

6.22 Clapton Square Conservation Area

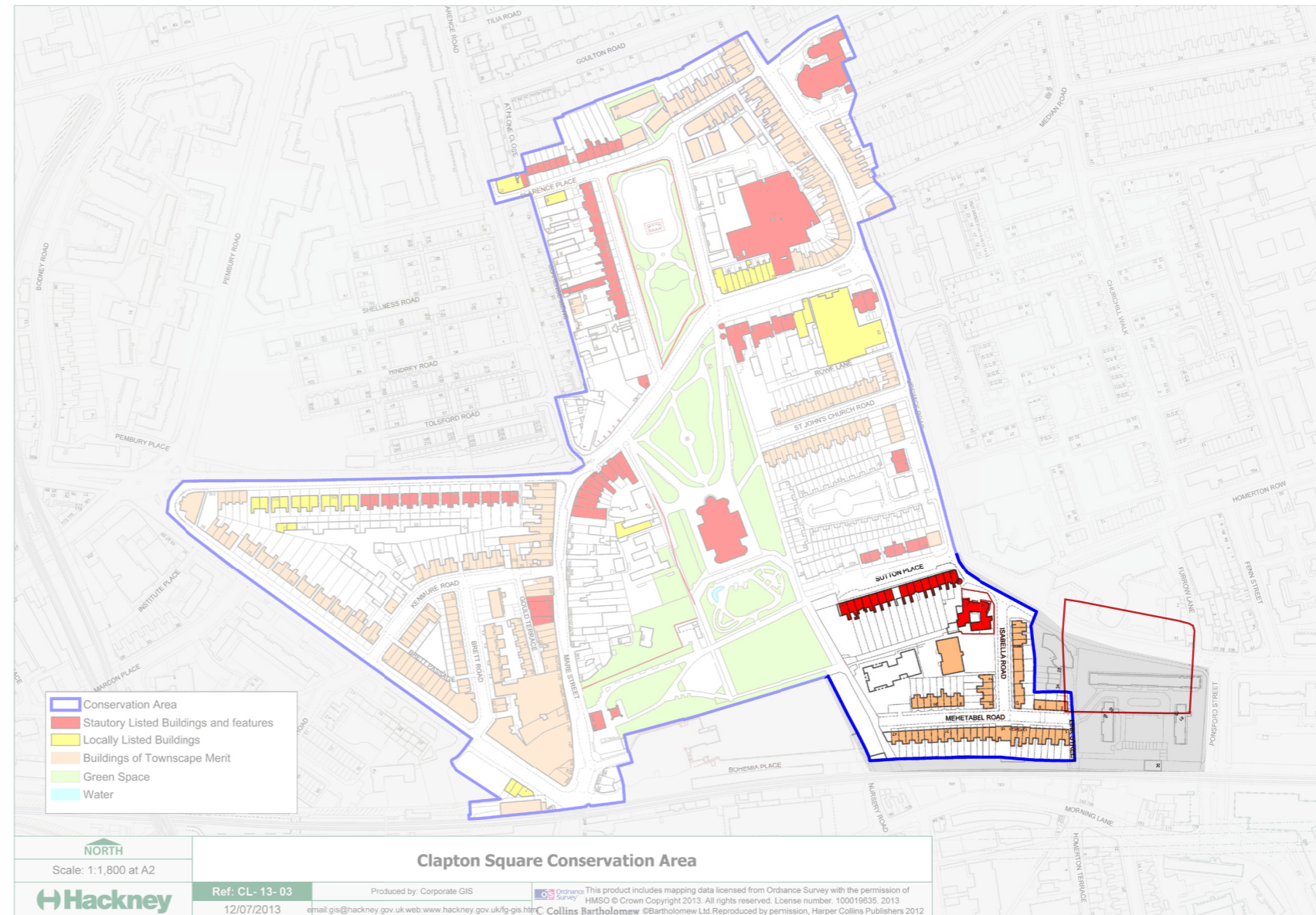
The Clapton Square conservation area was designated in 1969 and extended in 1991 and 2000. The south-eastern corner - including the Mehetabel Road and Isabella Rd - borders the Marian Court site to the east.

