

DALSTON CONSERVATION AREA CONSULTATION RESPONSES

APPDENDIX D

Respondent ID	Comment No.	Respondent Comments	Officer Response
DCA001	DCA001.01	Supports Dalston CA proposal.	Noted
DCA002	DCA002.01	Supports Dalston CA proposal.	Noted
DCA003	DCA003.01	Supports Dalston CA proposal and would like wider CA limits.	Noted. Ashwin Street area to be considered under separate proposal CA in 2016.
DCA004	DCA004.01	Supports Dalston CA proposal. However, they consider two additional areas should be included within the CA. Numbers 10 to 66 of Kingsland High Street to ensure that the needed redevelopment follows CA character. As well as the prior, urban block bounded by Dalston Lane, Kingsland High Street, Abbot Street and Hartwell Street should be included within the CA as contains locally listed buildings (more details in the email) and the independent Heritage Scoping Study for the LDF Dalston Area Action Plan of 2012 recommends that this block is worthy so conservation area status.	Following further assessment, numbers 46 to 52 Kingsland High Street have been included as Buildings of Townscape Merit. Any future redevelopment of the Kingsland Shopping Centre will be required to be in keeping with the setting of the CA. The Ashwin Street area will be considered under a separate conservation area proposal in 2016.
DCA005	DCA005.01	Supports Dalston CA proposal.	Noted
DCA006	DCA006.01	Expresses concern regarding how Dalston CA proposal could be an obstacle for the increasing density around transport hubs like Dalston. (Related Economist article attached)	Density targets have already been set in the London Plan and Dalston AAP and is outside the remit of the CA Appraisal.
DCA007	DCA007.01	Supports Dalston CA proposal. However, considers that the "High tower next to the station" will destroy Dalston CA visually.	Noted. Scheme already has consent.
DCA008	DCA008.01	Supports Dalston CA proposal and suggests traffic limitation in Kingsland High Street.	Noted. However outside remit of document.
DCA009	DCA009.01	Supports a robust and inclusive Dalston CA proposal and requests that Reeves Printhouse, Pentecostal Shiloh Church, the 1865 Railway Tavern to be included within the CA.	Noted. Ashwin Street area to be considered under separate CA proposal in 2016.
DCA010	DCA0010.01	Supports Dalston CA proposal.	Noted
DCA011	DCA0011.01	Expresses concern regarding how Dalston CA proposal could a) Delays and put extra cost on planning applications and b) Reduce the potential for altering and extending properties leading to negative consequences in housing needs.	Noted. CA designation does not restrict new development and should not increase development costs.
	DCA0011.02	Considers the proposal one sided, only looking at the historical perspective and not to the socio-economic and environmental impact.	CA appraisals are not obliged to cover these topic areas in detail. A socio-economic context has now been included in the Appraisal at section 1.4.
	DCA0011.03	Requests Council compensation and support to the residents for the long term consequences of the CA and for their new imposed roles	Not upheld
DCA012	DCA0012.01	Supports Dalston CA proposal. However, expresses a number of concerns:	Noted.
	DCA0012.02	First, there is a serious concern that Hackney may not have the capacity to enforce new tighter development regulations, based on a number of experiences of failure to enforce existing regulations in the past.	The CA will be subject to the same enforcement controls as existing conservation areas.

