

WELL STREET CONSERVATION AREA

APPRAISAL AND MANAGEMENT PLAN

HACKNEY COUNCIL
CONSERVATION
URBAN DESIGN &
SUSTAINABILITY
TEAM



This Appraisal has been prepared by Matt Payne, Conservation, Urban Design and Sustainability (CUDS) Deputy Manager for the London Borough of Hackney (LBH).

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1.0

INTRODUCTION

1.0 INTRODUCTION

1.1 Designation Background

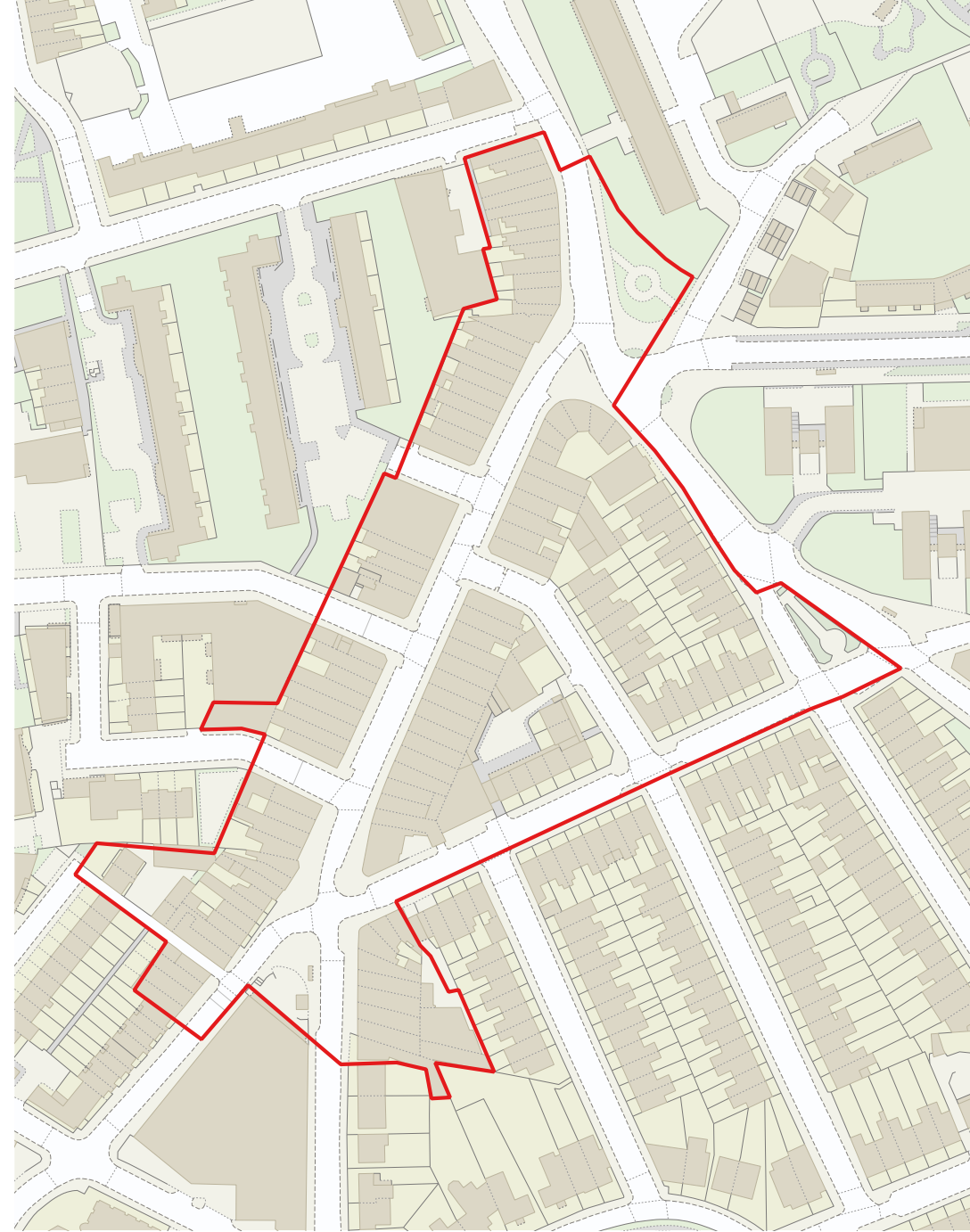
The boundary was drawn around the area of Well Street following identification in the 2017 Conservation Area Review Study (CARS). This is a small, roughly triangular area of development immediately to the north of the existing Victoria Park Conservation Area, which was extended in 2013, but excluded this area, due to differences in character and appearance.

