated by him 1935 – 6. The church is not readily visible from the street and therefore has a plain exterior, though the general shape and windows hint at the Byzantine character of the interior, which looks surprisingly spacious. The Nave has concrete tunnel vaults and broad, transverse brick arches. There are low passage aisles with segmental-arched arcades, a shallow dome over the chancel, an apse and no transepts. The chancel screen is in the Adam taste, with figures by Tyson Smith added in 1935. The 19th century gothic pulpit is a remnant from Christ Church on Rendlesham Road.



*Figs. 21 & 22, St Barnabas Church Grade II**

SHACKLEWELL LANE

Shacklewell Lane is an ancient route that ran from Kingsland Road towards the old village of Hackney. Around Shacklewell Green a small settlement grew up in medieval times and by the late 18th century a number of houses were built to both sides of the road. These buildings were largely replaced by the 1880s terraces by local builder, John Grover. Today, Shacklewell Lane is a relatively busy road with two way traffic passing both sides of the green.

WEST SIDE

The Shacklewell Arms Public House (PH)

The Shacklewell Arms Public House (PH) is a popular live music venue at 71 Shacklewell Lane playing host to various indie and mainstream gigs and dj sets. The pub was built in the 1870s and was known as The Green Man until 2004. The pub is located on the site of another pub called the Green Man, which was built in 1760. The pub had previously been a popular St Lucian establishment for the best part of 25 years and some effort has been made by the current owners to preserve the Caribbean dancehall styled interior with colourful murals adorning the corridors and outdoor spaces. On the exterior, the pub has a double bay frontage with gabled roofs. The pub retains its original windows and a hanging lantern depicting a stag, indicating that the pub may have once been called the Stag PH.



Fig. 23, Exterior of Shacklewell Arms PH



Figs. 24 & 25, Original pub lantern and Corner Entrance (Shacklewell Arms)

Lighthouse Studios

Lighthouse Studios is the name currently given to the complex of former industrial buildings located at 75 Shacklewell Lane. The buildings date from the early 20th century and are located at the rear of Shacklewell Lane and adjacent to St Barnabas Church and Seal Street. The buildings were formerly in use as a factory and are currently used by various creative industries. The building retains its original Crittall style windows, glazed tile plinth and yellow London stock brick facings.



Figs. 26 & 27 Lighthouse Studios



Fig. 28, Interior of Lighthouse Studios

77 – 89 (Odd) Shacklewell Lane

This run of buildings are the oldest in the conservation area, dating from the early 19th century and being Georgian in style. Numbers 77 and 79 are three storeys, whilst numbers 81 to 89 are a two storey terrace with later, projecting shopfront additions. Apart from some unfortunate window replacements and brick painting at number 79, the buildings are generally in good condition.

91 – 95 (Odd) Shacklewell Lane

These buildings are possibly Victorian or earlier but have been heavily altered with rendered facings and unsympathetic windows and shopfronts. They make a negative contribution to the character and appearance of the conservation area.



Fig. 29, Exterior of 91 – 95 Shacklewell Lane

97 – 105 (Odd) Shacklewell Lane

Five bay, three storey terrace of residential houses above ground floor shops. Built by John Grover in the early 1880s, contemporary with Seal Street, April Street and Perch Street. Yellow stock brick with red brick detailing and central pediment detail. Number 93 has suffered from brickwork painting and all of the original windows have been replaced with unsympathetic replacements. Number 95 (Joshi Newsagents) retains original gaslamp lighting on the interior, although this is no longer in use.



Fig. 30, 97 – 105 Shacklewell Lane



Figs. 31 & 32, Exterior and Interior of 101 Shacklewell Lane (Joshi Newsagents)

107 – 121 (*Odd*) Shacklewell Lane

Another late Victorian terrace by John Grover, contemporary with Seal Street, April Street and Perch Street. Two storeys with three storey bookends. Yellow stock with red brick detailing. Some original windows and doors and surviving terracotta plaque between 113 and 115 at first floor level.



Fig. 33, 107 – 121 Shacklewell Lane

123 – 129 (*Odd*) Shacklewell Lane

Short, late Victorian terrace, also by John Grover and contemporary with Seal Street, Perch Street and April Street. Two storeys with bookend at 123. Yellow stock brick with red brick detailing. Some original windows and doors. There is a surviving terracotta plaque between 125 and 127 at first floor level.



