

DALSTON CONSERVATION AREA APPRAISAL



Planning & Regulatory Services
London Borough of Hackney
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1 INTRODUCTION

The Dalston Conservation Area is centred on one of the oldest roads in Britain - the Roman Ermine Street, later known as the Old North Road and now Kingsland High Street. Despite being a continuation of Kingsland Road, it was principally built as a shopping street, and the streetscape north of Dalston Junction exhibits a different architectural character to that further south. The historic nature of the properties in Kingsland High Street and further north on Stoke Newington Road, which are mainly long rows of purpose-built terraces with shops, is intrinsically different to that south of Dalston Junction where many of the shops tend to be later additions built out into the front-gardens of 18th and early 19th century houses. Much of the building fabric of the conservation area is Victorian and Edwardian and development was encouraged by the opening of the first Kingsland Station by the East and West India Docks and Birmingham Junction Railway in 1850, and the later Dalston Junction Station of 1865 that replaced it.



Figure 1: No. 2 Kingsland High Street looking north

Dalston is an area that is undergoing great physical change and today the hub of growth is around Dalston Junction itself. Almost nowhere else in Hackney is under such close scrutiny and development pressure as central Dalston, with the built heritage facing many threats. In June 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 also examining the potential for extending the Dalston Lane (West) Conservation Area. Consideration was also given to the designation of a completely new conservation area for central Dalston which would extend northwards towards Stoke Newington. This followed the adoption of the Local

Development Framework (LDF) Dalston Area Action Plan (Jan 2013), in which there was a requirement for LB Hackney to undertake its own character appraisal of Dalston's heritage assets 'to ensure that proposals are informed by a sound appreciation of the town centre's distinct characteristics and which will establish a robust management strategy for their conservation and enhancement'.

The decision to create a new Dalston Conservation Area covering the area around Dalston Junction, north along Kingsland High Street and into Stoke Newington Road was made in 2014 and this appraisal details the building fabric and heritage assets of that area. Despite some refurbishment in the mid-1990s through City Challenge funding, in 1998 the publication *The Buildings of England* called it 'a crowded down-at-heel thoroughfare with plenty of character, if not much architecture'. For years, fried chicken shops and burger bars, pound shops and cheap clothing stores have dominated the main shopping area along Kingsland High Street, especially the part close to Kingsland (formerly Dalston Cross) Shopping Centre. The area is home to long-standing Caribbean and Turkish communities with a number of culturally associated retail and service outlets including Turkish banks and supermarkets, clubs, restaurants and is adjacent to the multi-ethnic Ridley Road Market.

However, significant change in the use of many shop premises has occurred and is ongoing, much of it associated with the growth of central Dalston, Kingsland High Street and Gillett Square as part of an established evening economy. Traditionally Dalston has always been one of the main entertainment centres of North East London. From the late Victorian and Edwardian era pubs thrived especially close to the railway station, and several theatres and later on cinemas, clubs and dance halls appeared. Kingsland High Street had a Lyons Corner tea shop at No. 23 Kingsland High Street (now Ladbrokes) and F. E. Cooke's jellied eel and pie shop and restaurant at No. 41 Kingsland High Street (Grade II listed) was open from 1910 to 1997. In the late 1990s, the Rio Cinema was restored, reopening in 2000, the same year that the Arcola Theatre was set up in a former factory in Arcola Street. The theatre, together with the relocation of the Vortex Jazz Club to Gillett Square in 2010, helped establish Dalston as a place for entertainment once more. In 2009, Italian *Vogue* described Dalston as the trendiest, coolest neighbourhood in London and the young and fashionable of East London increasingly visit the area's music venues, clubs, bars and restaurants that are changing the shop scene of Kingsland High Street from a 'traditional' lively Victorian high street to something more eclectic and dynamic.



Figure 2: Nos. 68-50 Stoke Newington Road a well preserved terrace

Some buildings in the area are statutorily listed and a recent project to expand the Borough's Local List of Heritage Assets has resulted in more individual buildings in the area being recognised as important to the architectural character of the area. However, the need to protect some of the undesignated buildings has been recognised and to manage change in an area where there is significant development pressure and to guide new growth. Hence the need for this conservation area appraisal. The research and assessment of the area's special interest undertaken for this appraisal, has enabled careful consideration of the boundaries of the new conservation area. The alteration of some of the boundaries of adjacent conservation areas has resulted in some of the properties already within Kingsland Conservation Area (designated in 1998), being moved into the new Dalston Conservation Area (see Appendix D for Map of Conservation Area).

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. 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 recognized 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:

- With effect from 1st October 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.
- 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 Conservation Area lies on the central western side of Hackney, and at places adjoins the borough border with Islington. It is in general a busy bustling location centred on the shopping parades lying adjacent to the main road. The Conservation Area's southern boundary is at Bentley Road and No. 596 Kingsland Road. In the north it extends as far as Princess May Road on the east and Somerford Grove on the west. At various points the road is known as Kingsland Road, Kingsland High Street and Stoke Newington Road. It is, unsurprisingly, a long linear route comprising the terraces of shops to both sides of the main road. However, some parts of the Dalston Conservation Area extend to the streets and squares to the east and the west of the road. These parts of the Conservation Area show different characteristics - generally

being quieter and the properties being smaller scale comprising two-storey flats above small shops in Bradbury Street and three-storey terraces in John Campbell Road, or individual 'one-off buildings' such as the Turkish Mosque on the north side of Shacklewell Lane. A map showing the full extent of Dalston Conservation Area is included at Appendix D.

A number of Hackney's existing Conservation Areas lie close to the Dalston Conservation Area. These include both the Kingsland and Dalston Lane (West) Conservation Areas to the south and east. To the south west is the De Beauvoir Conservation Area and near Ridley Road on the eastern side of the Dalston Conservation Area is the St Mark's Conservation Area.

1.3 The format of the 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 document 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 Dalston Conservation Area. This includes more obvious aspects such as its terraces, listed buildings, and architectural details, as well as an attempt to portray the unique qualities that make the area 'special'. These include less tangible characteristics such as the multicultural nature of the shops and stalls close to Ridley Road and in the southern parts of Kingsland High Street. The 'new' London square - Gillett Square is unique in this part of Hackney and includes the architecturally unusual ten market pod kiosks built in 1999. In 2003 Gillett Square was adopted as one of Mayor Livingstone's new urban spaces for London. There are also some individual high quality buildings that add character to the Dalston Conservation Area including the former Simpson's Factory in the north and the Princess May Primary School opposite, and the Rio Cinema on Stoke Newington Road.

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 geographical context and historical

development of the Conservation Area and a similarly detailed description of the buildings within it. This is followed by a “SWOT” analysis to clarify and summarise the key issues affecting the area. Appendix A contains historic maps of the Dalston Conservation Area. Further appendices contain supplementary information, schedules of listed and locally listed buildings. Appendix C provides a bibliography. A map of the Conservation Area is Appendix D. A list of illustrations is included at Appendix E. Appendix F notes sources of further information, and a copy of the Council’s Designation Report, endorsing the CAAP, are included at Appendix G.

1.4 Economic and Social Overview of Dalston

Dalston 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. Almost nowhere else in Hackney is under such close scrutiny and development pressure as central Dalston, with the built heritage facing many threats. Dalston’s identity is rapidly changing as a result of gentrification, significant new developments, major regeneration initiatives and an influx of new residents.

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 Hackney. The Ward profile published by the Borough 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,

In the context of the large scale development and change taking place in Dalston, the Conservation Area (and the historic assets within it) are a positive element which can inform regeneration proposals.

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 in which volunteers recorded and expanded the number of locally listed buildings in the Borough.

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.



Figure 3: Princess May Primary School

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; 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 has in recent years been laid out in Planning Policy Guidance Note 15 (PPG15) which set 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 2015, the London Borough of Hackney had designated 30 Conservation Areas. Dalston Conservation Area is number 31.

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.

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.

Dalston Conservation Area forms part of an ancient thoroughfare from the City of London towards the north and one of the earliest examples of ribbon development in the borough. Within the Conservation Area, there is a recently created urban square, Gillett Square, a welcome open area in a part of the borough that lacks any sort of green or recreational space. Apart from some terraced properties in John Campbell Street, there are few houses in the Conservation Area. Any residential property is above shops (as in Bradbury Street) or in converted industrial buildings in the hinterland of the main road or in purpose-built blocks.



Figure 4: Gillett Square

3 HISTORIC DEVELOPMENT OF THE AREA

3.1 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, Kingsland High Street and continues as Stoke Newington Road and forms the core of the Dalston Conservation Area. 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 the Borough.

3.2 Origins and Historic Development

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 7th 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. Those relating to the Dalston Conservation Area include the settlements of Dalston first recorded in the 13th century, and the hamlet of Kingsland which grew up in medieval times at what we now call Dalston Junction - the corner of Dalston Lane and Kingsland Road.

Up until the 19th century Kingsland and Dalston were two separate settlements, with Dalston lying further east towards Shacklewell Green. Before the arrival of the railway, Kingsland was the dominant village, which is why the road north of Dalston Junction was at first known as High Street, Kingsland. Kingsland Leper Hospital was founded here in about 1280 and sited just to the south-west of the junction of Kingsland Road with Dalston Lane. There was also a small chapel there which became known as St Bartholomew's where, from the early 18th century, local residents worshipped instead of walking east to Hackney parish church near the Narrow Way.

The road-side settlement of Kingsland was located on the Islington border adjacent to Kingsland Green, a small green on the west side of the main road, remnants of which survived until the 1870s. Kingsland has always been associated with the main road leading out of London. Evidence from cases heard at the Old Bailey suggest that it was notorious for armed robbery and highwaymen, especially at night. The road

(known as the Old North Road) was one of the most popular routes in and out of the City of London and constantly busy with wagons and carts and the road surface became difficult to pass. A Turnpike Trust with a toll gate (known as Kingsland Gate), was established there in the early 18th century with a further gate at Stamford Hill.



Figure 5: Kingsland Toll Gate at Dalston Junction in 1860 looking north with Kingsland Green on the left, when it was in use as a plant nursery

In 1742 there were five inns at Kingsland and by 1779 there were 120 ratepayers (five times more than in Dalston). Historically the area that is covered by the Dalston Conservation Area was known as Kingsland and it was only after the opening of Dalston Junction station in 1865 that the area become better known as Dalston.

On Roque's Map of 1745 (Appendix A) the area of Kingsland around the current Dalston Junction had started to be built up, but the rest of the road northwards towards Stoke Newington remained as arable fields, apart from a group of 4 houses known as the Palatine Houses - a small enclave built for Protestant refugees from the Rhine Palatinate in 1710. On the line of the current Shacklewel Lane, was The Cross Way, remembered today as Crossway.