There are a number of good elements within the area, including attractive terraces to the eastern section of Valentine Road and on Kenton Road. The three storey mid 19th century terraces on the east side of Well Street are handsome, with good details to parts of the upper storeys, despite the shop fronts being generally poor. To the west side of Well Street, the streetscape is more fragmented, with some lower buildings.

1.2 What is a Conservation Area?

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Local Planning Authorities have a duty under the Planning (Listed Buildings & Conservation Areas) Act 1990 to designate areas of special architectural or historic interest. The Council is also under a duty to review existing Conservation Areas from time to time and to formulate and publish proposals for their preservation and enhancement.

Conservation Areas are not single buildings, but groups of buildings and areas, which are of special architectural or historic significance. Because the designation is of an area, significance can include the spaces be-



Well Street Conservation Area 2021

tween buildings and natural features, topography, the historic layout of roads, paths and boundaries and landscape features such as gardens, parks and greens, trees and street furniture can all add to significance.

1.3 Implications of Conservation Area Designation

Conservation Areas enjoy special protection under legislation and both national and local policy and guidance. Planning applications within a Conservation Area must be shown to “preserve or enhance” the character or appearance of the area. Planning Permission is needed to demolish a building in a Conservation Area, and there is a planning presumption in favour of the retention of buildings which make a positive contribution to a Conservation Area.

Certain types of more minor development, particularly in relation to single family dwellings, are subject to Permitted Development rights (under the General Permitted Development Order, 2015, as amended). These Permitted Development rights are more limited in Conservation Areas, and may be removed partially or completely through the use of Article 4 Directions.

Trees above a specific size are protected in Conservation Areas. Applicants must give the Council six weeks’ notice in writing before any work is carried out to lop, top or fell a tree in a Conservation Area. There is also greater control over advertisements in Conservation Areas.

1.4 National Policy

The National Planning Policy Framework (NPPF) 2019 provides national guidance. Protecting and enhancing the historic environment is a key

component of the NPPF’s drive to achieve sustainable development. Section 16 of the NPPF, ‘Conserving and enhancing the historic environment’ sets out the heritage framework in detail in relation to various ‘heritage assets’. Conservation Areas are referred to as designated heritage assets in the NPPF.

Although not statutory guidance, Historic England’s document, The Historic Environment in Local Plans (Historic England, 2015), and Conservation Area Designation, Appraisal and Management (Historic England, 2016) provides further guidance from the national heritage authority.

1.5 Regional Policy

The relevant Regional Spatial Strategy is the Greater London Authority’s London Plan (GLA, 2021). It forms part of the development plan for Hackney and relevant policies include:

- Policy HC1 Heritage Conservation and Growth
- Policy HC3 Strategic and Local Views
- Policy D2 Infrastructure Requirements for Sustainable Densities
- Policy D4 Delivering Good Design
- Policy D8 Public Realm
- Policy D9 Tall Buildings

1.6 Local Policy

Local borough-wide planning policy is contained within Hackney Council’s Local Plan. This provides specific policies that help protect the area’s special architectural and historic interest.

The following policies are particularly relevant:

- LP1 Design Quality and Local Character.
- LP3 Designated Heritage Assets
- LP5 Strategic and Local Views.

These are supported by Supplementary Planning Documents and Guidance such as the Residential Extensions and Alterations SPD and the forthcoming Historic Environment Strategy SPD

1.7 Statement of Significance

Well Street Conservation Area is centred on an historic route connecting Mare Street and Homerton, which has been inhabited since at least the mid 15th century. What began as a small hamlet, grew in the 19th century on land owned by the Cass Estate, particularly following the creation of Victoria Park to the south in 1845. Since Victorian times, the area has been a centre for commercial and light industries and despite appearing slightly rough around the edges, the street still retains a village-like character. Terraces of 19th century housing and shops remain to both the east and west sides of Well Street with further terraces on the adjoining side streets. Well Street Market continues to thrive, having first started operating in the 1850s. The market was the birthplace of Tesco and a modern Tesco store, located on the southern boundary of the conservation area signifies its presence today.



Former J. Gooding Pie and Mash Shop, 257 Well Street

2.0

CONTEXT

2.0 CONTEXT

2.1 Location and Setting

Well Street Conservation Area is situated along the boundary of Homerton and Hackney Wick wards in the east of the Borough of Hackney. The Conservation Area comprises historic terraces along Well Street and Morning Lane along with further terraces on Valentine Road, Kenton Road and Poole Road.