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	DCA0012.03	Second, a number of residents were concerned at the lack of information about plans for Crossrail and information about whether or how any related development would map onto the DCA plans.	Crossrail implications are not confirmed and are outside the remit of this document.
	DCA0012.04	Numbers 4-10 Sandringham Road (the terrace with shop-fronts between Birkbeck Mews and Birkbeck Road) should be included in the DCA.	Noted. This area has been included.
	DCA0012.05	Ridley Road should be included or protected in some other way (e.g. as part of another Conservation Area). And Birkbeck Mews should be regarded as an integral part of Ridley Road Market and also included/protected on the same basis.	This area has an different character and appearance to the conservation area and is not under consideration for inclusion. The future of this area as a market is outlined in the Dalston AAP.
	DCA0012.06	Ashwin Street (including the former Reeves Paint Factory, the terrace on the east side and the Pentecostal Church) and the surrounding area north of Dalston Lane should also be included in a CA.	Noted. Ashwin Street area to be considered under separate CA proposal in 2016.
	DCA0012.07	Number 37 John Campbell Road (at the Islington end of the street) should be given the status of 'Building of Townscape Merit'	Following further assesment this building will be included as a Building of Townscape Merit.
	DCA0012.08	Number 2A John Campbell Road should be included in the DCA in its entirety.	This property is included within the CA.
DCA013		Comments about the approach	
	DCA013.01	There is very little which encourages real comment on values wider than those of architecture and history. This piecemeal approach to defining value and character fails to provide a clear, overarching statement of significance for the whole area and only reinforces the tendency for planning applications to be looked at only on a building by building basis, and with no social context, rather than as part of a vital whole. (Recommended report:LBH's Making Space in Dalston)	Noted. Architectural & Historical issues are key considerations in the CA.
	DCA013.02	There should be a separate section in this Appraisal about values, a "vital element" according to the Guidance. Consultation should have explored what local community, religious, ethnic, political, recreational and economic values are and how these relate to the built environment.	The CA appraisal is comprehensive and follows guidelines from Historic England in their document, "Conservation Area Appraials".
		Comments about the people	
	DCA013.03	There is nothing in the Draft CAA about demographics: how is one to assess Threats/Opportunities if this is not understood?	CA appraisals are not obliged to cover these topic areas. A socio-economic context has now been included in the Appraisal at section 1.4. The multi-cultural character of the CA is noted as a strength in the SWOT Analysis.
	DCA013.04	The Dalton CAA is rather excited about new younger residents and visitors and the new businesses (see p.19-20), but has put much less work into understanding the complexities of the older communities and their structures, spaces, activities and needs regarding the built environment.	The document aims to be inclusive to all sections of the community. However, this is outside the scope of a CA Appraisal.
		Comments about the consultation	

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	DCA013.05	Kurdish and Afro-Caribbean communities may be under-represented in terms of feedback. The value of the consultation would have been clearer if the Appraisal had included a list of community organisations contacted, meetings held, etc.	Consultation has followed best practice procedures in Hackney's SCI and has been proportionate to the size of the area. Consultation documentation was available on request in a number of languages other than English.
		Comments about elements removed from the Kingsland Conservation Area	
	DCA013.06	Do not agree that Georgian and early Victorian houses at top of Kingsland Road should be moved in to the new CA.	Following further assessment it is proposed to only incorporate numbers 527 - 539 and 596 - 600 Kingsland Road from the existing Kingsland CA.
		Suggest that boundary includes 2 buildings south of Dalton Junction on the west side and draw the boundary at Billo Shoes on the east side.	Following further assessment it is proposed to only incorporate numbers 527 - 539 and 596 - 600 Kingsland Road from the existing Kingsland CA.
		Comments about omissions from the CA	
	DCA013.06	Ridley Road is "local distinctiveness and the sense of place which make the area unique"(Draft Dalston CAA p.7) then Ridley Road, its social complexity and its fabric, need to be recognised as being central to Dalston's character. We would strongly favour the inclusion of Ridley Road Market in the new Conservation Area.	This area has an entirely different character and appearance to the conservation area and is not under consideration for inclusion. The future of the Market is outlined in the Dalston AAP.
	DCA013.07	8, 33 and 35 Kingsland High Street: It is not at all clear why 8 should have been omitted from the category Buildings of Townscape Merit: it is no less attractive than 6, and one wonders whether all 3 buildings have been omitted in order to facilitate possible demolition, given that they fringe the area of the Crossrail development. If not, they should be included in the CA as buildings of Townscape Merit.	Following further assessment these buildings will be added as Buildings of Townscape Merit
	DCA013.08	Victorian buildings between Dalston Lane and Ridley Road: If they have been omitted because it is already known that developers plan to demolish them, this is unacceptable. Edmund Bird, Heritage author of the Draft Heritage Scoping Study for the Local Development Framework Dalston Area Action Plan, describes 36-42 as a good example of 1950's architecture and the red brick facades of 46-52 as attractive, and typical of the period c1900.	Following further assessment, numbers 46 - 52 will be included within the CA as Buildings of Townscape Merit.
	DCA013.09	The Ashwin Street area: should be included in the Dalston CAA as a matter of urgency. The proposed CAA includes the Simpson's factory and the Arcola Street warehouses, and even mentions the view of Arcola Street's warehouses under "Strengths" in the SWOT analysis. The Ashwin Street buildings are Victorian and relate to the Kingsland High Street in the same way. See why in the original doc.	Noted. Ashwin Street area to be considered under separate CA proposal in 2016.