During the late 18th and early 19th centuries High Street, Kingsland became more built up as can be seen by the progression of 19th century maps (Appendix A). Housing development in this part of Hackney accelerated in the decades after the opening of the Regent's Canal in 1820. Large numbers of new houses were built between 1840 and 1860, and the former farmland and nursery grounds east and west of Kingsland Road were amongst the first to be developed into respectable middle-class estates. In the St Mark's Conservation Area, just to the east of Kingsland High Street, smart new streets were laid-out, and homes built for those who might commute from Kingsland

Railway Station which opened in 1850, and from the station at Dalston Junction that ran into Broad Street in the City, that replaced that at Kingsland in 1864. In November, 1851 an article on the Camden Town Railway in *The Illustrated London News* reported:

'In this district, large tracts of land, belonging to the Lord of the Manor, W. G. D. Tyssen, Esq., are now being laid out for building detached villas of a better class: the railway has, no doubt, greatly accelerated the profitable occupation of this very fine estate; for, although it has the advantage, from the nature of its soil, according to the Registrar-General's Return, of being decidedly the most healthy locality near London, yet, until the railway brought it into notice, and opened a communication for it, no measures taken for its improvement appear to have been successful'

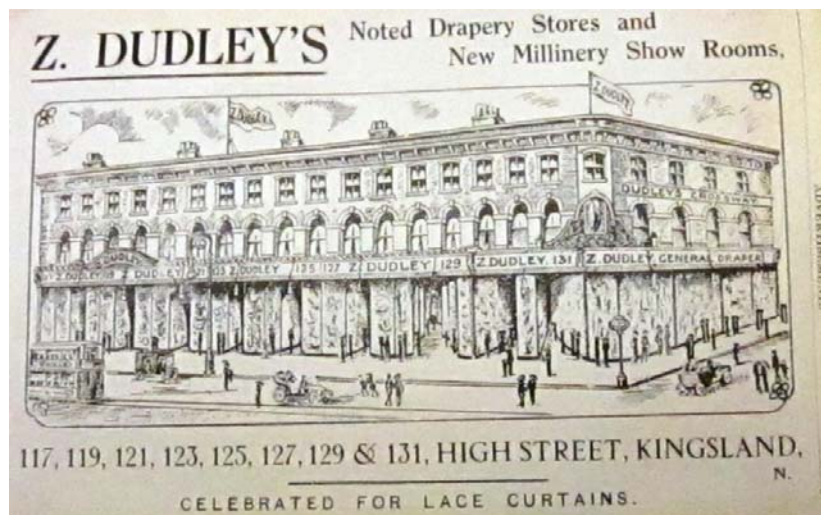


Figure 6: An Advert for Z Dudley's Drapery Stores from c.1898 showing the store before the 'modernisation' of the building in the 1930s

With growth in residential population in both Hackney and eastern Islington to the west, new provisioning and shopping areas were needed. This was largely found in Kingsland Road to the south and High Street, Kingsland which according to the Post Office Directory was almost entirely commercial by 1849. In 1869 the street was renamed Kingsland High Road. By 1877 trams as well as omnibuses connected Kingsland High Street to the City. The London General Omnibus Company ran 304 return journeys a day from the Crown and Castle Public House to the Elephant and Castle every day. In *Old and New London* published in 1878 the area was described as:

Dalston has lately become an important suburb, on account of being the point of conflux of two railways. Of late years, too, large numbers of streets and terraces have sprung up in this neighbourhood, and the houses are now mainly inhabited by hundreds of City clerks and other industrious families, so that the place is now one of the most populous districts in the suburbs of London.



Figure 7: View north from Dalston Junction in 1905

By the end of the 19th century Kingsland High Street contained grocery shops such as The Home and Colonial Stores (No. 52), Thomas Johnson Lipton, tea and provision merchants at No. 19; very many other tea merchants, importers and dealers at Nos. 23, 44-46, 62, 89, 78-80 and a ham and beef dealer at No. 73. The beginnings of Dudley's drapers were to be found at Nos. 123-127 and Mrs Mary Dunworth's toy repository was at No. 142. As well as the usual butchers, tobacconists, fruiterers, fish shops, drapers, cheesemongers and chemists, some unusual trades and shops existed in Kingsland High Road in 1898, including the London Machinist Company cycle manufacturers at No. 119, an oyster bar at No. 57c, a glass shade warehouse at No. 115 and the wonderful-sounding Tee-To-Tum Tea Stores at No. 12. In the Edwardian era and especially after the First World War, Kingsland High Street and Stoke Newington Road were well-known as places of entertainment with several theatres and many cinemas - the Rio being the last survival (although the 1936 Art Deco former Savoy Cinema survives as a snooker hall and Turkish community centre, on the corner of Truman's Row). There were many more public houses than today, including The Elephant at No. 81 Kingsland High Street.

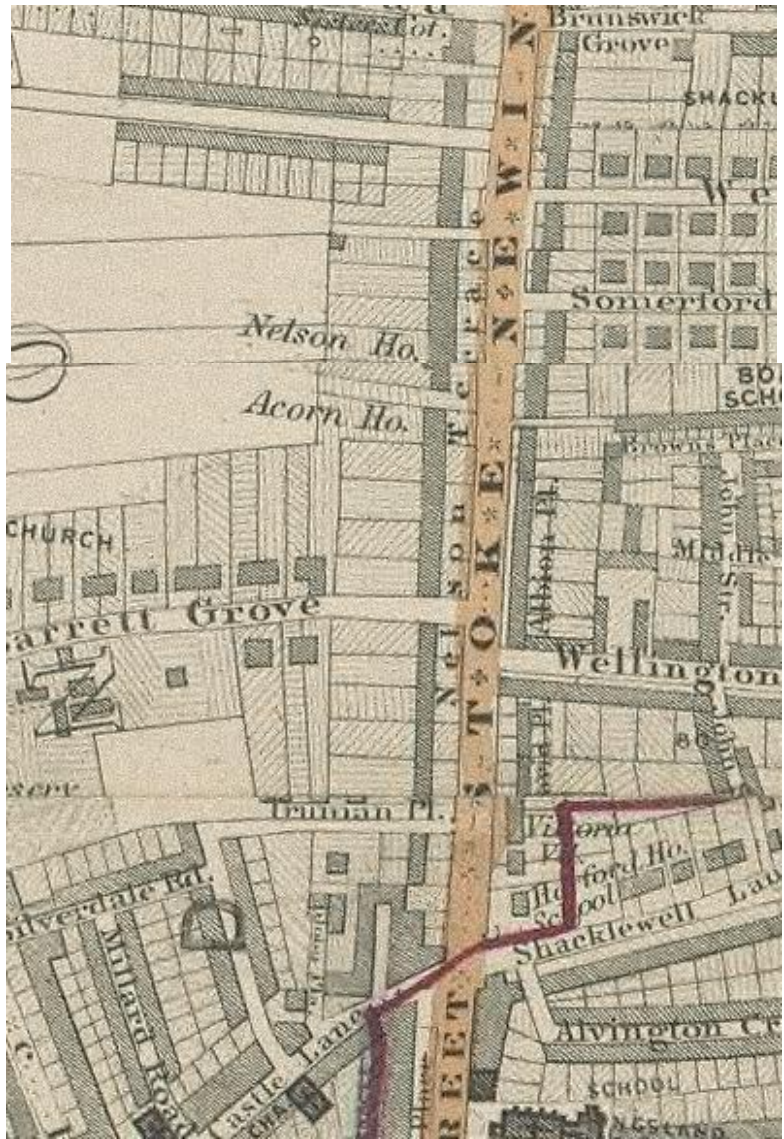


Figure 8: Stanford's Map of 1877 showing the northern part of Conservation Area

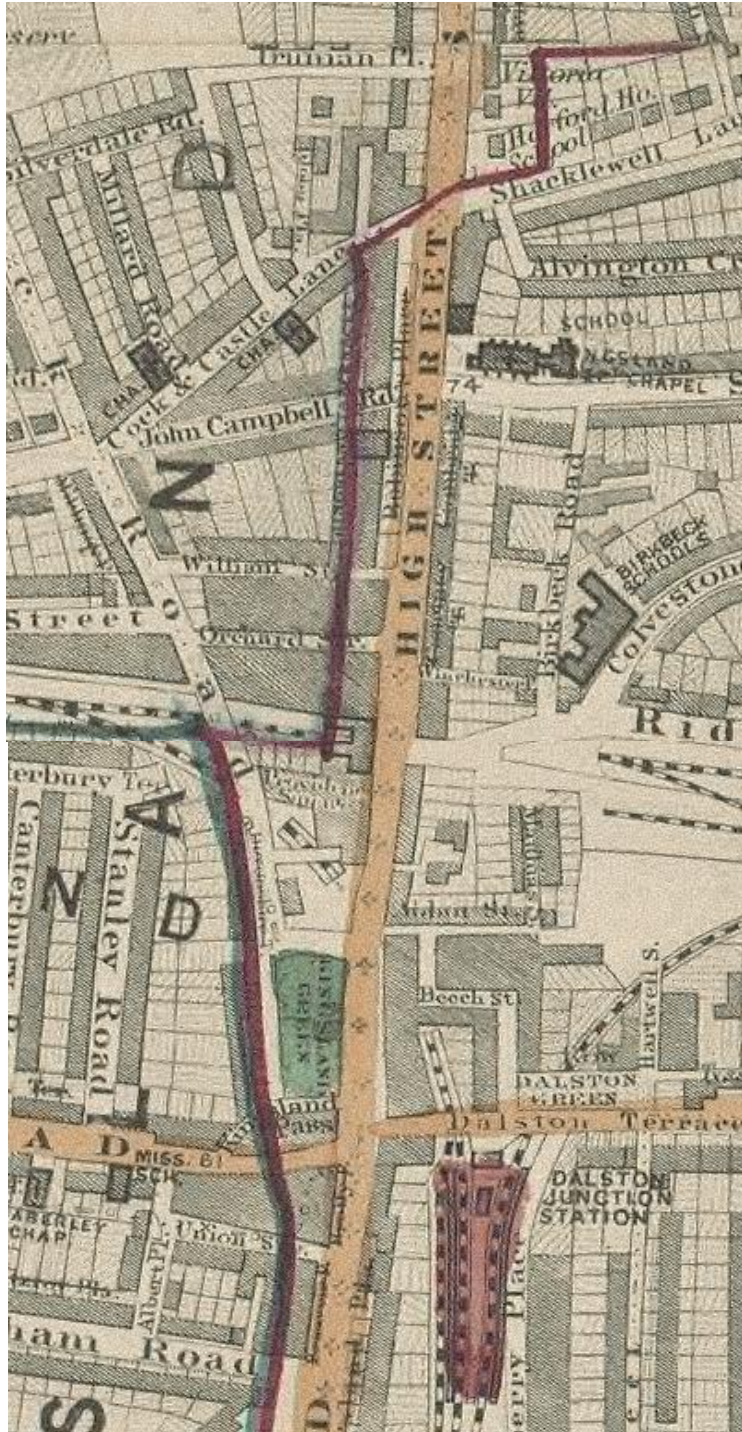


Figure 9: Stanford's Map of 1877 showing the southern part of Dalston Conservation Area

Evidence gathered from the Post Office Directories shows that by the end of the 19th century a fair number of shopkeepers in Kingsland Road were Jewish and it is estimated that by 1880 there were perhaps 5,000 people of Jewish heritage in Hackney, Dalston, and the neighbouring part of Islington. From the 1920s onwards, Ridley Road Market, which lies adjacent to the Dalston Conservation Area, became the most important street market in Hackney. Between the 1920s and 1950s it was largely occupied by Jewish traders. Since that time Asian, Cockney, Turkish, Caribbean and African stallholders have made Ridley Road the most colourful street market in North London and it continues to thrive.