The Victoria Park Conservation Area is located immediately to the south. The areas to the east and west of the Conservation Area are predominantly interwar and post war Council housing. The Conservation Area is located less than half a mile to the east of Hackney Central.

2.2 Historical Development

Early History

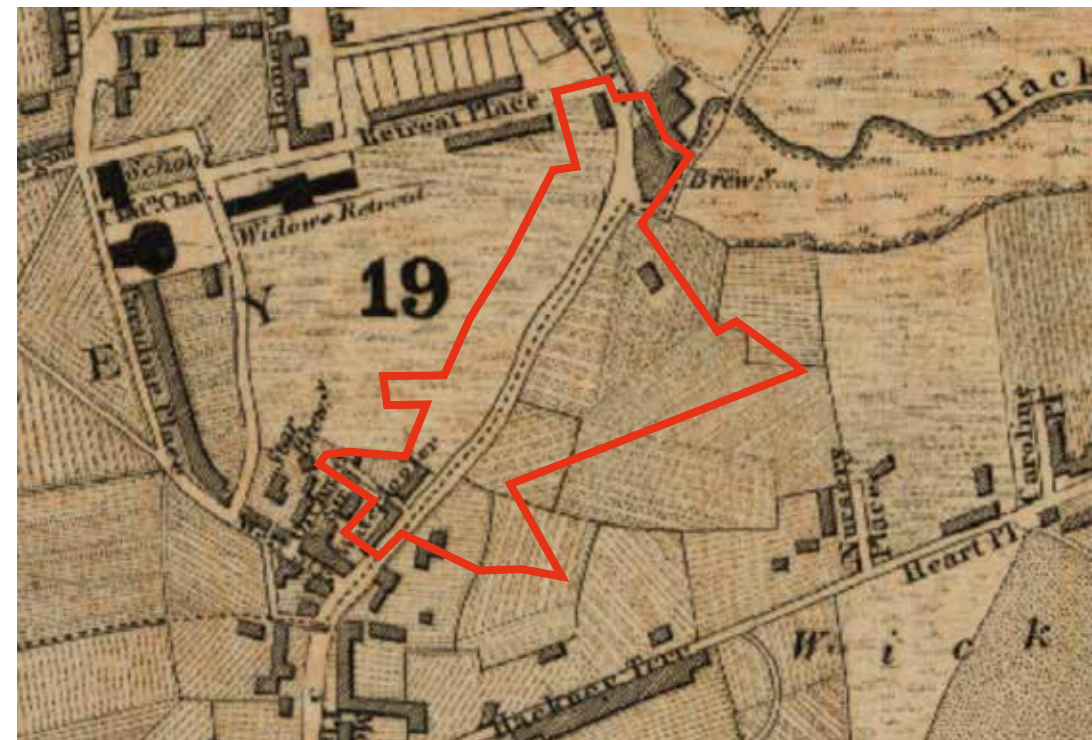
Well Street originated as a lane connecting Mare Street to Homerton, and it has been settled at least since the mid 15th century, when the common still bearing its name (but no longer connected to it) was called 'Well Street Field'. From the 16th until the 19th century the hamlets of Grove Street (today's Church Crescent) and Well Street were normally assessed and administered together. Later development around both hamlets was largely shaped by the Sir John Cass Foundation, which still operates in the area today.

Sir John Cass (1661-1718) was a local politician, businessman and philanthropist who built housing and schools for the poor. His family moved from the City to Grove Street (now Church Crescent) Hackney in 1665 to escape the plague. Cass (after which nearby Cassland Road is named)



Above: Roque's Map of 1746

Below: 1828 Greenwood Map



made his money as a builder and merchant. In the early 18th century, he served for a term as a Conservative MP for the City and founded a school in the churchyard of St Botolphs Aldgate in 1709.