It is dominated by St. John's Church, built in 1792-97, and St John's Gardens, together with terraces of listed buildings on Clapton Square which is protected by Act of Parliament as a London Square. Sutton Place also contains well preserved listed buildings dating from the late eighteenth century in the south side, with pairs of early mid-nineteenth century houses to the north.

Extract from 'Clapton Square Conservation Area Appraisal - 4.1':

The Conservation Area consists of three distinctive areas: the unique 'green centre' of the historic village core comprising St John-at-Hackney Churchyard Gardens and Clapton Square with St Augustine's Tower and St John-at-Hackney Church. Secondly the Narrowway, Lower Clapton Road and the eastern end of Amhurst Road which are the principal shopping streets with significant numbers of 19th century houses with later shop fronts and also many public buildings. The third element of the Conservation Area is made up of interesting residential streets ranging from the Georgian terraces of Clapton Square and Sutton Place, to mid-Victorian semi-detached villas in Dalston Lane and Lower Clapton Road and the smaller late 19th century terraces in Clapton Passage, Gould Terrace, Mehetabel Road and Kenmure Road. In addition there is the high-quality late 20th century development of Sutton Square.

Unusually for inner London, parts of the Clapton Square Conservation Area are genuinely 'village-like' especially along stretches of Churchwell Path; in some of the short streets to the east of the Churchyard Gardens such as St John's Church Road and Sutton Place and along the narrow upper stretch of Mare Street known to all as the Narrowway. Mature Trees in the Churchyard Gardens and Clapton Square add to this unique landscape. The Conservation Area contains many architecturally distinguished buildings. The residential streets are quiet and the houses are on the whole well restored and maintained, with a few notable exceptions.



Clapton Square Conservation Area Appraisal

While the site does not sit in a conservation area, the western edges could consider key principles from the 'Clapton Square Conservation Area Appraisal':

6.4:

Most buildings in the area do not have overhanging eaves; Instead, the street front rises to a parapet wall with the roof hidden behind. This approach should be replicated in any new development and this design detail should normally be retained when buildings are renovated.

6.6:

It is also important to copy the deeper window reveal (the set back between the front wall and the window frame) which is usually about 150 mm as modern windows are often positioned almost flush with the main elevation, losing the articulated surface which is characteristic of older buildings.

6.7:

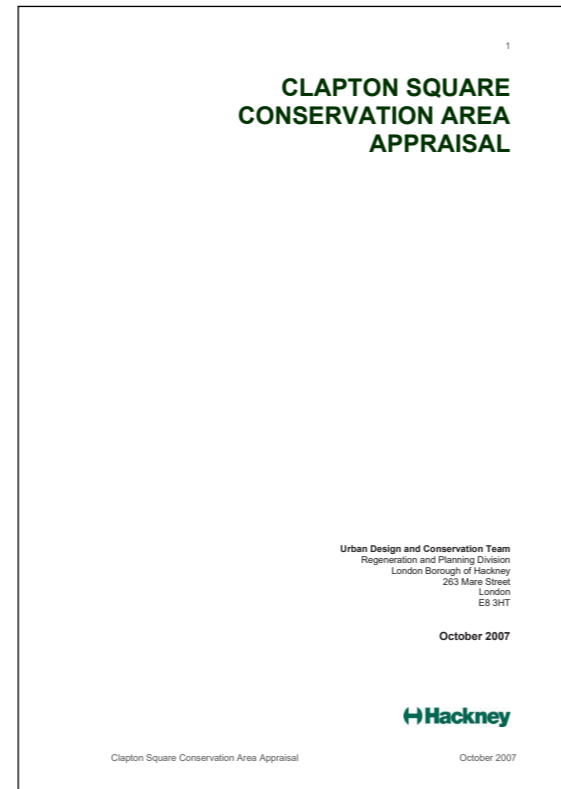
Stock brick, render, stone wooden mouldings and wrought or cast iron railings are the predominant materials in the area are used in limited combinations. Some of the grander villas in Urswick and Lower Clapton Roads dating from the 19th century have Portland stone and stucco dressings. New schemes should aim to use a limited range of materials with detailing and colour reflecting the qualities of the surrounding built form.