Figure 10: Kingsland High Road in 1915 looking south to Dalston Junction

In the second half of the 20th century Kingsland High Street continued to be an important shopping street for north London and national chains represented there included J Sainsbury at Nos. 51-57 Kingsland High Street, Woolworth's at Nos. 36-40 Kingsland High Street, the Co-operative Society Limited at a store called Asplands at Nos. 102-208 Kingsland High Street and there was even a Lyon's corner house (teashop) at No. 23 Kingsland High Street, which closed in 1972 (now occupied by Ladbroke's). Four trolley bus lines ran along the street until 1961.

Images of Kingsland High Street, Stoke Newington Road and Dalston Junction over the last 120 years show a bustling and popular shopping area and despite some general downmarket trends over the past thirty years, it remains busy today. The opening of the Dalston Cross shopping centre in 1989 was an attempt to regenerate the area. Today the area is the busiest and most prosperous shopping street in Hackney. In the last few years a number of significant changes to the occupation of shops, bars and cafes has occurred in Kingsland High Street and Stoke Newington Road, especially north of the Rio Cinema. The first changes started just north of the Rio with the opening of cafes and bars such as Dalston Superstore, The Mockingbird,

and Dalston Emporium (now Ivy's Mess Hall). Another early cafe was Voodoo Rays south of the Rio. This was followed by shops such as Harvest E8, East London's largest organic and sustainable food store, Beyond Retro, Blue Tit, and Pelican & Parrots. These are small independent and interesting shops for a new Dalston consumer. Some have been short term venues as with The Things we Love bike cafe, but the trend continues to grow especially north of the Rio cinema.



Figures 11 & 12: Two views of Kingsland High Street in the 1930s (top a 1939 view north from Ridley Road)

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. Stanford's Geological Library Map of London and its Suburbs (1878) indicates that much of the Dalston 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 and Setting of the Conservation Area

Dalston 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. It is a long linear area located to the north of Kingsland Road and south of Somerford Grove in the north. To the north lies Stoke Newington.

4.2 General Description of the Conservation Area

Dalston Conservation Area is a linear but cohesive mid-Victorian to Edwardian shopping street. It is principally a commercial area, characterised by two, three and four-storey terraced properties, many of which contain ground floor shops - many were built in terraces. Many of the shop terraces are of high quality in terms of architecture, despite some being poorly maintained over the recent past. The detailing and features of some of the buildings is of high architectural quality. Some of these sit tightly on the back line of the pavement, and here there is little public open space apart from the pavement itself, which in places has in recent years started to be used for seating for bars and cafes. As well as the shops that form the main street frontage that runs from Kingsland Road, through Dalston Junction, along Kingsland High Street to Stoke Newington Road, there is another element to the Conservation Area. This is the mix of residential, retail and factory/warehouse buildings on the back streets that are located to the west of Kingsland High Street including Bradbury Street and Gillett Square - the latter being the only public space in the Dalston Conservation Area. Other distinctive elements of the Conservation Area are the larger architecturally distinguished buildings that are interspersed with the shop terraces and include the Rio Cinema, the Turkish Mosque in Shacklewell Lane, the former Simpson's factory and Princess May Primary School both on Stoke Newington Road. These buildings have been recognised as contributing to the architectural character of the area and are listed or locally listed.

Many of the buildings date from the later 19th, and early 20th centuries but there are also a few examples in the southern part of the Conservation Area in Kingsland Road of early 19th century town houses, with one storey shop premises built over the former front gardens (largely constructed after the 1870s). The street is notable for its very busy traffic, eclectic mix of traditional and specialist shops, cafes, pubs and a number of derelict and underused sites potentially ripe for redevelopment. Many of the shop fronts are poorly maintained with inappropriate and over-large fascias (although in the

last few years there has been a resurgence of independent shops and restorations). A few buildings in the street are semi-derelict.

4.3 The Streets and buildings of the Conservation Area

Kingsland Road East Side

Nos. 596-600 Kingsland Road

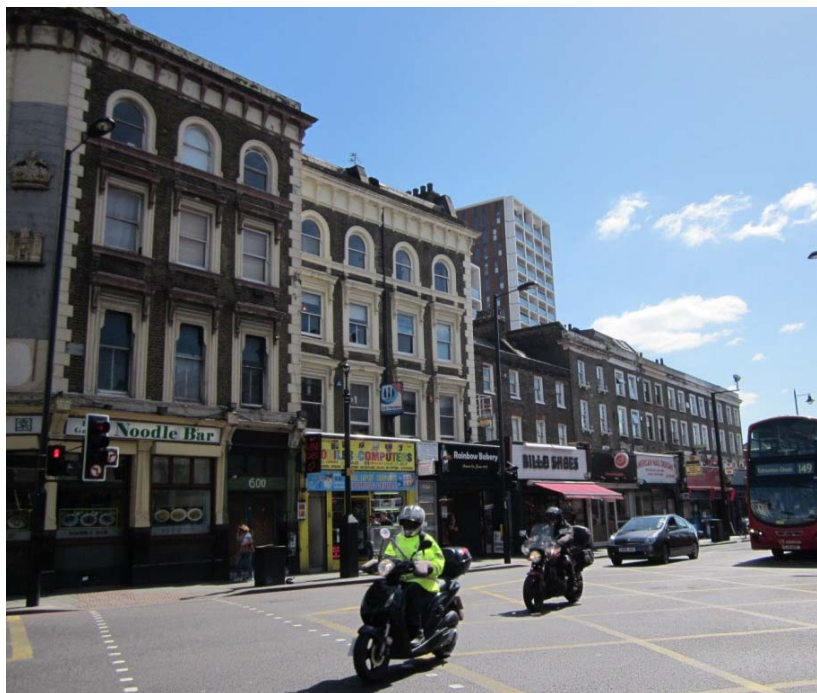


Figure 13: Nos. 576-600 Kingsland Road

Until the creation of the Dalston Conservation Area, the three properties to the south of Dalston Lane were located within the Kingsland Conservation Area. The group are numbered Nos. 596-600 Kingsland Road and include the four-storey corner premises at No. 600 - the East Garden Noodle Bar. This was formerly the Crown and Castle PH which dates from the 1870s and is a fine Italianate building. There had been a pub on the site of No. 600 Kingsland Road from early in the 19th century, which was originally called the Cock and Castle. In the 1970s and 1980s it became an alternative comedy and music venue. It closed in 2006 and reopened as a noodle bar. A photo of c.1940 shows the pub when it was owned by Watney Combe Reid. The signage of the Crown and Castle remains on the corner of the building, but requires restoration. The buildings on all four corners of Dalston Junction are significant in terms of their architecture and contribute to the ensemble that is Dalston Junction.



Figure 14: The Crown and Castle c.1940 when No. 2 Kingsland High Street on the opposite corner retained its cupola and was in use as a bank

Nos. 2-8 Kingsland High Street

Nos. 2- 4 Kingsland High Road forms the corner building to the north of Dalston Lane. It is an unusual three-storey faience-clad structure dating from 1914, with elements of Art Deco styling and is today in use as a beauty salon. For much of its history it was a branch of Barclay's Bank (which later moved to the opposite corner at No. 1) and in 1940 retained its distinctive cupola, on the chamfered corner that has now disappeared. It is a locally listed building.

Nos. 6-8 Kingsland High Street are unremarkable three-storey properties with poor shop fronts and over-sized fascia signs. No. 6 has a curved pediment to the central first floor window, with triangular pediments to the windows on either side. Until 2009, Nos. 10-34 stood adjacent to these two properties, but they were demolished for Dalston Western Curve.



Figure 15: Nos. 2-8 Kingsland High Street



Figure 16: Looking south from No. 76 Kingsland High Street

Nos. 68-76 Kingsland High Street

This is a particularly good group of buildings to the north side of Ridley Road Market. Three properties have yellow stock brick elevations and include the curving corner of No. 68 with tall pedimented windows and a full cornice at the parapet. No. 68 looks as if may have been a public house and in the 1870s was known as Regent House, but by 1898 was a drapers and then a provision merchants. Today it is a Halal butchers.

At Nos. 74-76 an attractive and prominent Victorian building is sited on the corner of Kingsland High Street and Winchester Place. On the northern elevation there is a decorative date plate which reads 'LCB 1891'. It seems to have been purpose-built as a bank for the London and County Banking Company. Established in 1836, it was the largest British bank in 1875. In 1909 it merged with the London and Westminster Bank – a forerunner of the National Westminster Bank, which still remains on the ground floor of the building.

The bright orange-red brick of the upper floors of the building contrasts with the more sombre rusticated stone ground floor on a plain stone plinth - the whole being built in an Italianate style is both striking and distinguished. The building is locally listed and has Classical features including the pediments and scrollwork over the second floor windows. The architect was Horace Cheston, RIBA, who with his partner Joseph Craddock Perkins, designed other banks for the London County and Westminster Bank.



Figure 17: No. 74-76 Kingsland High Street, a locally listed building

Nos. 78-88 Kingsland High Street

This group of buildings is rather a mix of different styles that appears to have been built in a piecemeal way, and is probably of mid-19th century date, although some parts have been refronted, including No. 80 in the 1920s. There was bomb damage to part of this group during World War Two and the site where the single-storey Boots the Chemist at Nos. 82-84 was originally two, three-storey shops - one similar in

design to No. 50, and the other part of the surviving terrace of Nos. 86-88. These two buildings at Nos. 86-88 are now occupied by a branch of Santander and look of mid-19th century origin, but the facade of No. 86 looks rebuilt, probably in the 1950s.



Figures 18 & 19: Nos. 102-80 Kingsland High Street and the former Asplands store at Nos. 102-110

Nos. 90-128 Kingsland High Street

This group is one of the longest terraces built in Kingsland High Street and although parts of the terrace have been greatly altered through the addition of rendering to the original plain brick facade it remains a handsome ensemble. The four-storey purpose-built shopping terrace was built c.1851. Nos. 102-110 in the centre of the terrace were by 1917 a drapers' business (first called Wise, and then Aspland), and run as a small department store. In the 1930s Asplands passed to the London Co-op Society - and the refurbished department store was reopened to shoppers in 1933, an event captured in film. The store had evidently been newly stuccoed as part of the refurbishment - something that it retains today. At No. 118-120, a two-storey red brick Post Office was built in the late 1950s and replaced part of the terrace damaged in the Blitz. Nos. 122-128 are a continuation of the original terrace, although No. 122 has lost its cornice, which survives on most of the other properties.