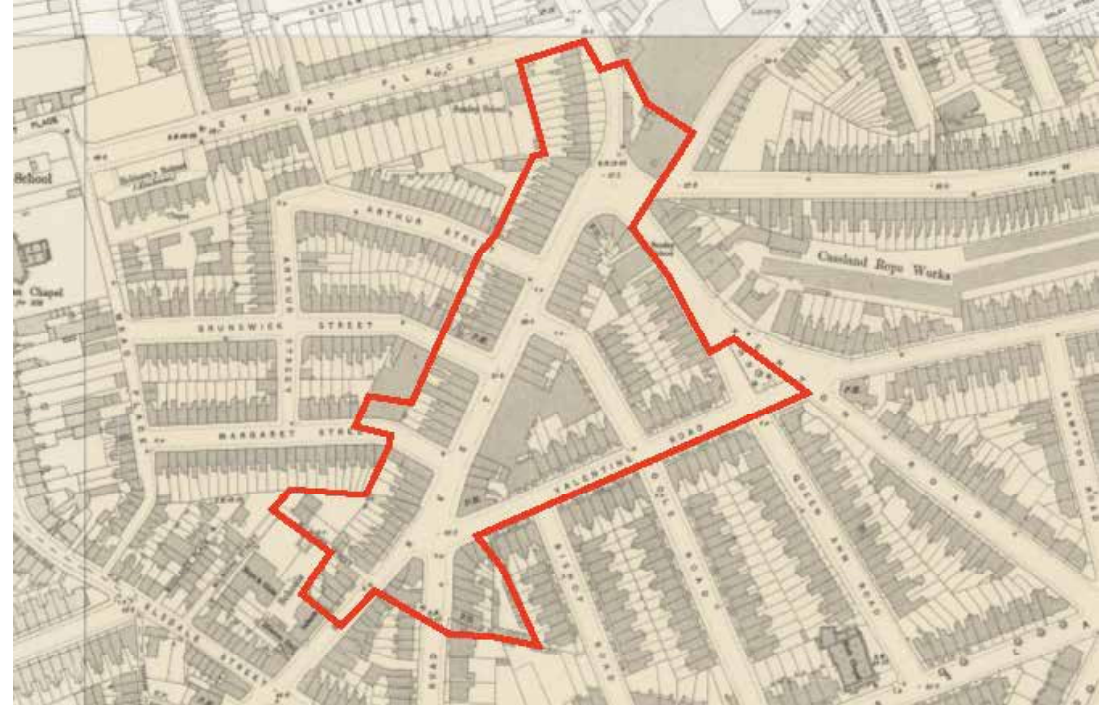
Cass has become a highly controversial figure recently due to his connections to the 18th century slave trade. As a result, the Sir John Cass Foundation has recently rebranded as the Portal Trust and Cassland Road Gardens in the nearby Victoria Park Conservation Area is in the process of being renamed.

19th Century

Residential development in Well Street started in earnest in the early 19th century. An estimated 200 households lived there in 1821, including working class and 'genteel' families. 199- 205 Well Street (then known as Waterloo Terrace) survives from this period. In the mid 19th century, the Crown acquired land for the construction of Victoria Park, which opened in 1845, providing a further stimulus to residential building in the area north of the park. Nineteenth-century Well Street was a relatively prosperous place known for its shops, which served the residential patch adjoining Victoria Park. There was also a smattering of light industry, including rope-making, boot-making and leather-working. By the 1890s there was room for building only in the grounds of Well Street's older residences.