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	DCA013.10	Elements removed from Kingsland Conservation Area: It is particularly illogical that the listed pair of Georgian villas at 592-590 Kingsland Rd, part of a run of identical paired villas going south should be separated out from their fellows and therefore risk being treated differently in comments.	Following further assessment, these buildings will remain in the Kingsland CA.
	DCA013.11	The Eastern Curve Garden and mural: The Eastern Curve garden is Dalston's only open green space and has been the scene of remarkable community work and achievement. This needs to be recognised and protected, just as the surrounding buildings do.	Noted. Ashwin Street area to be considered under separate CA proposal in 2016.
		Comments about Appearance, History and Condition	
	DCA013.12	Architectural details are frequently omitted: see the difference in the description of 33 Kingsland High Street in this CAA and the description in Bird's Draft Heritage Scoping Study. See original doc.	Architectural detail descriptions will vary as appropriate for the level necessary in the Appraisal.
	DCA013.13	Condition is dealt with very sketchily in the Appraisal, and comment is largely limited to the facades of buildings whereas guidelines are clear that the whole buildings and their back elevations are to be protected.	Noted. It is not possible to cover the detail of every building. However, it will be clarified that the CA legislation applies to front and back of buildings.
		Comments about Mapping and Photography	
	DCA013.14	Following recommended items by the "Guidance on Conservation Area Appraisals" have been omitted:	Noted.
		- a map that places the conservation area in its wider setting, whether within a larger settlement, or in the context of a rural landscape hinterland;	Noted. To be inserted following Cabinet meeting.
		- a map or sketch that demonstrate the area's historical development and identifies places or buildings with particular historical associations;	Not required. Beyond remit of CA designation
		- a map illustrating current uses, for example, related to different historic building types (residential, commercial, industrial);	These are under constant change and not relevant here.
		- a townscape analysis map showing, for example, spatial issues such as important views into and out of the conservation area, landmarks, and open or green spaces; or temporal issues, such as the extent to which pre-urban landscape features (such as the lines of former field boundaries) survive in the current townscape;	Views, Open Spaces and Focal Points are covered in the Appraisal
	DCA013.15	The photography is random, not always face on, and sometimes a building is only seen as one of a run of 10 or so and therefore none of the architectural detail can be observed	Noted. Photography is generally focused on the character of the townscape of the CA, not on individual buildings.
		Errors found in the proposal	
	DCA013.16	The geology section appears to have been cut and pasted from another document dealing with the eastern side of the Borough and is factually incorrect. See definition in the original document.	Noted and amended.
	DCA013.17	Page 24 No 6 has a central curved pediment to the first floor window with triangular pediments to the windows on either side.	Noted and amended.
	DCA013.18	Page 29 Nos. 2-20 no mention that number 10 was rebuilt in the 1940's.	Noted and amended.
	DCA013.19	Page 29 Nos. 24-48 the second sentence reads badly, perhaps some commas and 'and' might help. The stucco buildings between are rather elegant, with arched first floor windows with decorative panels in the arches, and are earlier in date possibly from the 1840's.	Noted and amended.