Figures 20 & 21: Asplands reopening after refurbishment in 1933 and Nos. 128-118 Kingsland High Street

No. 130A Kingsland High Street

One of the least attractive buildings on the east side of Kingsland High Street is the one-storey Tesco Express, with the equally unappealing two-storey retail unit behind occupied by Argos. Both are negative elements in the Dalston Conservation Area. Originally the site was occupied by a Gothic style Congregational Church on the corner of Sandringham Road which opened in 1852, but which was bombed in 1940. The site was developed as a garage in the 1950s.



Figure 22: Looking north from No. 130A Kingsland High Street in 1960, when the Tesco site was a garage and car showroom



Figure 23 & 24: Nos. 132 and 148 Kingsland High Street

Nos. 132-148 Kingsland High Street

This is another terrace of mid-Victorian brick buildings with intricate corbelled cornices (similar to those just to the north at Nos. 2-20 Stoke Newington Road). No. 132 has recently been refurbished as Harvest E8. The corner building (now Nando's) was originally The Castle PH at No. 148 Kingsland High Street. It was opened c. 1872 and closed in 2002. Shacklewell Lane crosses at this point and north of this point the street becomes Stoke Newington Road.

Nos. 2-20 Stoke Newington Road

This group of ten three-storey shops is similar in design to the group south of Shacklewell Lane and was probably built as a single group c.1870 (although No. 10 was rebuilt in the 1940s). They have arched windows to the first floor and console-bracket cornices to the parapet. No. 20 has fine arched Italianate windows to the first and second floors.



Figure 25: Nos. 2-20 Stoke Newington Road

Nos. 24-48 Stoke Newington Road

At each end of this long terrace of white stucco houses are projecting stock brick buildings of three-storeys, which form bookends and probably date from the 1860s (No. 24 and at No. 48, the Marquis of Lansdowne PH). The stucco buildings in between are earlier in date, possibly from the 1840s. These buildings are rather elegant, with arched first floor windows and decorative panels in the arches. The terrace incorporates later, single, storey shop premises built into the former front gardens.

In the OS map of 1868 the front gardens of the terrace remained intact and were probably not built on with shops until the 1880s. On Stanford's Map of 1777 the terrace is called Albion Place. The shop fronts have recently been improved with new shops and cafes coming into the terrace. Nos. 44-46 are two storeys in height. On the corner with Arcola Street at No. 48 is the Marquis of Lansdowne PH which has been here since 1868. It is an attractive pub and rather typical of the 1840s with classical architectural features, but is now painted brown, which does not enhance the building.



Figure 26: Nos. 26-42 Stoke Newington Road



Figure 27: Marquis of Lansdowne PH

Nos. 50-80 Stoke Newington Road

This three-storey terrace is one of the best preserved within the Dalston Conservation Area. The brick elevations are enlivened with a variety of decorative features including white plaster string-courses above the second floor windows, red key stones above the first floor windows and slate pitched roofs.



Figure 28: Nos. 90-74 Stoke Newington Road

Nos. 82-90 St John's Court

Formerly known as the North London Magistrates Court, it was built as the Dalston Police Court in 1889 by John Taylor. The symmetrical Italianate building consists of five bays with narrow projecting end bays. The ground floor is constructed of rusticated Portland stone and the upper floors are built in smooth red brick with stone architraves, quoins to end bays and projecting stone cornices with dentils. The building has been converted to residential use. It is Locally Listed.



Figure 29: St John's Court

Nos. 92-100 Stoke Newington Road (Simpson House) and Nos. 2-26 Somerford Grove (Olympic House)

One of the largest and most important buildings in the Dalston Conservation Area is the former Simpson's clothing factory, on the corner with Somerford Grove, which was built as a model factory. At the time it was one of the most advanced clothing factories in existence, producing 11,000 garments a day and employing up to 3,000 people. The 1929 building is three storeys with a steel frame and reinforced concrete floors and the west elevation faces Stoke Newington Road, but is now rather blocked from view by trees. The building is Art Deco in style and was designed by Hobden & Porri of Finsbury Square in 1929. In the early 1930s the factory was expanded along Somerford Grove, to the designs of Burnett and Eprile of Jermyn Street. In the early 1930s Simpson's created the DAKS brand and started to sell ready to wear clothing for men, as well as undertaking bespoke tailoring. The DAKS trousers, with their patented self-supporting waistband, became a worldwide best-seller, as men were at last set free from braces. The factory was where DAKS trousers were manufactured. Today the former factory is in use as a self-storage facility, for flats and as a community centre. The Stoke Newington Road frontage is occupied by *Beyond Retro* - a vintage retailer with a cafe. It is locally listed.



Figure 30: The former Simpson's Factory of 1929

Kingsland Road West Side

Nos.527-537 Kingsland Road

These properties south of Dalston Junction were previously included within the Kingsland Road Conservation Area and are being transferred to the Dalston Conservation area. The shops beyond Bentley Road, numbered 527-537 are a mid-to-late 19th century terrace of three-storey buildings with a mansard, which is an attractive composition and well preserved. The corner building was originally a public house.



Figure 31: Nos. 527-537 Kingsland Road

Kingsland High Street West Side

No. 1 Kingsland High Street

No. 1 was originally built with a plain brick facade with stone dressings and rustication to the ground floor (which was originally stone coloured). When the whole building was painted white is unknown. This purpose-built bank probably dates from the late 1870s and by the 1890s was occupied by The London & Provincial Bank Limited. It is three storeys in height with additional attic accommodation in the French Mansard roof and a fine corner composition with plenty of fancy detailing including ground floor rusticated stucco, Corinthian capitals, pedimented first floor windows and decorative wrought ironwork at the ridge of the roof. It is a key building in the Dalston Conservation Area and is locally listed.

To the rear of No. 1 Kingsland High Street is No. 5 Kingsland Passage, a particularly attractive group of Victorian Commercial buildings, probably associated with the bank development that were erected before the 1890s, and are now converted into flats.



Figures 32 & 33: No. 1 Kingsland High Street in 1930 and No. 1 and Nos. 3-23 Kingsland High Street



Figure 34: Kingsland High Street in 1978 when Marks & Spencer occupied part of the terrace comprising Nos. 3-23 Kingsland High Street

Nos. 3-23 Kingsland High Street

A long Victorian terrace built in 1880 on land that had previously been the ancient open space of Kingsland Green (although it had been in use as a tree nursery at the time of the 1870 OS Map). The tall (three storeys of offices and flats above the shops) red-brick parade is one of the best in the Dalston Conservation Area with an intact cornice and a raised central parapet decorated with four urns. For some years during the second part of the 20th century part of the terrace was occupied by a Marks & Spencer store. No. 23 was the home of a Joe Lyon's Corner House for much of the mid-20th century. To the rear, fronting onto Kingsland Green are a series of brick

warehouses (now mainly converted), that were built with Nos. 2-23 Kingsland High Street

Nos. 33 & 35 and Nos. 37- 49 Kingsland High Street (including the Kingsland PH)

Before the red-brick terrace at Nos. 37-49, are two small buildings - No. 33 a three-storey mid-Victorian brick building with a projecting shop front, now occupied by Snappy Snaps, and a small two-storey building set back from the road with a larger front shop projection. They may be connected with the original Kingsland Station erected nearby in 1850. Both are earlier than the adjoining flamboyant Edwardian terrace built in 1902-3 by James Hood. The detailing and variety of elevational treatment of this terrace make it one of the most interesting architecturally in the conservation area. No. 37 is the Kingsland, an Irish PH and No 41 is a Grade II listed building, formerly F. Cooke's Eel, Pie & Mash Shop which closed in 1997 and which contained a shop interior and restaurant dating from 1910 and a rear dining room extension from 1936. Today it is the Shanghai Chinese Restaurant but retains the original frontage and much of the interior.



Figure 35: Nos. 39-49 Kingsland High Road

Nos. 51 – 57 Kingsland High Street

At Nos. 51-57 is the Peacocks Store, which is to be redeveloped with a seven-storey building fronting the High Street and a tower behind. The previous occupant was Sainsbury's who occupied the large two-storey building that extends back as far as Boleyn Road.

Dalston Kingsland Overground Station

A station was first opened here in 1850 by the East and West India Docks and Birmingham Junction Railway. It closed in 1865 when the Dalston Junction station opened in Dalston Lane. The old station was in use as shops and businesses (at No. 57) and it survived until it was demolished and the current station opened in 1983.

Nos. 59 -69 (61-69 terrace) and Nos. 71-79 and 81 Kingsland High Street

At No. 59, the Railway Tavern, is an attractive four-storey pub dating from the mid-1930s, built in the Moderne style with Art Deco detailing. The two groups of properties that stand either side of Bradbury Street (Nos. 61-69 and Nos. 71-77) date from c. 1860s and are attractive groups of brick properties with stone dressings. No. 71 used to be the Nationwide Building Society, but has recently been extensively restored.



Figure 36: Nos 71-81 Kingsland High Street

An early Kingsland public house - The Elephant - was at No. 81 Kingsland Street. This was established by 1813, and the current building dates from 1851. It closed in 1983 and the two-storey corner premises are in use by the Halifax bank.

Nos. 83-101 and the Rio Cinema at Nos. 103-107 Kingsland High Street

A surviving photograph from the 1930s shows that No. 81 which is part of the four storey terrace that extends as far as the Rio Cinema, once had a very attractive Art Deco shop front with recessed display areas and a jazzy sign advertising Caplan Lewis, Milliners. Today the terrace is rather run down - the original stock brick facade has been painted at No. 95 (which was a Golden Egg restaurant in the 1960s to

1970s) and at Nos. 91-93, a white vaguely Art Deco rippled render has been applied to the fronts - perhaps in imitation of the nearby Rio Cinema.



Figure 37: Caplan Lewis, Milliners at No. 83 Kingsland High Street c. 1934 an Art Deco shop front now demolished



Figure 38: Looking northwards from Voodoo Rays at No. 95 Kingsland High Street, towards the Rio and beyond to Nos. 117-131 Kingsland High Street, the former Dudley's Department Store

The Rio Cinema is Grade II listed and is one of the landmark buildings of the Dalston Conservation Area. The original cinema on the site was the Kingsland Empire which was modernised in the mid-1930s and replaced by the current building designed in Art Deco style by Frank Ernest Bromige which opened in 1937. By the mid-1990s, the Rio was in need of refurbishment and a grant was approved in 1998 with architects Burrell, Foley, Fischer undertaking the redesign. Since that time the cinema has become a real community venue and a building that has jump-started the regeneration of the neighbourhood.