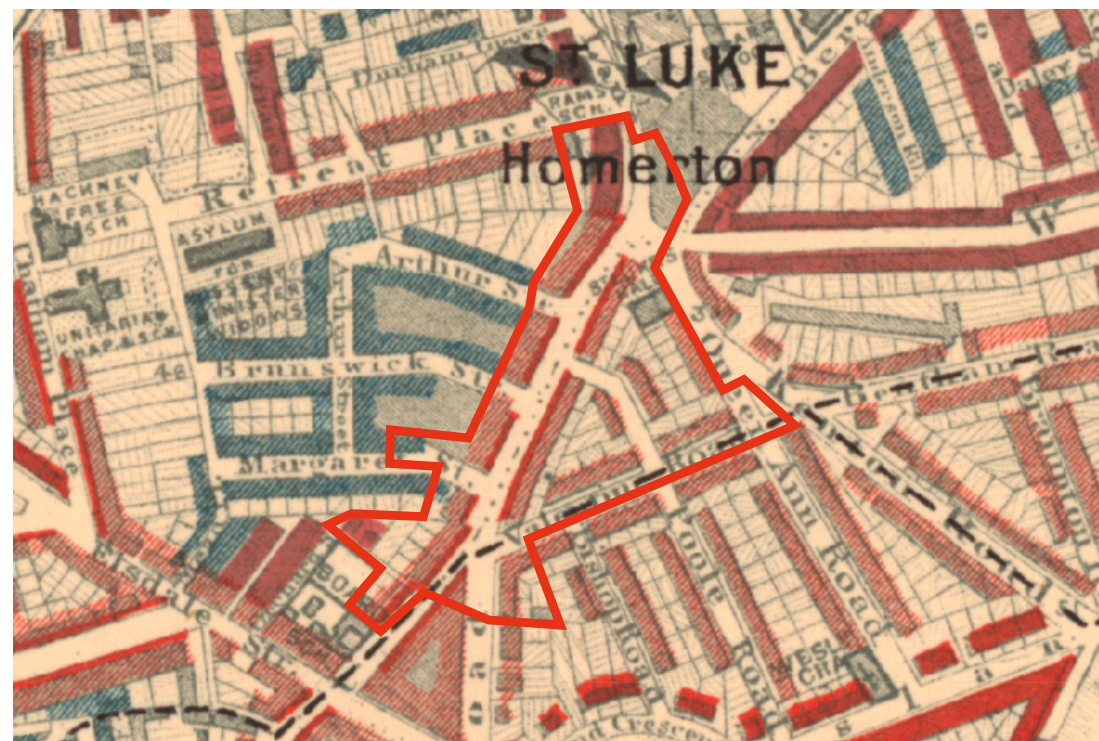
20th Century

Between the World Wars the district as a whole remained residential, except along Well Street and in offshoots near Mare Street such as Tudor Road. A conservation area was designated in 1977 on the north side of Victoria Park. It comprised the rows facing the park, houses stretching north along Lauriston Road to the church, and others facing Well Street common and at the west end of Cassland Road.



Above: 1893 Ordnance Survey Map

Below: WWII Bomb Damage Map



Well Street remains busy but lacks impressive public buildings. Most of the shops are between Valentine Road and Morning Lane. Another influential local figure is Jack Cohen, founder of the Tesco supermarket chain. Well Street has had an active market since the 1850s and it was this that attracted the young entrepreneur. Cohen fought in the First World War, and following the Armistice, he spent his de-mob money on army surplus goods which he decided to try to sell at local markets.

The first market he chose was Well Street, where legend has it he made a £1 profit on his first day. Cohen's business grew, and Tesco was formed – 'Tes' for merchant TE Stockwell who supplied the young trader with tea, and 'Co' from his own name. The supermarket giant, now the third-largest retailer in the world, has in recent years has an arguably less beneficial effect on the street, as its nearby outlets have been credited with stifling local business.

Today

The market lives on, however. The Well Street shopping area received a welcome boost when it was officially re-launched in 2011 following the establishment of the Well Street Traders' and Residents' Association the previous year. Another recent development has been the arrival of artists, who have used space on the street for studios and pop-up exhibitions.

2.3 Archaeology

Whilst the conservation area is not within an Archaeological Priority Area (APA), Well Street, Wick Road and Morning Lane are all listed as possible medieval roads in the Greater London Historic Environment Record (GLHER). Morning Lane and Wick Road follow the course of the Hackney Brook, while Well Street follows a lost tributary of the brook. Given the early prehistoric potential along the brook and the remains found at



Former warehouse, Millborne Street

Homerton and further upstream all the way to Stoke Newington, there are likely to be palaeolithic remains here. However, there are few entries within the Historic Environment Record (HER) for this conservation area and its immediate vicinity to justify highlighting special archaeological potential. The Well Street historic settlement is to the the south west.

3.0

TOWNSCAPE

3.0 TOWNSCAPE

3.1 Layout and Planform of the Conservation Area

The Conservation Area's shape and layout relates to the historic route of Well Street, which links Mare Street to Homerton. Development is predominantly 19th century with some mid to late 20th century infill development. Terraces front the street, some more uniform and others more fragmented with later additions and alterations. The west side of Well Street is set back from the pavement edge with single storey shop-front extensions whereas the east side of Well Street sits directly on the back of pavement. The majority of plots are smaller scale and fine grain. There are no key open spaces. However, the space in front of the Tesco store, the triangular space on Kenton Road and the area occupied by Build Up Hackney provide welcome areas of open space at the edges of the Conservation Area.

3.2 Density

This is an area with historic, small scale urban grain, bounded by areas of larger scale post war housing. Whilst the overall massing outside of the Conservation Area is larger than that of the buildings within the Conservation Area the post-war housing development is still relatively low density with green buffers around the blocks. The contemporary development on Collent Street and Cressett Street (James Taylor Building) is the most dense development in the area (rising to 10 storeys) and sits as a counterpoint to the much smaller scale development within the Conservation Area.



Urban grain of Well Street Conservation Area

2.3 Building Height and Massing

Building heights are consistently 2-4 storeys within the Conservation Area creating a coherent townscape.