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	DCA013.20	Page 32 Nos. 92-100 commas before and after 'on the corner with Somerford Grove' would be helpful.	Noted and amended.
	DCA013.21	Page 35 No 41 words missing 'and a rear dining room extension from 1936'	Noted and amended.
	DCA013.22	Page 35 Nos. 51-57 there is superfluous 's' on 'extends' in the penultimate line of the paragraph.	Noted and amended.
	DCA013.23	Incidentally it is more usual to refer to use 'which' rather than 'who' when referring to a company or in the case on page 24 a branch of a bank.	Noted.
	DCA013.24	Page 36 Nos 61-69 and 71-79 what is meant by 'attractive groups of <i>rather</i> brick properties'?	Noted and amended.
	DCA013.25	Page 41. Nos 65 and 67 the windows at first floor are pedimented.	Noted and amended.
	DCA013.26	Page 42 Boleyn Road the first sentence is rather convoluted, suggest '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'	Noted and amended.
	DCA013.27	Pages 42 and 43 would benefit from some photographs of Millers Junction and the terraces in John Campbell Road.	Noted. Figure 48 shows properties in John Campbell Road.
	DCA013.28	Page 44 a link to the photograph on page 49 of No 1 Truman's Road would be helpful.	Noted and amended.
	DCA013.29	Page 54 The Dalston Conservation area does not run from the City northwards. Later in the paragraph is a reference to Kingsland High Road between Dalston Lane and Ridley Road, this is not designated as such on the map.	Noted and amended.
		SWOT Analysis.	
		See comments of Hackney Society below.	
DCA014	DCA014.01	We acknowledge the factual corrections provided by Kingsland CAAC and Hackney Society in their responses.	Noted
		Numbers 4 - 10 Sandringham Road should be included in the CA.	Following further assessment, these buildings will be included as Buildings of Townscape Merit.
		Buildings at 46 - 52 Kingsland High Street should be included.	Following further assessment, these buildings will be included as Buildings of Townscape Merit.
		The Ashwin Street area and west end of Dalston Lane should be included as they share a similar character to the proposed conservation area.	Noted. Ashwin Street area to be considered under separate CA proposal in 2016.
		Ridley Road market should be included within the CA in order to protect it from inappropriate development.	This area has an entirely different character and appearance to the conservation area and is not under consideration for inclusion.
		Agree that the buildings at Dalston Junction should be in the proposed CA.	Noted.

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		Agree with Kingsland CAAC that buildings at 590 - 592 Kingsland Road share similarities with buildings to the south and should remain in Kingsland CA. The CA could begin at 594 Kingsland Road.	Following further assessment these buildings will remain in the Kingsland CA.
		539 Kingsland Road could be transferred to the proposed CA.	Following further assessment it is proposed to incorporate 527 - 539 and 596 - 600 from the existing Kingsland CA.
DCA015	DCA15.01	As residents within the proposed CA, writing to give strong support.	Noted
	DCA15.02	We feel that the buildings around Ashwin Street should be included.	Noted. Ashwin Street area to be considered under separate CA proposal in 2016.
DCA016	DCA16.01	A superb idea	Noted
DCA017	DCA17.01	Thinks the proposed Dalston conservation area is a good idea and fully supports it.	Noted
	DCA17.02	Numbers 4 - 10 Sandringham Road should be included in the CA so that there is continuity between the proposed CA and the existing St Marks CA.	Following further assessment, these buildings will be included as Buildings of Townscape Merit.
	DCA17.03	Arrows showing important views on Appendix D should go four ways at the junction of Kingsland High Street/ John Campbell Road/ Sandringham Road to include the views of John Campbell Road and Sandringham Road.	These will be included on the final map.
	DCA17.04	Concerned about protection of Ridley Road and Birkbeck Road/Mews.	This area has an entirely different character and appearance to the conservation area and is not under consideration for inclusion. Protection of this area and the markets is afforded by the Dalston AAP.
DCA018	DCA018.01	Concerned about unsympathetic changes that have taken place to the area since moving away as a child.	Noted.
DCA019	DCA19.01	This is an important historic neighbourhood with a wealth of heritage assets that this designation should protect and enhance.	Noted.
	DCA19.02	The appraisal is comprehensive, well researched and well presented and the inclusion of John Campbell Road is a welcome addition.	Noted.
	DCA19.03	The mixed industrial and residential area around Ashwin Street is also worthy of conservation status. Understand that this will form part of a separate review, which is welcomed.	Noted.
	DCA19.04	It is recommended that the Twentieth Century and its contact details be added to Appendix F, that the reference and website details for English Heritage be updated to Historic England and given the author had reference to the GLA Draft Heritage Report on Dalston of 2012, this should be included in bibliography.	Noted and amended. The Draft GLA report was never officially published by the GLA and has no status. However, it will be noted in the Bibliography and an unpublished background document.
DCA020		Value & Significance	