Nos. 109-131, including Nos. 117-131 (formerly Dudley's Department Store)

This long terrace of three-storey shops was built as a single unit c.1860 and originally had plain stock brick facades. The first four properties retain much of the original character, although they have been painted white. No. 109 has an attractive curved corner return to John Campbell Road. The shop fronts are generally poor and the terrace suffers from the blight of over large satellite dishes.



Figures 39 & 40: Nos. 109-131 Kingsland High Road and below Dudley's Department Store in 1935



Nos. 117-131 Stoke Newington Road was formerly Dudley's Department Store, a retail institution that started off in the 19th century as a drapers, but by the 1930s was best known for its household goods and furnishings. Sometime in the 1930s the facade was modernised with steel-framed Crittal windows, replacement shop fronts

and a stepped parapet with the store's name emblazoned on it. It gave the Victorian store a new modern look, like other buildings in this part of the Conservation Area. The clock on the corner and the side return to Crossway survives remarkably intact.

Nos. 1-9 Stoke Newington Road (plus Nos. 2-6 Crossway)

Although some of these properties are rather run down, with architectural detailing missing, there is a certain charm about this group of eight that sweep round the corner of Stoke Newington Road and Crossway. Rising three-storeys above the shops, they were built to include residential accommodation. Some original sash windows survive and it appears that they were built in pale brick with red diaper brickwork marking out the divisions between the individual properties.

Nos. 11-17 Stoke Newington Road (the former Savoy or ABC Cinema)

Although it survived as a cinema into the 1970s, this building has been in mixed use for the last forty years, which has badly damaged and altered the facade and especially the main entrance. The building is Art Deco in style and was built in 1936 to the designs of the ABC house architect, William R. Glen. It was known as the Savoy until 1962, when it became the ABC. The two side wings have always been in retail use, and in the 1970s were used as car showrooms. Today Tava restaurant and a snooker hall occupy the premises.



Figures 41 & 42: The shops on the corner of Crossway and the former Savoy Cinema in 1936

Nos. 19-47 Stoke Newington Road

This long range is made up from buildings of three different eras which together form a coherent, if not altogether notable, group between Truman's Row and Barrett's Grove. Nos. 19-29 Stoke Newington Road are a short terrace of six tall orange-red brick properties, probably built in the 1870s. They tower to four storeys with an additional tall parapet with ironwork above. Some of the grandeur is disfigured by metal shop grills and satellite dishes to the front elevations, but they remain distinguished. At Nos. 31-35, a recent (2002) four-storey block blends well with the Victorian terrace and comprises flats above shop premises. An even more recent development of five and seven storey block of flats with six shops has been built at

Nos. 37-47 Stoke Newington Road for the Metropolitan Housing Trust. Designed by Waugh Thistleton Architects they were completed in 2013 and comprise 38 mixed tenure apartments located around a central courtyard.



Figure 43: The tall terrace at Nos.19-47 Stoke Newington Road

Princess May Primary School

This imposing and flamboyant Board School was built in 1900 to the designs of T.J. Bailey, Chief Architect to the London School Board. The building is constructed in red brick with ornamental faience details and yellow stock brick chimneys and recessed bays in an Arts and Crafts style. The building is three-storey with pitched roofs, Dutch gables and at the southern end a square tower with an ogee-shaped copper cupola. It is a locally listed building. Unfortunately, in recent years the appearance of the building has been compromised with unsympathetic replacement windows.



Figure 44: The Princess May Primary School

Nos. 65 and 67 Stoke Newington Road

These two properties are all that remained of a terrace of houses that were demolished to build the Princess May School in the late 1890s. The pair date from the mid-19th century and are three-storeys in height and first floor windows with pediments above and both have surviving wooden shopfronts.

Properties in the Side Streets to the East

Nos. 9-15 Shacklewell Lane (mosque, former synagogue)

This imposing red-brick Edwardian building of eclectic design was originally built as an Ashkenazi Orthodox Synagogue in 1902, designed by Lewis Solomon, FRIBA an important architect to the Jewish community. It closed for Jewish worship in 1976 and the building is now a mosque which was established by the Turkish Cypriot community in 1977. It is an ornate building with red brick facades, which are enlivened by white painted stone dressings. The building has a distinct Andalusian style, which was later enhanced when the central dome was added in 1983 after it became a mosque. The large red-brick building has been important over the years to two immigrant groups who have come to Hackney and made their home in Dalston - Ashkenazi Jews and Cypriot Turks. It is an important landmark building in this part of Dalston and it is a locally listed building.



Figure 45: The Turkish Mosque in Shacklewell Lane

Arcola Street

The street comprises a series of former warehouses and industrial buildings, including the site of the original Arcola Theatre opened in 2000, which was a former textile factory. Today the building is a restaurant - Jones and Sons. There are a number of live/work units and artists' studios and the part of the street closest to Stoke

Newington Road has undergone much refurbishment, including Nos. 4-8 Arcola Street, the headquarters of Cell Studios.



Figures 46 & 47: Looking down Arcola Street and Nos. 48-52 Boleyn Road

Miller's Avenue and Miller's Terrace

These two former mews streets lie to the north and south of Arcola Street behind properties fronting onto Stoke Newington Road. On the western side of Miller's Avenue is a long range of Victorian commercial buildings – two storeys in height that have now become Miller's Junction, a creative space of artists and illustrators. Miller's Avenue is a longer mews and contains a mixture of commercial and residential buildings of two and three storeys and includes Castle Gibson's MC Motors, a large former warehouse and adjoining industrial buildings used for filming and photo shoots. For many years in the mid-20th century parts of Miller's Terrace were stores and workshops for Ascot Lamps and Lighting Ltd., who also occupied Nos. 15-17 Arcola Street. There is also modern social housing in Miller's Avenue.

Properties in the Side Streets to the West

Boleyn Road

Most of the buildings on the east side of Boleyn Road front onto Kingsland High Street and present only rear facades, extensions and yards to Boleyn Road. However, a number of buildings are worthy of note including one and two-storey industrial buildings to the rear of Nos. 3-13 Kingsland High Street. Nos. 48-52 Boleyn Road on the corner of Bradbury Street have recently been refurbished and are an example of the continuation of the regeneration of the Bradbury Street area. Another building of note in Boleyn Road is the former Cholmeley Boys' Club at No. 68. This late-Victorian mission building was designed by Herbert O Ellis in 1898 for St Mark's Church, Dalston. The building was originally used as a Sunday School, mission hall, working men's club and soup kitchen. Gothic in style, the main west facing elevation onto Boleyn Road is of red brick with natural stone detailing. It is locally listed. Now known as the Old Boys' Club it is a theatre, performance venue and club.



Figure 48: Nos. 23-31 John Campbell Road



Figure 49: Cholmeley Boys' Club at No. 68 Boleyn Road

John Campbell Road

This short street comprises well-preserved terraces of three-storey houses dating from c.1860s and 1870s. The houses are finely detailed and are built in yellow-grey brick with white dressings, including architraves and cornices and many have ground floor bays (Figure 48). There are also a number of converted warehouse buildings now in

use as flats. At No. 2A is Dalston Pier, a former warehouse now a multi-purpose studio.

Salcombe Road

A well-restored and attractive late Victorian mansion block covers the eastern side of Salcombe Road. The purpose-built four-storey block called Eagle Mansions was built in the mid-1890s and finished by 1897 when the freehold of the 48 mansion flats was sold. Originally erected in plain stock brickwork, it seems roughcast was applied to parts of the elevations at a later date. The flats are arranged off six common staircases, each of the stairwells having an entrance doorway from one of the three recessed entrance pathways at the front of the building. They are a particularly well-preserved mansion block, a building type that grew in popularity in the 1880s.



Figure 50: Eagle Mansions, Salcombe Road

Truman's Road

1 Truman's Road (see Figure 56), is a pair of four-storey semi-detached houses and an early architectural work of Dominic Cullinan and Ivan Harbour, that were hand built by the architects and friends for their own use as family homes. Erected between 1989 and 1996, the steel frames structuring the house are clad in glass curtain walling to the street and cement panel screens to the sides. The building is locally listed.

Bradbury Street and Gillett Square

Bradbury Street is a rarity in the Dalston Conservation Area - a small street of terraced houses and shops, mostly three-storey, dating from the mid-Victorian era. Over recent years the shops have been renovated and turned into small independent retail use. There are cafes, jewellers, a book shop, salons and consulting rooms and some offices. The Bradbury Street area was first brought back into use from almost

complete dereliction by Hackney Co-operative Developments and the London Borough of Hackney in 1982. Later in the mid-1990s more work was undertaken in the area with architects Hawkins-Brown to convert a disused car-park to a town-centre square (Gillett Square) which was planned as a community meeting place and a venue for outdoor local cultural events. Recent developments include the white concrete circular building that houses Dalston Jazz Club and cafe that forms the entrance from Bradbury Street to Gillett Square.



Figures 51 & 52: Bradbury Street and the Bradbury Street Workshops

The masterplan for Gillett Square was drawn up in 1998 and it opened in 2006. An important element is the Dalston Culture House, a hub of culture, creative and third sector services that work with the ethnic and cultural heritage of the area. The actual square is an important open space in a built-up area.



Figure 53: Gillett Square with the Dalston Culture House

4.4 Plan Form and Streetscape

Kingsland High Street and its continuation Stoke Newington Road is a wide street with mainly 19th century buildings, of three or four storeys fronting directly onto the pavement. The individual terraces of shops as described above, are an important feature of the Dalston Conservation Area and although some have been allowed to decay, many are excellent examples of Victorian shopping parades. There are few trees and open public spaces in the Conservation Area.

4.5 Views, Focal Points and Focal Buildings

The most important views within and around Dalston Conservation Area are along the roads themselves. The view towards Dalston Junction from all angles shows the fine quality buildings on the four corners. The view northwards along Stoke Newington Road towards the various shop terraces is eye-catching. Where there are poor shop fronts that take away from the aesthetic appeal of the shops on Kingsland High Street, the buildings at upper floor levels remains of high quality and architecturally interesting. Other important views within and just outside the Conservation Area are:

- The view from the Kingsland High Street/Dalston Lane junction to the Peace Mural
- View from Kingsland High Street to Gillett Square and Vortex Jazz Club
- From Bradbury Street to St Jude's and St Paul's Church in Islington
- The view along Bradbury Street
- View of Princess May Primary School
- The view along the side of the former Simpson's factory in Somerford Grove
- The view of the street trees outside the former Simpson's factory
- The view towards Ridley Road Market
- The view across Gillett Square

Focal buildings include Nos. 1 and 2 Kingsland High Street, The Crown and Castle Public House, Kingsland Road, Princess May Primary School, The former Police Court at No.82-90 Stoke Newington Road. Other focal buildings are the Rio Cinema and the Mosque in Shacklewell Row. The former Simpson's factory is also an important focal building.