3.4 Land Uses

Land Uses in the Conservation Area vary and are indicative of the varied nature of the buildings. On Well Street the buildings tend to have commercial uses such as retail, cafe and takeaways on the ground floor and residential above. Properties on Poole Road, Kenton Road and Valentine Road are primarily residential. There are a number of community facilities including the Gun PH at 235 Well Street and Hackney Quest on Poole Road, which provides services for young people.

3.5 Key Views

The linear development of the Conservation Area has created some attractive long views along Well Street on a north and south axis. Views into the conservation area along Valentine Road are also important.

Additional views may be identified as part of the planning application process and particular consideration will be given to the potential impacts of taller buildings within terminating views and backdropping buildings.



Decorative clock at James Hawes & Goodchild Funeral Directors, Well Street

4.0

STREETSCAPE

4.0 STREETScape

4.1 Public Realm and Open Space

Well Street is a traditional local centre with a number of shops. Traffic is fairly heavy and there are lots of parked cars along Well Street. Pavement surfaces are mixed, but generally low quality concrete paving slabs or block paving. There is a small, triangular open space on Kenton Road with 1950s planters and York stone paving, which is a Protected London Square. On Milborne Street, there are surviving historic granite cobbles. Open spaces in front of the modern Tesco store and at Build Up Hackney next to Morning Lane provide breathing spaces at the edge of the Conservation Area.

4.2 Street Furniture

There is little street furniture within the Conservation Area and no overall coherent theme or style. There is a traditional, red post box outside the Post Office at 188A Well Street and two historic bollards that form part of the open space on Kenton Road. Other street furniture is modern, such as black reproduction bollards and bike racks, for example on Collent Street.



Typical Well Street Conservation Area streetscene

4.3 Trees

There are a number of mature trees on the triangular open space at Kenton Road. There are also a number of trees on the Build Up Hackney open space. There are a number of small street trees with metal protection barriers along Well Street along with a number of other street trees in the surrounding streets.



Protected London Square and mature trees, Kenton Road

5.0

**ARCHITECTURAL
CHARACTER**

5.0 ARCHITECTURAL CHARACTER

5.1 General Architectural Character

The architectural character is predominantly mid to late Victorian with residential terraces, ground floor shops and some remnants of 19th and early 20th century industry. There are also a number of mid to late 20th century infill developments along with some inappropriately scaled modern development on the periphery.

5.2 Building Contribution

This section explains the contribution buildings make to the special architectural or historic interest of the area as outlined in Map XXXX

A) Listed Buildings

The Well Street Conservation Area does not contain any listed buildings.

B) Locally Listed Buildings

These buildings are of local architectural or historic interest. Although not statutorily listed, these buildings have been identified as having a significant level of local value and are considered to make a positive contribution to the special character of the Conservation Area. The Conservation Area contains one locally listed building:

237 Well Street- former Victorian pub now in use as a mosque.



Building Contributions in Well Street Conservation Area

C) Positive Buildings

Buildings that positively contribute to the Conservation Area's overall character and appearance. Demolition of these buildings is also considered to constitute substantial harm. Special attention should be paid towards preserving characteristic architectural details present on these buildings.

D) Neutral Buildings

These buildings neither contribute nor actively detract from the Conservation Area's special character. In principle, the loss of these buildings would not be resisted, provided the proposed replacement buildings adhere to the objectives of relevant planning policy and are of a high quality of design commensurate with the Conservation Areas special character.

E) Buildings that Detract from the Area's Special Character

Some development detracts from the character and appearance of the Conservation Area. In principle, the redevelopment of these sites would be encouraged, provided proposals for their replacement are of a high quality architectural design and would make a positive contribution to the Conservation Area.

5.3 Key Architectural Features and Materials

Many buildings have strong similarities in their overall conception and many key architectural features and common materials are found throughout the Conservation Area. Buildings generally contain a selection, as opposed to all, of the characteristic key features and materials features listed below.

Key Architectural Features and Materials:

- Brick Chimney Stacks
- London Stock brick
- Welsh slate
- Single glazed timber sash windows
- Cast iron rainwater goods

5.4 Architectural Analysis

The purpose of this section is to expand on the Statement of Significance in Section 2 and to highlight individual buildings and features that particularly contribute towards the area's character.

Collent Street

Right: No. 12A
Former Victorian warehouse, known as the James Taylor Building, now incorporated into a modern residential development. The building incorporates a distinctive gabled form, traditional stock brick and brick arches.