- Traditional materials, matching the original, should always be used for repairs and restoration work.
- The Council will encourage the re-instatement of traditional materials and details where these have been removed
- See Shopfront design guide

6.10:

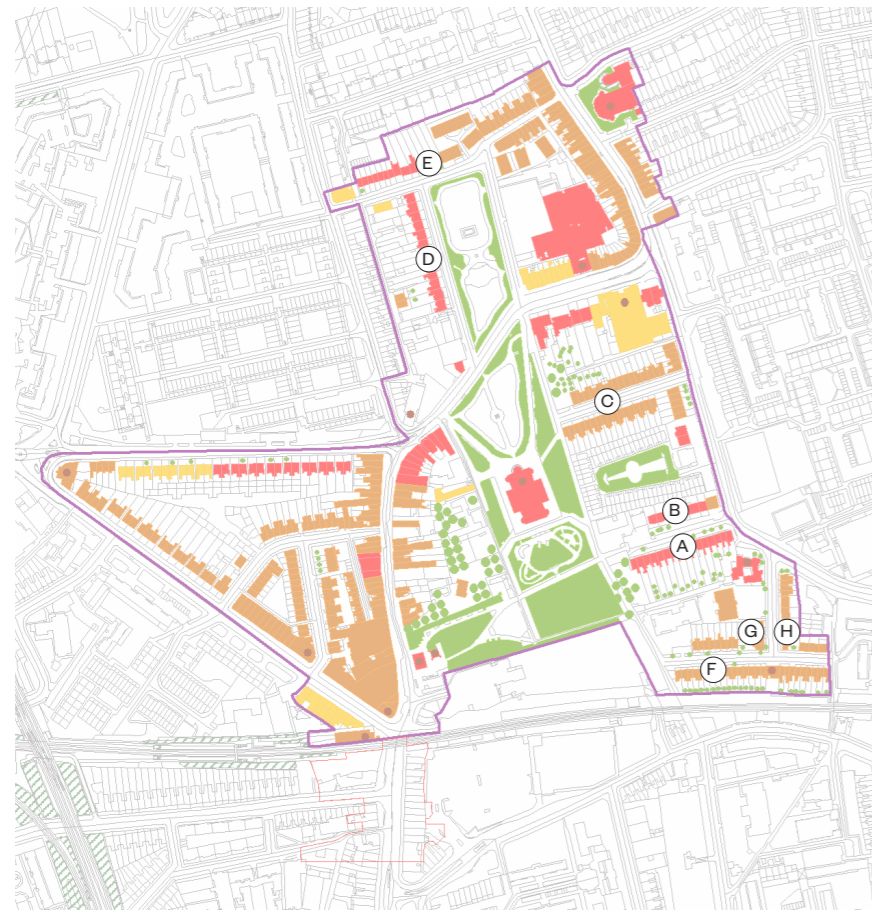
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- New buildings should reflect the existing details and materials of the historic buildings in the surrounding area.
- Modern materials might be appropriate in some locations, but should always be of the highest quality.



Clapton Square Conservation Area Frontages

The images to right outline the varied character of the some of the existing houses in the eastern portion of the conservation area. While predominately brick with parapets to the front, the houses have varied window arrangements with a lighter 'base' to upstands, semi-basement and ground floor areas.



Extract: Clapton Square Conservation Area appraisal



A: Stacked windows, smaller proportions higher up.



B: Rendered base



C: Staggered windows, arched windows higher up, detailed parapet



D: Rendered base, slightly recessed frame around ground floor openings.