4.6 Landscape and Trees

The Dalston Conservation Area is lacking in trees and green open spaces although the recently constructed Gillett Square is a public open space. However, it lacks much greenery. The only significant street trees in the Dalston Conservation Area are at the northern boundary outside and opposite the former Simpson's factory.



Figure 54: Street Trees in the northern part of the Conservation area in 2013

4.6 Activities and Uses

Dalston Conservation Area is principally a retail and commercial and entertainment area. Almost all the properties are terraces or parades of retail properties with residential accommodation above. There are many restaurants, bars, cafes and clubs and thriving night time economy.

There is one religious building within Dalston Conservation Area – the red brick Mosque (formerly a synagogue) in Shacklewell Lane. The only public building within the Conservation Area is the Princess May Primary School in Stoke Newington Road.

Today there is almost no industrial use, although a few workshops, craft and artists' studios utilise former warehouses. The huge former Simpson's factory has been largely reused as housing.

There are a few streets with residential accommodation including Bradbury Street and John Campbell Road, along with some housing in Millers Terrace and Avenue. There are almost fifty flats in the Edwardian mansion block Eagle Mansions in Salcombe Road.



Figure 55: Commercial buildings in Kingsland Road

SIGNIFICANT BUILDINGS IN THE CONSERVATION AREA

5.1 Introduction

Dalston Conservation Area contains an interesting variety of buildings dating to the 19th and 20th centuries, some of which are listed or locally listed. The best quality buildings are the shop terraces along Kingsland High Street and Stoke Newington Road; Princess May Primary School and the Rio Cinema. Although the shop terraces are unlisted, many are relatively unaltered and make a really positive contribution to the character of the Conservation Area. These are called 'Buildings of Townscape merit' and are marked on the Townscape Appraisal map. Very few buildings within the Conservation Area make a negative impact, although the Tesco Express site and Peacocks store are poor buildings.

The more important of these buildings have been described in section 4.2 above 'The Buildings of the Conservation Area'.

5.2 Listed buildings

There are a few listed buildings or structures within Dalston Conservation Area, all of which are listed grade II. They include the Rio Cinema in Kingsland High Street. All the Grade II buildings are included in a list at Appendix B.



Figure 56: No. 1 Truman's Road, a locally listed building

5.3 Buildings of Local Significance

There are a number of “locally” listed buildings in the Conservation Area. These are buildings which make a contribution to the character of the Conservation Area and which Hackney Council considers to be of local significance due to their age, architectural detailing or because of some unusual feature. They include a number of individual commercial premises, a school, and a religious building - the Turkish Mosque on Shacklewell Lane. These are all included in a list at Appendix B.

5.4 Buildings of Townscape Merit

Apart from the listed and locally listed buildings, a small 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, and any proposals to alter or demolish such buildings will be strongly resisted by the Council (*CS Policy 25 Historic Environment*). Together, these buildings provide the cohesive and interesting historic townscape which is necessary to justify designation as a Conservation Area.

Of special note are the various terraces of shops throughout the Conservation Area that are worthy of designation as Buildings of Townscape Merit. All such buildings are marked on the map of Dalston Conservation Area.

Listed buildings

Listed buildings are more tightly controlled than unlisted buildings and are subject to separate legislation. “Listed Building Consent” is required for all alterations and extensions which affect the special architectural or historic interest of the building, and as both the exterior and interior of the building is listed, the Council’s approval is therefore required for a wide range of work. Further guidance can be obtained from the Council but briefly, the type of work commonly requiring Listed Building Consent includes:

- The installation of new windows or doors
- All extensions (planning permission may also be required)
- Removing internal features such as fireplaces, walls, timber partitions, panelling, and shutters
- Removing or altering a staircase
- Altering or demolishing a boundary wall

This list is for guidance purposes only and is not exhaustive. If you are in any doubt as to whether you require Consent, please contact the Council’s conservation staff before commencing work. It is a criminal offence to alter a listed building without

Consent and carry out work illegally can result in a substantial fine or even imprisonment.

When considering applications for Listed Building Consent, the Council will usually require the applicant to submit a detailed archaeological evaluation or report of the building which will describe the historical development of the buildings and its site, as well as identify the special features which contribute to its architectural and historic interest. All proposals which affect listed buildings must preserve these special features, and applications which propose their removal are unlikely to be acceptable. Extensions to listed buildings will be judged in a similar way to those to unlisted buildings (Para. 7.5) but will additionally need to satisfy the following:

- Extensions should be secondary in size, bulk and footprint to the original building.
- Extensions will need to be carefully detailed to marry-in with the original building.
- Traditional materials and details will be required.

Further information about listed buildings can be found in National Planning Policy Framework (March 2012) and its associated guidance.

6 “SWOT” ANALYSIS

Dalston Conservation Area is notable for its important and well-preserved mid to late-Victorian shop terraces and some individual stand alone commercial buildings of architectural interest. Although none of the terraces are listed or locally listed, many are amongst the best shopping parades in the Borough. A large number have been identified within this appraisal as making a positive contribution to the character or appearance of the Conservation Area and have been defined as Buildings of Townscape Merit. Together these form an interesting and unified historic streetscape, than runs for much of the length of the western side of the Borough from just south of West Hackney Church to Dalston Junction in the south. Being a long linear Conservation Area focused on the road, it lacks almost any green space or trees that can have a positive impact on the quality of the environment. However, it does have a new public open space - Gillett Square. But because of its intrinsic character, the Dalston Conservation Area is inner city urban.

6.1 Strengths

The most positive features of the Conservation Area are:

- Gillett Square – the only public square within the area, with its contemporary design and use of high quality materials providing a place for cultural and community events
- A number of listed and locally listed buildings especially in Stoke Newington Road
- The survival of Art Deco influences and architecture within the Conservation Area
- A number of mid-Victorian to Edwardian parades of shops that have a coherence and contain a completeness of historic fabric
- A coherent streetscape in terms of height, with buildings in general between three and five storeys
- Large numbers of surviving Victorian buildings, many being designated Buildings of Townscape Merit
- A good mixture of services and goods sold helping to maintain a thriving high street
- A unique multi-cultural flavour to the southern part of the Dalston Conservation Area
- Survival of a number of significant Victorian public houses
- The views up and down the Conservation Area
- The unique and stylish 1920s and 1930s architecture of the Simpson's Factory
- The refurbished Rio Cinema
- The interesting streetscape at Dalston Junction with fine architecture at all corners
- Attractive industrial buildings in back streets, especially the Arcola Street warehouses
- A movement to restore shops as independent retail units, cafes, clubs and bars especially in the north of the conservation area and south of Dalston Junction

6.2 Weaknesses

The most negative features of the Conservation Area are:

- A significant weakness is the lack of public open space (squares, parks, play spaces) that people can enjoy and relax in
- Poor maintenance of individual buildings in the terraces of Victorian shop buildings, broken up visually by varying maintenance and loss or changes to architectural detail
- Very poor fascias to many shops
- The visual clutter of street furniture all along Kingsland High Street
- Satellite dishes on the fronts of the buildings
- The constant very busy traffic along the southern part of the Conservation Area and lack of crossing places
- Unsympathetic replacement windows at Princess May Primary School

- The poor quality shopfronts in parts of the conservation area
- Sites awaiting redevelopment
- Neglected buildings requiring repair

6.3 Opportunities

The following points are “opportunities” which the London Borough of Hackney or private owners could implement, subject to the necessary funds being available: The Dalston Conservation Area contains some well detailed historic buildings and terraces, but some are in poor condition and the setting has been compromised by a general lack of maintenance:

- Consider setting up a grant scheme for the restoration of shop fronts within the Conservation Area
- Wide-spread regeneration and rebuilding of some of the underused sites which is already happening
- Encourage shop owners to improve their existing shopfronts
- Ensure that new shopfronts and advertising conforms to the Council’s published guidance
- Improve the planting of street trees

6.4 Threats

- Small businesses with low profit margins do not generate funds for repairing the buildings
- Poor quality shopfronts reinforce an air of neglect
- Potential inappropriate large scale redevelopment of redevelopment sites
- Loss of architectural integrity and quality through large-scale redevelopment involving the building of larger buildings

7 CONCLUSION

The Dalston Conservation Area is essentially a main shopping street road running from the corner of Dalston Junction northwards. Often full of heavy traffic, including many buses it is perhaps not the most obvious candidate to become a Conservation Area. However, it does contain interesting Victorian terraces of shops and some public and commercial buildings of architectural merit. Because the area immediately north of Dalston Junction has not had Conservation Area status there are numerous examples of poor shop fronts, insensitive alterations, huge satellite dishes blighting the streetscape and inappropriate alterations. The overall impression of Kingsland High Road between Dalston Lane and Ridley Road is of a street that is shoddy and unkempt and it is appropriate that redevelopment will be undertaken there and why it is excluded from the Dalston Conservation Area. Designation of the Dalston Conservation Area would enable the distinctive urban grain and scale of the buildings in the area to be better protected, where they survive.

Throughout the Conservation Area are examples of poor maintenance, and the use of inappropriate modern materials especially on shop fronts. Until recently there was little regeneration of the small shops in the area, quite unlike what was happening elsewhere in Stoke Newington and Broadway Market. But this appears to be changing with the opening of small eclectic shops, clubs and bars.

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. In the 1980s the Bradbury Street area was brought back into use from almost complete dereliction by a regeneration initiative by the local authority and Hackney Co-operative Developments and in 2006 Gillett Square became one of the Mayor of London's new urban spaces for London, which saw a former car park turned into a vibrant cultural hub.

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, especially some connected with the Art Deco movement such as the Rio Cinema.

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 Conservation Area in central Dalston has been expressed and many of the buildings identified are worthy of protection.