Figs. 34 & 35 Exterior and Detail of 123 – 129 Shacklewell Lane

EAST SIDE

Cotton Lofts

The building today known as Cotton Lofts is a former printing works, which also has connections to the East End Rag Trade, operating as George Gowns Ltd in the 1980s. Today the building is predominantly in residential use but retains its imposing stone front façade.



Figs. 36 & 37, Present day view of Cottons Lofts and 1980s shot

1 – 18 (*Consecutive*) Shacklewell Lane (Milton House Mansions)

These nine houses were built on the site of an academy formerly known as Milton House in 1906 under a lease to Frederick William Castle. The terraces comprise a two storey, red brick row with workshops behind. The terrace is relatively unaltered and retains a lot of its original features. The terrace is a fairly early example of purpose built flats in Hackney and the double entrance is unusual within the borough.



Figs. 38 & 39, Exterior of Milton House Mansions

POSITIVE CONTRIBUTORS

The majority of the buildings within the conservation area contribute positively to its character and appearance.

3.8 Listed buildings

There are two listed buildings within the conservation area, the Grade II* listed St Barnabas Church and the Grade II listed First World War Memorial at the centre of Shacklewell Green. These are designated heritage assets and are included in Appendix B.

3.9 Locally Listed Buildings

There are two locally listed buildings in the Conservation Area, 77 Shacklewell Lane and the St Barnabas Church mission hall. Both are classed as undesignated heritage assets. These are buildings that Hackney Council consider to be of local significance due to their age, architectural detailing or because of some unusual feature.



Fig. 40, War Memorial, Shacklewell Green

3.10 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 which retain their original detailing. As such, they make a positive contribution to the character and appearance of the conservation area. Together, these buildings provide the cohesive and interesting historic townscape which is necessary to justify designation as a Conservation Area.

3.11 NEUTRAL CONTRIBUTORS

The late 20th century housing on Shacklewell Row is considered to have a neutral contribution to the character and appearance of the conservation area.

3.12 NEGATIVE CONTRIBUTORS

Only the poor quality buildings at 91 – 95 (odd?) Shacklewell Lane are considered to contribute negatively to the character and appearance of the conservation area. The Council would in principle support sympathetic alteration or replacement of these buildings.

OPEN SPACE, PARKS AND GARDENS, AND TREES

3.13 Landscape and Trees

The most important green space within Shacklewell Green Conservation Area is Shacklewell Green itself. Shacklewell Green is protected under the London Squares and Enclosures (Preservation) Act of 1906. The Green has a single line of notable London plane trees around the perimeter and is laid out with grass and crazy paving path. Seats were placed in the late 19th century by the Metropolitan Public Gardens Association and the green is also the setting for the 1914-18 war memorial. The garden is surrounded by modern railings set onto a low brick wall.

There are a number of mature street trees on all the roads within the conservation area and some important trees stand in the front gardens. Shacklewell Green Conservation Area is fortunate in retaining many well-maintained front gardens with very few being paved over for parking spaces.



Fig. 41, View of Shacklewell Green with Seal Street in the background

3.14 Views and Focal Points

The most important views are towards Shacklewell Green north and south along Shacklewell Lane. Other important views within and just outside the Shacklewell Green Conservation Area are:

- View east along Seal Street from Shacklewell Row
- View from Shacklewell Green into Seal Street
- View from Shacklewell Green into Perch Street