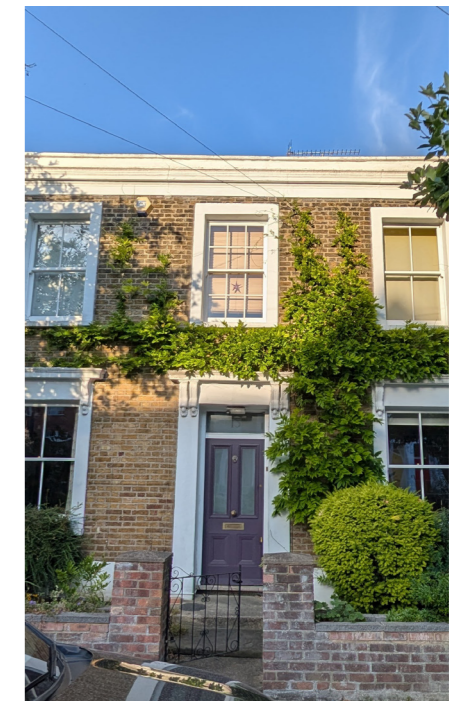
E: Staggered openings, decorative brick lintels, strong arched windows to ground floor, curved julliet balconies



F: Staggered windows, white semi-basement, white frames around openings, plain parapet



G: Staggered windows, white semi-basement, white frames around openings, detailed parapet

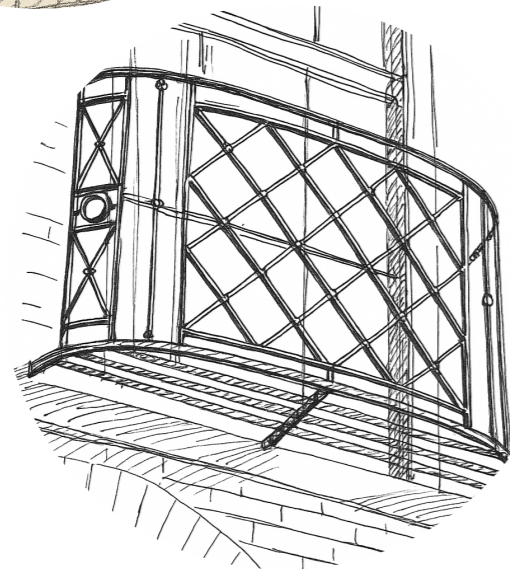
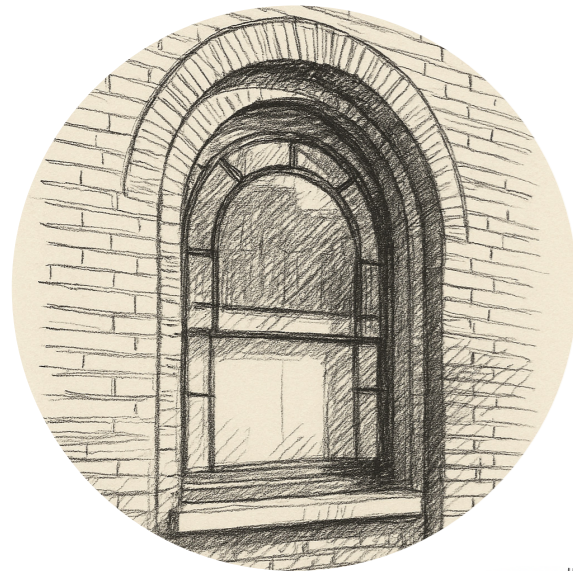


H: Formal aligned windows, detailed parapet

Clapton Square Conservation Area Design Opportunities

There are a range of interesting details in the nearby area, some of which are highlighted below:

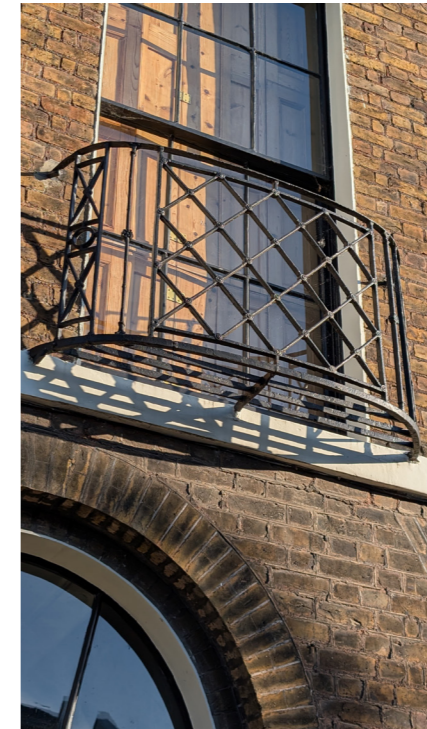
1. Recessed brickwork, including infilled windows and recessed panels.
2. Metalwork in railings, julliet balconies and below windows.
3. Arched window heads over windows and doorways at ground floor and sometimes high level.



Filled in window openings



Rendered base



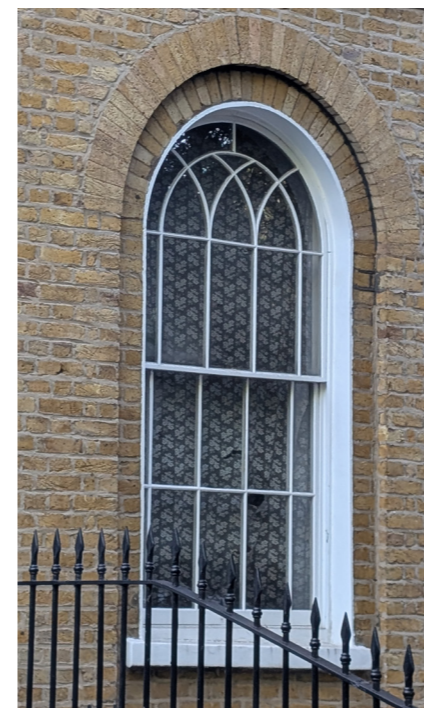
Curved metal julliet balconies



Curved metal julliet balconies



Arched window on upper level



Arched window to ground level



Arched window to ground level



Arched window to ground level, metalwork to base of window.

Mehetabel Road Analysis

Windows

- Punched windows within context
- Framing around windows

Streetscape

- Ground level streetscape features deep reveals and is deeper and more animated than the current proposal
- Recessed ground floor entrances - north side has no defensible space, while the south side of Mehetabel Road features low brick walls with hedging



North side of Mehetabel Road



Rhythm

- Horizontal emphasis to the façades, but broken in mass between buildings
- Windows are loosely arranged to a grid but with slight variations vertically.

Parapets

- Parapets are substantial in height and proportion
- Feature detailing with significant depth in the projections
- Banding is broken up into horizontal elements



South side of Mehetabel Road



End Gables

The adjacent end gables are simple and unadorned, often serving pitched roofs. Parapet fascias do not wrap around the gable ends and usually terminate on the building front.