**APPENDIX A:
HISTORIC MAPS OF THE CONSERVATION AREA**

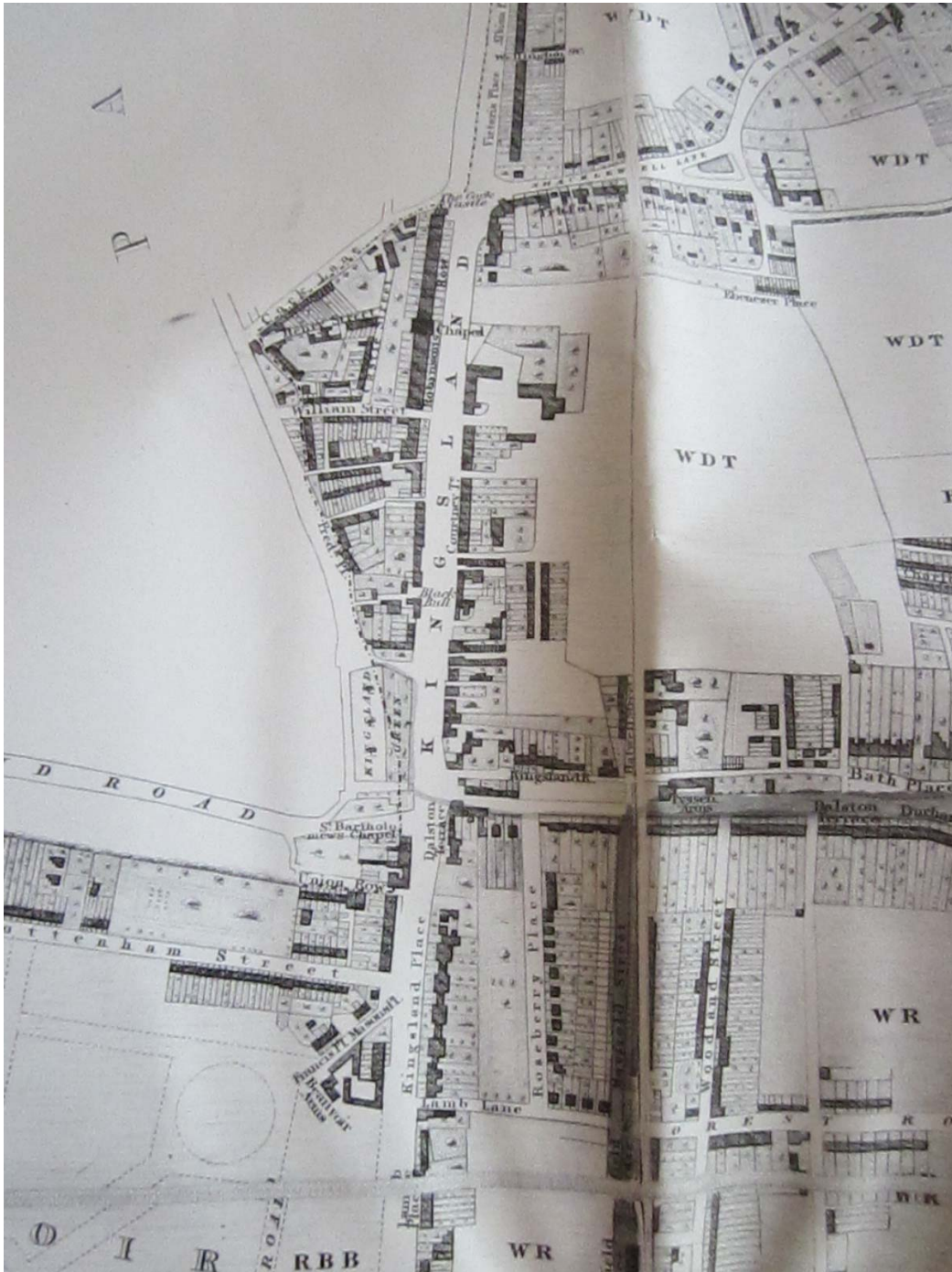
Roque's Map of 1745



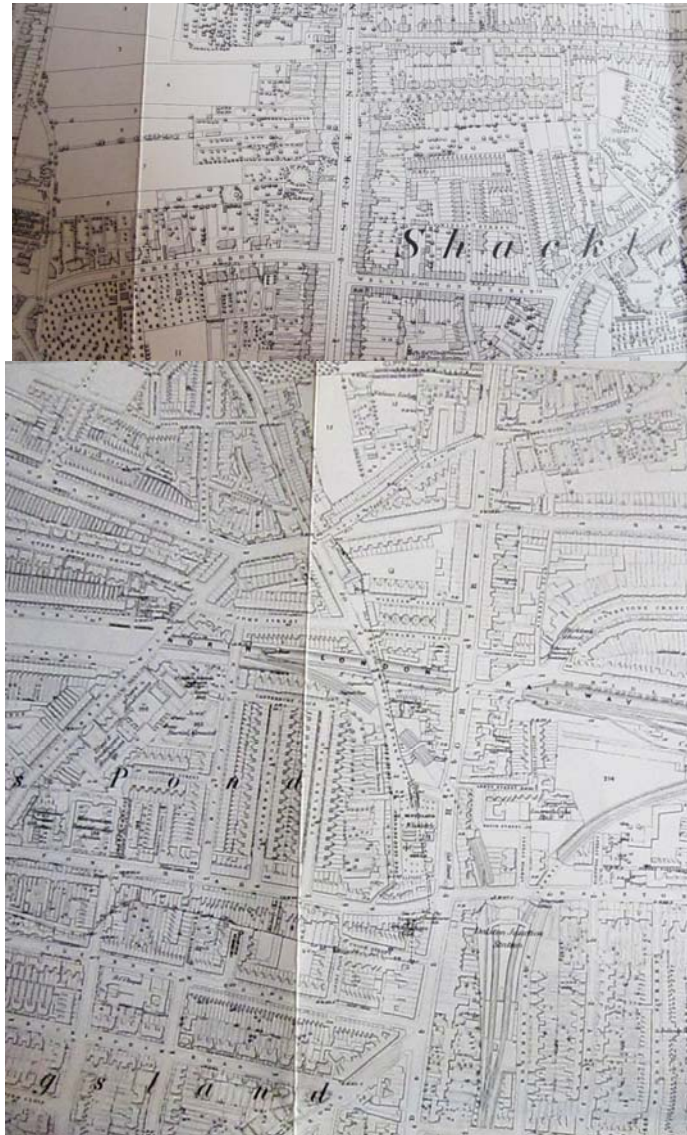
MAP of 1830



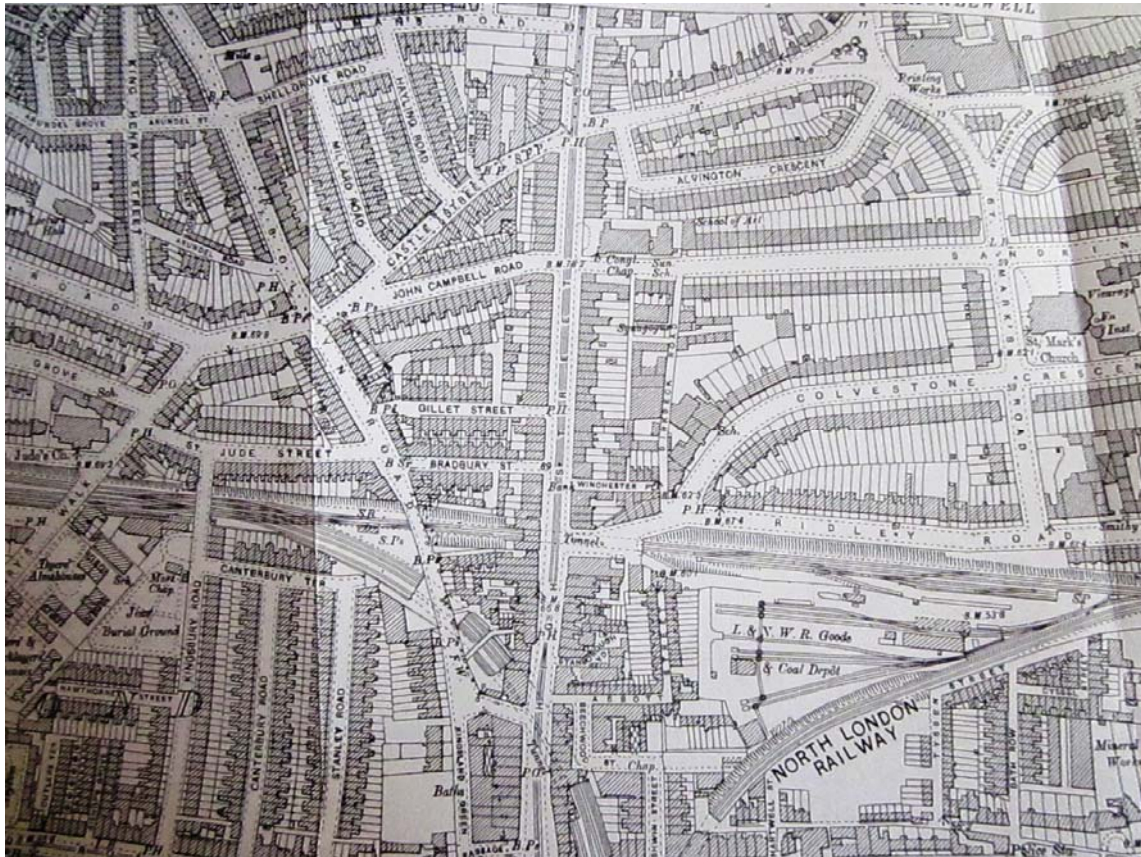
Hackney Map of 1831



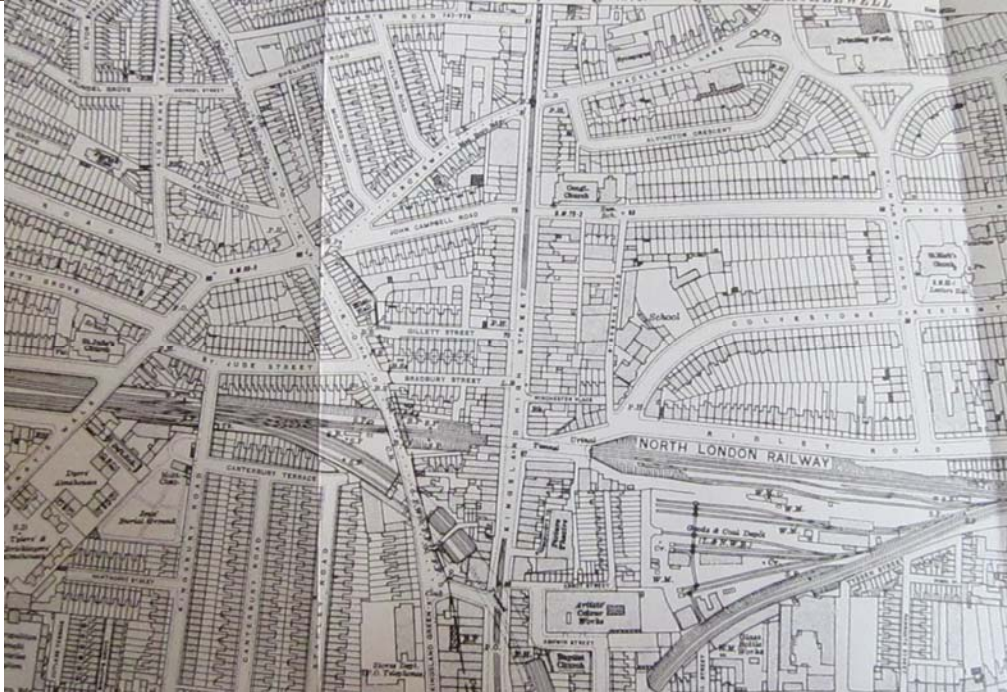
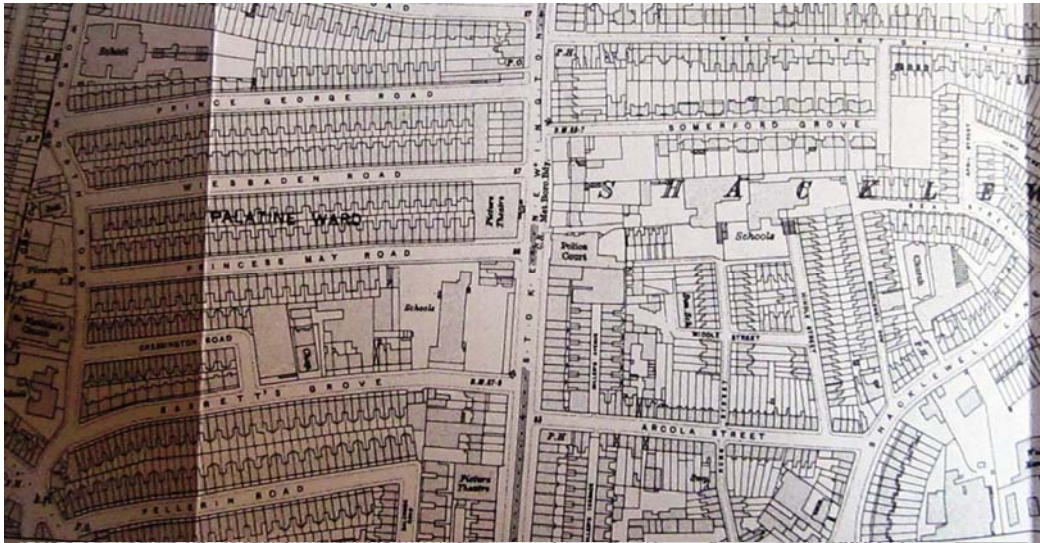
OS Map of 1870