Kenton Road



Above: No.s 23- 43 (Odd)
Late 19th century, distinctive terrace with red brick banding and decorative, stepped cornice

Milborne Street



Above: No. 26
Early Victorian/Georgian paired villa with arched windows and stable block to rear

Poolle Road



Above: No.s 36- 42 (All)
Part 2/part 3 storey terrace with projecting front bay and unbroken cornice detail.

Well Street (West Side)

Below: No.s 195- 209 (Odd)
Two storey terrace on pavement edge with unbroken, butterfly roof. Appears to have been called Waterloo Terrace and therefore a date between 1815- 1820 is likely.



Right: No. 45
Residential conversion of former church with circular window and arched entrance

Morning Lane

Below: No.s 228- 250 (Even) Two storey Victorian terrace with later shopfront extensions. Some inappropriate shopfronts and window replacements.





Above: No. 235 The Gun PH
Three storey, red brick pub dating from the 1860s.

Below: No. 237 Former Brunswick Arms PH
Former Victorian pub now in use as a mosque. Locally listed.



Above: No.s 255- 269 Well Street
Two storey, early 19th century with later shop-front additions. Attractive front windows in arched reveal.

Well Street (East Side)



Above: No. 184
Three storey former Palmerston Arms PH with later mansard roof.



Above: No.s 186- 214 (Even)
Attractive and largely uniform, three storey Victorian terrace with sash windows and butterfly roof.



Above: No.s 216- 240 (Even)
Attractive and largely uniform, three storey Victorian terrace with sash windows and butterfly roof. Numbers 230 to 240 form part of an attractive curve onto Kenton Road.

Valentine Road

Below: No.s 24- 31 (All)

Late 19th century part 2/part 3 storey terrace with projecting front bays and strong, unbroken cornice line.



6.0

CONDITIONS AND THREATS

6.0 CONDITIONS AND THREATS

6.1 General Condition

Overall, the Conservation Area is in reasonable physical condition, however there is capacity for some improvement in terms of general building maintenance and preservation of original architectural features.

There are a considerable number of historic properties within the Conservation Area which contribute to the area's special character. Some are in good condition, particularly on Poole Road, Valentine Road, Kenton Road and the east side of Well Street. However, in other parts, particularly the west side of Well Street, some inappropriate minor development and alterations have occurred, affecting the area's special character. These alterations include the replacement of traditional-style windows and doors, poor quality shopfronts, rendering or painting of walls, satellite dishes and poor quality mansard roofs.

6.2 Key threats and negative issues

While insensitive redevelopment can instantly harm an area's special character, negative change can often occur incrementally through piecemeal alterations that do not require planning permission, or that occurred prior to the area's designation. The quality of the public realm can also have an impact on the Conservation Area's character.

The Conservation Area is under pressure from a number of changes, which could result in threats to its special character and appearance. Existing and potential threats are outlined below, categorised as to



Former pub at corner of Well Street and Valentine Road

whether they impact directly on buildings or the wider streetscape.

Threats to Buildings

- Partial or total demolition of historic buildings
- Inappropriate new development either within or affecting the setting of the Conservation Area
- Poor maintenance of buildings
- Loss of historic or traditional architectural features and details
- Introduction of new architectural features and materials that detract from the area's character
- Rendering, painting or cladding of brick facades
- Poorly designed roof extensions
- The use of non-traditional roofing materials
- Loss of historic timber sash windows
- Poor siting of satellite dishes, renewable energy technologies and other building services

Threats to Streetscape

- Loss of trees and planting
- Accumulation of litter and other objects
- Use of low-grade materials for roads and pavement
- Loss of historic street furniture
- Poor upkeep and inconsistency of street furniture

7.0

MANAGEMENT PLAN

7.0 MANAGEMENT PLAN

This Management Plan provides area specific guidelines for development, maintenance and enhancement of the Well Street Conservation Area. Under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local planning authorities have a statutory duty to draw up and publish proposals for the preservation and enhancement of Conservation Areas in their districts from time to time.

This section includes area specific principles that respond to the particular challenges and opportunities for proposed development in the Well Street Conservation Area. All development proposals should preserve or enhance the Conservation Area's character and appearance and conform

7.1 Article 4 Direction

Many of the properties in the Conservation Area are of architectural merit both in their overall design and their architectural detailing. In order to preserve the features that give these streets their special character such as original windows and doors, the Council is seeking an Article 4 Direction over Well Street Conservation Area. Article 4 Directions remove specific permitted development rights as set out in the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

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

Schedule 2, Part 1 Development within the curtilage of a dwelling house

- Class A, enlargement, improvement or other alteration of a dwelling house
- Class C – other alterations to the roof of a dwelling house
- Class G – chimneys, flues etc on a dwellinghouse
- Class H – microwave antenna on a dwellinghouse

- 2, Part 2 Minor Operations
- Class C – exterior painting

7.2 Demolition

Planning permission from the Council is required for the demolition of buildings larger than 115 cubic metres within the Conservation Area.