Photograph of corner of Isabella Road and Mehetabel Road

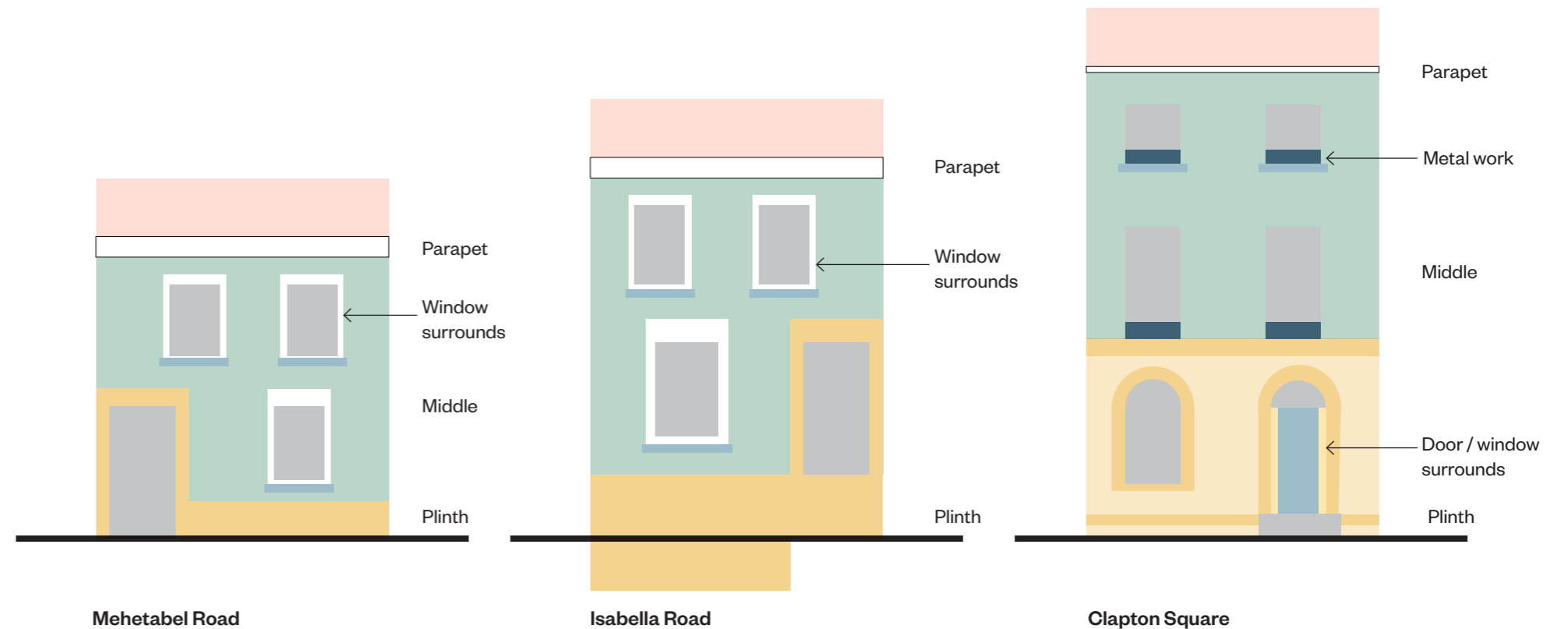


Photograph of corner of Mehetabel Road and Link Street

Facade detailing

A study was undertaken to review the typical detailing of homes within the Clapton Square conservation area to help inform the Marian Court designs, particularly towards the west where bordering the conservation area.

As can be seen in the photos opposite and analysis below, the variation of plinths, window and door surrounds, window sills and parapet banding has been reviewed across examples of Georgian and Victorian Houses within the area. The analysis highlights, that although there are many similarities there are changing rhythms, and the scale of elements as the properties increase in scale.