OS Map of 1894



OS Map of 1913-14



**Contemporary OS Map
Showing Wider Setting of Conservation Area**

(To be inserted after Cabinet Meeting)

APPENDIX B

A SCHEDULE OF STATUTORILY LISTED AND LOCALLY LISTED BUILDINGS

Statutorily listed buildings (all listed grade II):

No. 41, Kingsland High Street (formerly F. Cooke's Eel, Pie and Mash Shop)

List entry Number: 1235868

Grade: II

Date first listed: 25-Jun-1991

Description: Eel, Pie and Mash shop, restaurant & dining room with accommodation over.

Rio Cinema, Kingsland High Street

List entry Number: 1244939

Grade: II

Date first listed: 01-Feb-1999

Locally listed buildings:

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 (EQ20) in the Unitary Development Plan is to retain the character and appearance of these when determining planning applications.

Simpson House, 92-100 Stoke Newington Road, N16

Somerford Grove extension, Simpson House, 6 Somerford Grove, N16

Olympic House, Somerford Grove, N16 No. 1 Kingsland High Street, E8

No. 2 Kingsland High Street, E8

Nos. 74-76 Kingsland High Street, E8

Former Magistrates Court, No. 82 Stoke Newington Road, N16

Cholmeley Boys' Club, 68 Boleyn Road, N16

No. 1 Truman's Road, E8

Princess May Primary School, Barretts Grove, N16

Turkish Mosque, Nos. 9-15 Shacklewell Lane

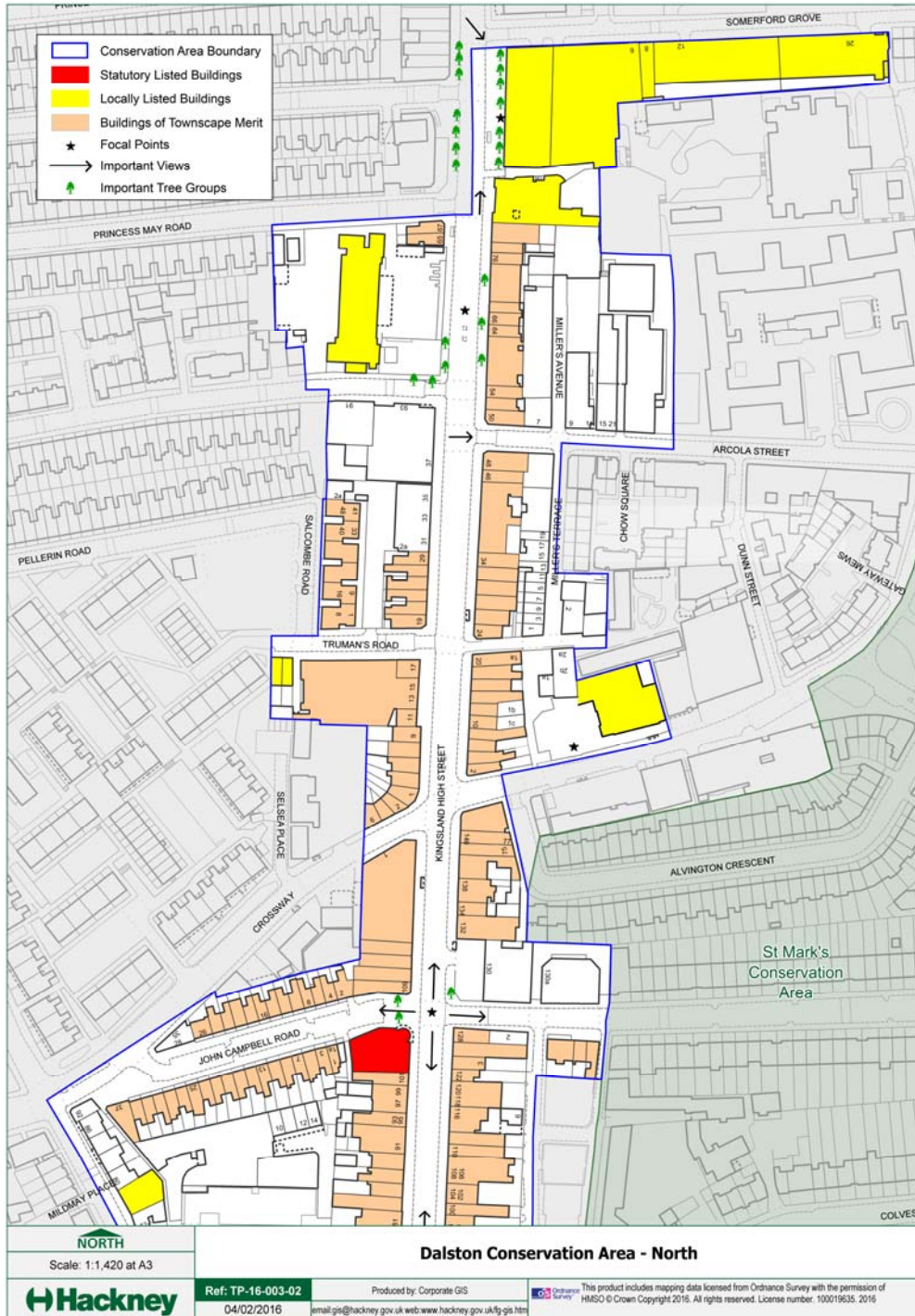
APPENDIX C

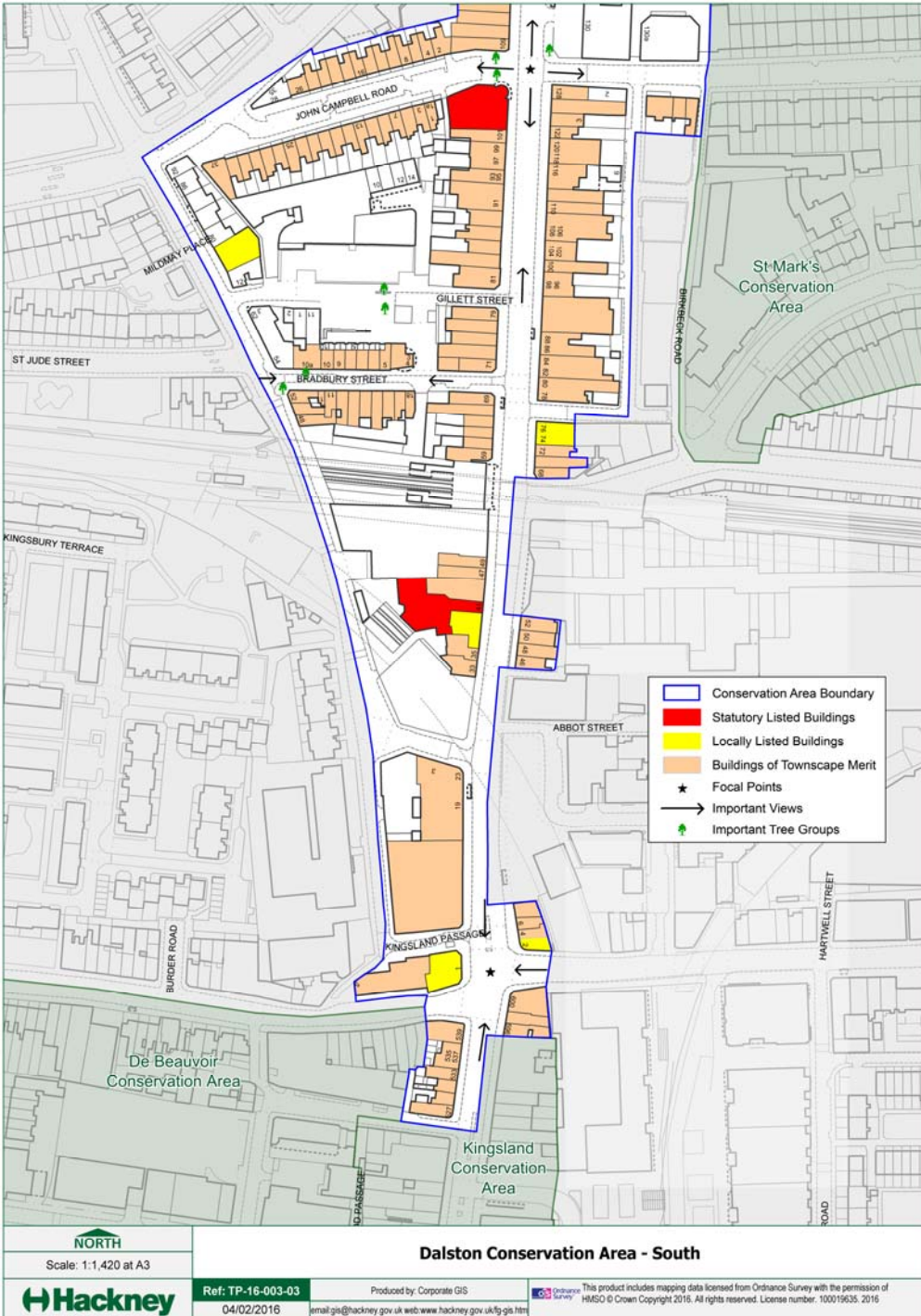
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APPENDIX D

MAPS OF THE CONSERVATION AREA





APPENDIX E

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London Borough of Hackney

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

<https://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)