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	DCA20.01	Consultation does not consider significance fully. Should have explored what local community, religious, ethnic, political, recreational and economic values are and how they relate to the built environment. These should have been consulted on and debated before the draft appraisal was written.	The CA appraisal is comprehensive and follows guidelines from Historic England in their document, "Conservation Area Appraisals".
	DCA20.02	A simple and quick but carefully constructed questionnaire could have identified what residents and visitors consider important about the high street.	Noted. Consultation undertaken in accordance with Hackney Council's SCI and Consultation Team. This will be fed back to the Council's Consultation Team.
	DCA20.03	The appraisal fails to identify the demographic and so cannot explore its vital role in defining the conservation area. Instead it risks defining the future demographic and fails to explore the potential threat of large scale redevelopment on the physical and social character of the area.	Noted. The multi-cultural character of the area is mentioned in the introduction of the report and in the SWOT. A socio-economic section has been added at 1.4.
	DCA20.04	The draft appraisal reads like a template format like others in the borough and has not allowed for thorough consideration of Dalston as a unique place and with reference to HE guidelines.	The Appraisal has been prepared by an independent Heritage Consultant in accordance with Historic England Guidance.
		Errors	
	DCA20.5	Page 8. Conservation Area Consent not required for demolition in a CA. There are no 'two-storey cottages' in Bradbury Street.	Noted and amended.
	SCA20.6	Page 9. The Dalston Lane (West) CA does not lie 'immediately adjacent to Dalston CA.	Noted and amended.
	DCA20.7	Page 12, PPS5 is no longer current and should not be referred to. Buildings are usually <u>statutorily</u> listed. 'Apart for some small terrace properties in Bradbury Street, there are few houses in the CA' - it is assumed that the author is referring to John Campbell Road as there are no houses in Bradbury Street, only flats above shops.	Noted and amended.
	DCA20.8	Page 19, Voodoo Rays is south of the Rio	Noted and amended.
	DCA20.9	Page 20, Harvest sell little organic fruit and veg	Noted and amended.
	DCA20.10	Page 28, Argos not Argus	Noted and amended.
		Illustrations	
	DCA20.11	The appraisal is difficult to follow due to the fact that photographs are not closely located to text and are often taken at an angle. Fig 16 and 21 are the same. Fig 25 should read 2 - 20.	Noted and amended as required.
		SWOT analysis	
	DCA20.12	Strengths: should include, a coherent streetscape in terms of height, with buildings in general between 3 and 5 storeys and none of any greater height. Mix of services and goods maintaining a thriving high street.	Noted and included.
	DCA20.13	Weaknesses: should include, Terraces of Victorian shop buildings broken up visually by varying maintenance, loss of or change to architectural detail. Inappropriate top hung or upvc windows, Overpainting of Victorian brick facades, closed or evening-only opening of premises degrading the daytime shopping scene.	Noted and included regarding maintenance issues. Evening opening hours are outside remit of appraisal.

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	DCA20.14	Opportunities: should include: Use of developer contributions (CIL and S106) to significantly improve the public realm. Leverage of the increased value of property to require developers to provide more public open space and reductions of rents where possible.	Outside remit of the CA designation. Not included.
	DCA20.15	Threats: should include, increase in night time economy driving out daytime businesses and causing anti social problems, Increases in rents driving out small businesses, particularly those associated with ethnic communities and low cost goods. Loss of architectural quality through comprehensive redevelopment involving significantly taller, bland new buildings fronting the high street.	Noted and included regarding loss of architectural quality. Night time economy and increases in rents are outside the remit of the appraisal.
		Boundaries	
	DCA20.16	117 - 131 Kingsland High Street - should be included in the CA.	These properties are included within the CA
	DCA20.17	4 - 10 Sandringham Road - should be included in the CA.	Following further assessment, these buildings will be included as Buildings of Townscape Merit.
	DCA20.18	46 - 52 Kingsland High Street - should be included in the CA.	Following further assessment, these buildings will be included as Buildings of Townscape Merit.
	DCA20.19	Dalston Junction - agree with Kingsland CAAC that only 596 - 600 Kingsland Road on east side and 593 on west side should be included in the proposed CA.	Following further assessment it is proposed to incorporate 527 - 539 and 596 - 600 from the existing Kingsland CA.
		Significant Omissions/Concerns	
	DCA20.20	Ashwin Street Area - lack of protection here is of grave concern.	Noted. Ashwin Street area to be considered under separate CA proposal in 2016.
	DCA20.21	Ridley Road market and Birkbeck Mews - Lack of protection afforded to special character is concerning. Brixton Market was listed based on communal value, which would also apply here.	This area has an entirely different character and appearance to the conservation area and is not under consideration for inclusion. The future of this area is outlined in the Dalston AAP.