ACTIVITIES AND USES

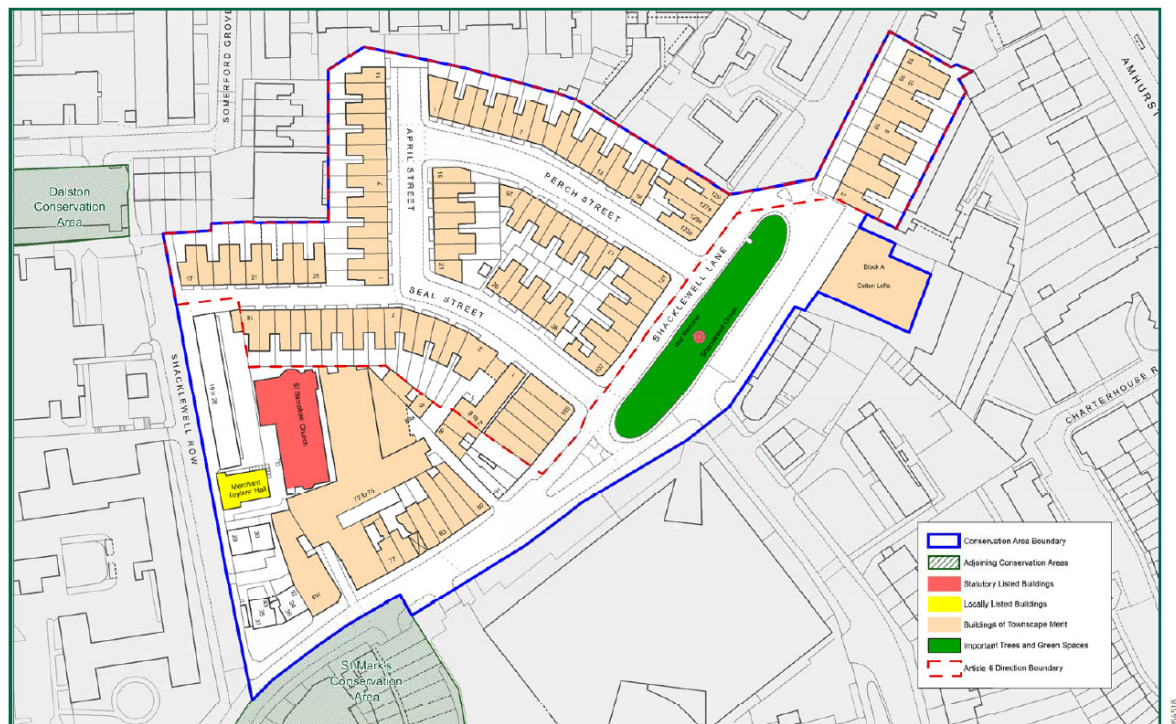
3.15 Activities and Uses

Shacklewell Green Conservation Area is principally a residential area. Most of the houses were built in the 1880s as part of a planned development on Tyssen-Amhurst land. Today many of the houses remain as family homes. A short parade of shops and a pub, the Shacklewell Arms, can be found on Shacklewell Lane. A Victorian former industrial building has been converted to use by several creative industries.

The only religious building within Shacklewell Green Conservation Area is the church of St Barnabas and its associated church hall on Shacklewell Row. There are no other community buildings in the conservation area.

IDENTIFYING THE BOUNDARY

3.16 Map of the Proposed Conservation Area



Shacklewell Green Conservation Area



4. CONSERVATION AREA MANAGEMENT PLAN

“SWOT” Analysis

Shacklewell Green Conservation Area is notable for its important and well-preserved late-Victorian houses focused on the historic Shacklewell Green. Many of the buildings have been identified within this appraisal as making a positive contribution to the character or appearance of the Conservation Area (Buildings of Townscape Merit) forming an interesting and unified historic streetscape. However, a number of negative features have impacted on the quality of the historic environment, many of which are reversible with the necessary funding and commitment.

4.1 Strengths

The most positive features of the Conservation Area are:

- An intact, coherent townscape and completeness of historic fabric.
- A core of small scale, working class Victorian housing.
- Community, village like character comprising residential terraces, shops, a church and village green.
- Large numbers of Buildings of Townscape Merit.
- The predominantly residential nature of the area and its consistent, human scale.
- Survival of many original features such as sash windows.
- Good quality details on late-19th century buildings.
- Little modern development.
- The central green space of Shacklewell Green.
- Views to Shacklewell Green along Shacklewell Lane.
- Interesting and sensitive conversions of former industrial buildings and warehouses into creative work spaces.

4.2 Weaknesses

The most negative features of the Conservation Area are:

- Run down shops in Shacklewell Lane.
- Loss of shops to residential.
- Loss of architectural features, especially windows and doors
- Unsympathetic roof replacements
- Poor access to Shacklewell Green.
- Amount of traffic around Shacklewell Green.
- Proliferation of satellite dishes

- Ad-hoc additions to front elevations including meter boxes, post boxes, window bars and door gates
- Railings and decking to some front boundaries in Seal Street, April Street and Perch Street

4.3 Opportunities

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

- Introduce two way traffic to the east of Shacklewell Green and pedestrianise the west side.
- Improve public realm and access to Shacklewell Green.
- Shopfront improvement scheme on Shacklewell Lane.
- Introduce an Article Direction to protect original historic features.
- Repair historic buildings using the correct materials and details.
- Encourage residents to remove satellite dishes.
- Street planting scheme.
- Introduce conservation style streetlights.