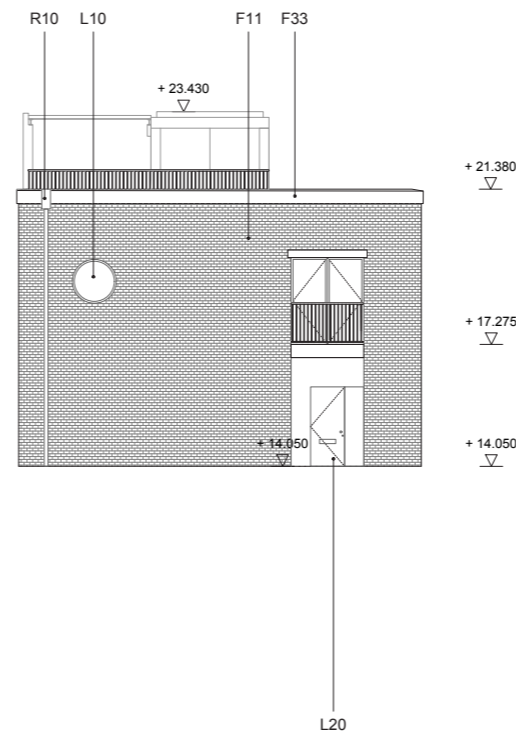


Block A Consented scheme

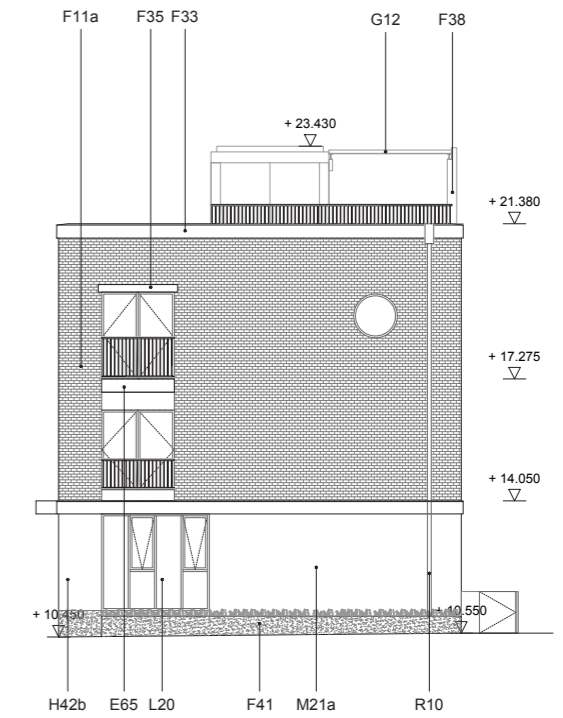
The consented scheme proposed a lighter single storey ground floor 'base', sitting on a darker 'plinth'. This lower plinth tied to adjacent planters to provide additional threshold and protection to ground floor windows

A continuous band ran at the head of ground floor and second floor levels. The parapet height was reduced with the use of railings rather than deep parapets.

The north and south façades were relatively calm with a playful porthole provided on each facade.



Block A - North Facade



Block A - South Facade



Block A - West Facade

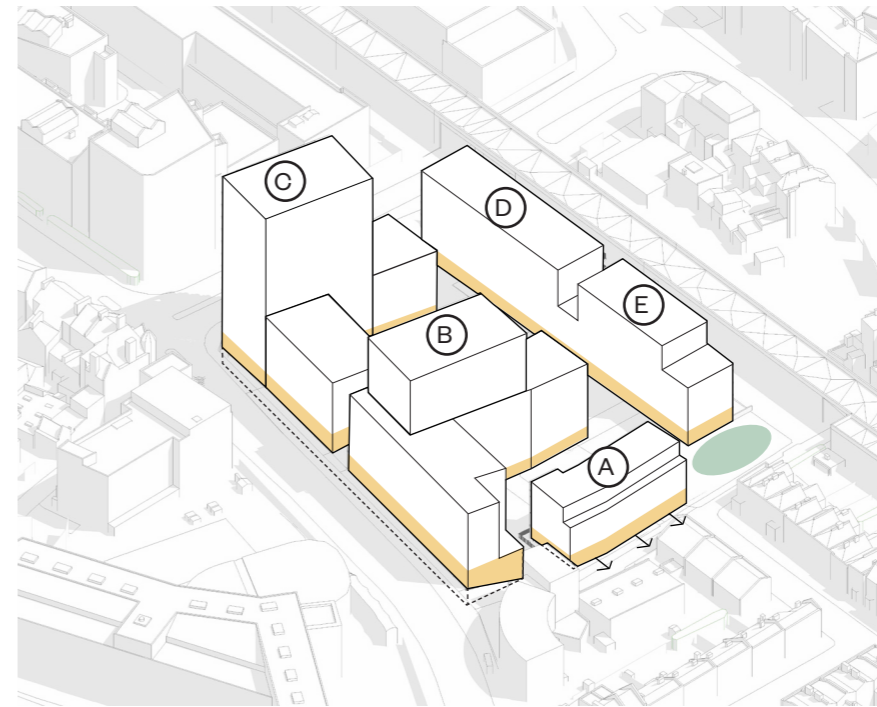
Block A proportions

It is important that Block A communicates sympathetically with houses along Mehetabel Road but also reads coherently alongside block E and the other new development blocks.