4.4 Threats

- Insensitive redevelopment of former industrial sites.
- Unsympathetic alterations and additions to residential buildings.
- Painting of unpainted brickwork
- Poor management of historic fabric, e.g. poor quality brick cleaning.
- Poor management of front boundaries in Seal, April and Perch Streets.
- Loss of original detailing, especially to single family dwellings which retain certain permitted development rights.
- Small shops with low profit margins do not generate funds for repairing the buildings.
- Front roof lights and dormers

4.5 Condition Survey

A condition survey was carried out on 27th September 2017 to assess the current condition of street facing elevations in Seal Street, April Street and Perch Street.

The survey showed that approximately half of the properties retain their original 1880s doors and only 9% have had unsympathetic window alterations such as uPVC. Surprisingly, none of the properties have suffered from brickwork painting or rendering. The survey also showed that around 25% of properties have satellite dishes, some of which are large and particularly detrimental to the street scene. More minor problems include meter boxes, railing bars to windows and doors, painting of doorways and railings to front boundary areas. All of the properties include small modern vents to the front elevation and most of the properties have a modern refuse/planter to the front. As these elements are uniform in their appearance, they have not been identified as harmful elements.

Doors

Over 50% of the properties in Seal Street, April Street and Perch Street retain their original 1880s four panel, solid timber doors, a testament to their quality and durability. The majority of these are painted red in keeping with the uniform character of the estate. All of the front entrance doors to Milton House Mansions appear to be original solid timber. Elsewhere in the conservation area, many of the original doors have unfortunately been lost and sympathetic, traditional replacements are encouraged.

Windows

Over 90% of the windows in Seal Street, April Street and Perch Street incorporate traditional timber, sliding sash windows. It is unlikely that many of the original, 1880s single glazed timber sliding sash windows survive. The use of uPVC and other non-traditional materials will generally not be appropriate in the conservation area.

Roofs

The majority of properties in Seal Street, April Street and Perch Street retain their original Welsh slate roofs. Re-roofing in manmade slate is not considered appropriate.

4.6 Proposals for Article 4 Direction

The properties in Seal Street, Perch Street and April Street are of architectural merit both in their overall design and their architectural detailing. Other buildings on Shacklewell Lane are of similar character and appearance. In order to preserve the features that give these streets their special character, such as original windows, doors, brick arches, terracotta plaques and the like, the Council is seeking an Article 4 Direction over part of the Shacklewell Green Conservation Area.

The Article 4 Direction will mean that the following development will require planning permission:

- the enlargement, improvement or other alteration of a dwelling house including changes to windows, front doors, metalwork, plasterwork, door cases or the like
- the painting of the exterior of any building
- the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
- the enlargement of a dwelling house consisting of an addition or alteration to its roof including the alteration or removal of chimneys and chimney pots
- the erection or construction of a porch outside any external door of a dwelling house
- the provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such
- the installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house

There will be no fees for planning applications for the above mentioned development.

Please note that the Article 4 Direction will only apply to certain properties. To confirm if your property is within the Article 4 boundary, please see the Shacklewell Green Conservation Area Map.

4.7 Proposals for statutory and local listing

There are no proposals for statutory listing within the conservation area.

The Shacklewell Arms will be considered for local listing based on its historical and architectural interest.

Numbers 77 – 89 (odd) Shacklewell Lane will be considered for local listing based on historical and architectural interest.

4.8 Proposals for Trees

Council's Parks & Trees Department to be consulted as part of Community Consultation

4.9 Proposals for Public Realm and Traffic Management

Council's Highways and Streetscene Teams to be consulted as part of Community Consultation

4.10 Design Guidelines

The Council's 2009 Residential Extensions & Alterations Supplementary Planning Document gives general guidance on extensions and alterations, which is relevant for properties across the borough. However, to ensure the special character of the conservation area is not adversely affected by incremental alterations, the following types of development will generally be resisted by the Council.

- Painting/rendering of unpainted brickwork
- Installation of non-traditional window types/materials (uPVC/metal)
- Installation of satellite dishes on street facing elevations
- Installation of window bars or door gates
- Installation of decking or railings to front boundaries

The Council's Shopfront Design Guide provides general guidance for traditional shopfront styles and is particularly relevant for Conservation Areas. The guidance advocates traditional, well proportioned timber shopfronts with stallrisers, integrated fascias and external lighting.