To maintain a formal appearance, the western facade is made up of a regular rhythm of windows and doors, with balcony areas recessed behind the building frontage.

Pale banding runs at low level and connects to doorway surrounds to reference similar details found further along Mehetabel Road.

The upper roof parapets are also proposed to be brought lower using railings in a similar way to the consented scheme.

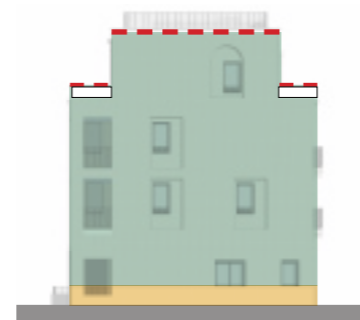


Ground floor plane

 Celebrating the ground plane



Link Street Elevations Block A : Base and Top Datums



Marian Street Elevation



Indicative view along Mehetabel Road

Block Design

6.23 Block A

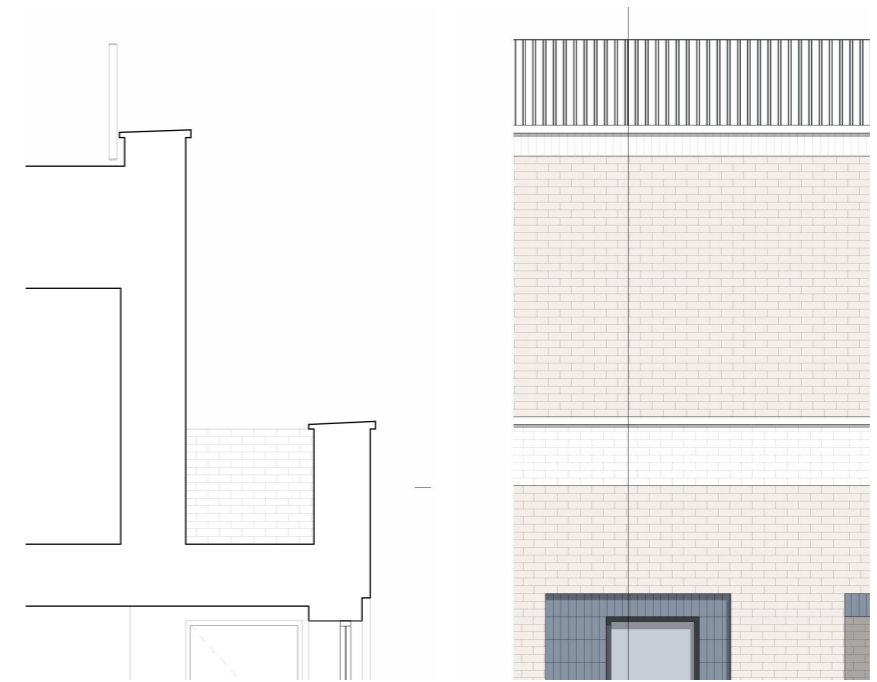
Block A - Link Street



Block A - Link Street Elevation



Block A - Marian Street Elevation



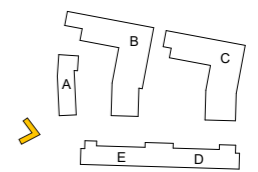
Block A - Parapet Profile and Elevation



Block A Ground Floor Plan



View towards Marian Street from Mehetabel Road





Block A - The Garden



Block A - Courtyard Elevation



Block A - Northern Elevation



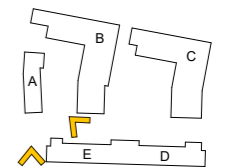
Precedent with staggered windows in end gable



Block A Ground Floor Plan



View towards The Garden from Marian Street



Block A- Bay Studies



Western facade



Courtyard facade