Both documents can be found on the Council's website, www.hackney.gov.uk

5 CONCLUSION

Shacklewell Green Conservation Area is a little known enclave of high quality late-Victorian housing focused on an historic village green. Many of the houses are well maintained with and most retain their front gardens and original features. Preservation of the area is important if the architectural integrity of the housing is to be retained. Designation of Shacklewell Green Conservation Area would enable this distinctive Victorian speculative working-class estate to be retained as an architectural jewel for future generations in Hackney.

In parts of the Conservation Area there are some (but relatively few) examples of neglected buildings, poor maintenance, and the use of inappropriate modern materials especially in window replacement. But overall retention of original features of the 19th century houses is high. New build has been limited in this area and very few inappropriate extensions to houses have occurred.

Shacklewell Green provides a key green space within the conservation area along with other street trees.

Few of the buildings within the Conservation Area are listed or locally listed. However the research for this report has resulted in many of them being noted as Buildings of Townscape Merit. They all display a variety of historic features, materials and architectural styles typical of the late-19th century domestic working-class house and they deserve to be protected and enhanced.

6 REFERENCES AND APPENDICES

6.1 APPENDIX A

A SCHEDULE OF STATUTORILY LISTED AND LOCALLY LISTED BUILDINGS.

Statutorily listed buildings:

- 1) *St Barnabas Church, Shacklewell Row (Grade II*)***
- 2) *War Memorial, Shacklewell Green***

Locally listed buildings:

Locally listed buildings are those which are on the Council's own list of buildings of local architectural or historic interest.

- 1) *Merchant Taylor's Mission Hall, Shacklewell Row***

6.2 APPENDIX B

BIBLIOGRAPHY

- Buildings of England: London 4 North* Bridget Cherry and Nikolaus Pevsner
(Penguin Books 1999)
- Historical walk through Shacklewell and Dalston* Keith Sugden
(1990)
- Shacklewell, past and present* A.J. Hooper
(unpublished manuscript) (1909)
- Lost Hackney* Elizabeth Robinson
(Hackney Society publication 1989)
- From tower to tower block:
The buildings of Hackney* Written and published by
The Hackney Society 1984
- Victoria County History: Middlesex* Out of print - copy available at Hackney
Archives
and online (www.victoriacountyhistory.ac.uk)

6.3 APPENDIX C

LIST OF FIGURES

1. Map showing location of Shacklewell Green Conservation Area
2. Aerial view of Shacklewell Green Conservation Area
3. Shacklewell Manor in 1700
4. 1830 Map of Shacklewell and surrounding area
5. 1870 OS Map of Shacklewell
6. 1898 OS Map of Shacklewell
7. Charles Booth's Poverty Map
8. Charles Booth Poverty Survey Book Excerpt
9. 1915 OS Map of Shacklewell
10. Wartime Bombing Map Detail
11. Historic photo of Seal Street
12. 1982 photo of April Street
13. Terrace in April Street
14. Terrace in April Street
15. Streetscene in Perch Street
16. Perch Street Door Detail
17. Streetscene in Seal Street
18. Pastiche Development at 2 Seal Street
19. Old Notice Board, Seal Street
20. St Barnabas Church Mission Hall
21. St Barnabas Church
22. St Barnabas Church
23. Shacklewell Arms PH
24. Lantern Detail, Shacklewell Arms
25. Corner entrance, Shacklewell Arms
26. Lighthouse Studios
27. Lighthouse Studios window detail
28. Lighthouse Studios interior
29. 91 - 95 Shacklewell Lane
30. 97 – 105 Shacklewell Lane
31. 101 Shacklewell Lane
32. 101 Shacklewell Lane interior
33. 107 to 121 Shacklewell Lane
34. 123 to 129 Shacklewell Lane
35. Terracotta Plaque detail 125 Shacklewell Lane
36. Contemporary photo of Cotton Lofts
37. George Gowns Building in the 1980s
38. Milton House Mansions
39. Milton House Mansions
40. War Memorial, Shacklewell Green
41. View of Shacklewell Green with Seal Street in background

All images are copyright of Hackney Archives / LBH, unless otherwise stated
London Borough of Hackney

CONSULTATION DRAFT

6.4 APPENDIX D

FURTHER INFORMATION

Conservation, Urban Design & Sustainability Team

London Borough of Hackney
2 Hillman Street
Hackney
London E8 1FB

Historic England

1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

The Victorian Society

1 Priory Gardens
Bedford Park
London
W4 1TT

The Hackney Society

Unit B12,
3 Bradbury Street
London
N16 8JN

6.5 APPENDIX E

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