The Council will resist demolition of locally listed buildings and buildings that make a positive contribution to the special character of the Well Street Conservation Area (see section 5.2 of this document). Demolition of buildings identified in this document as making a neutral contribution to, or detracting from, the Conservation Area's special character will only be supported where there are acceptable plans for the site following demolition.

7.3 New Development

All new development should respect the established layout, siting, height, scale and massing of buildings within the Conservation Area; it should be of a high design quality, that is sympathetic and responds to the area's special character. New development should preserve or enhance the special character of the Conservation Area. Materials should be carefully chosen to complement the Conservation Area's existing palette of materials (see Section 5.3). There are limited areas for new development within the Conservation Area.

7.4 Development Affecting the Setting of Well Street Conservation Area

All proposed development in close proximity to the Well Street Conservation Area should seek to preserve and enhance its setting.

All development proposals affecting the setting of the Conservation Area will be assessed against the Historic England guidance document 'The Setting of Heritage Assets.'

7.5 Extensions

Front extensions of street facing buildings will not be permitted due to the resultant disruption to the appearance of buildings and the character of the Conservation Area.

Roof extensions that are visible from the street will generally be resisted, due to the disruption in the overall proportions and uniformity of buildings and the resultant dominant massing.

There is usually scope for rear extensions to properties, subject to their subservience to the main building. The Hackney Residential Extensions and Alterations SPD should be consulted for further detailed information.

It is recognised that there have been some unsympathetic roof extensions to buildings in the Conservation Area that occurred prior to its designation. These extensions should not be used as a precedent for further inappropriate extensions.

All proposed extensions should be of a high quality design and materials



Early 19th century terrace, Well Street

to complement the area's historic character. Proposed extensions should not disrupt the balance and appearance of distinctive groupings of buildings.

7.6 Window Replacement

A significant proportion of properties within the Conservation Area have timber sash windows. If possible, original or replica windows should be retained and repaired. Following advice from a professional joiner, if windows are beyond reasonable repair, then replacements should match the original window design and materials. It is likely that planning permission will be required for proposed replacement windows not in a similar style or materials to the existing windows.

The use of uPVC framed windows as a replacement material for original or traditional style timber windows will not be considered acceptable as their proportions, opening methods, shiny plastic appearance and light reflection are all at odds with the character of historic buildings. For similar reasons aluminium is also not considered to be an acceptable alternative material to timber fitted framed windows.

To improve the thermal performance of windows the Council recommends that all replacement window units should be slim double glazed with a maximum dimension of 14mm. Alternatively, internal secondary glazing could be installed, which does not require planning permission. Draught proofing around all window frames would also be beneficial and cost effective to maintain thermal performance.

7.7 Architectural Features

Key architectural features as defined in Section 5.3 of this document, such as brick chimney stacks and brickwork facing should be retained due to the valuable contribution they make to the character and appearance of the Conservation Area.

7.8 Cladding, Rendering or Painting of Walls

Originally exposed brick walls, often part of a building's original design, make an important contribution to the character of the Conservation Area and should not be clad, rendered or painted. External, rendering or painting can also cause problems with damp and condensation.

External cladding or rendering of buildings in Conservation Areas requires planning permission, which is unlikely to be supported. The careful removal of existing paint to brickwork is encouraged.

7.9 Doors

Historic timber doors should be retained as they are important features that contribute towards the character of the Conservation Area. All necessary replacements should be of timber and of a design that complements the building within which it is situated.

7.10 Extraneous Fixtures

Modern extraneous fixtures, including satellite dishes, meter boxes and cabling, should not be visible from the street. The removal of existing fixtures cluttering front elevations is encouraged; however care should be taken to ensure that surfaces affected are repaired.

7.11 Shopfronts and Signage

Where buildings are in commercial or community use it is accepted that signage may be required. The Hackney Shopfront Design Guide SPD provides detailed information on the type of signage appropriate within Conservation Areas. This often includes a more muted colour palette and simplified branding limited to simply the name of the shop.

The loss of historic shopfronts will not be considered acceptable. These a number of historic shopfronts, which make a positive contribution to the architectural and historic interest. There is potential to reinstate shopfront details such as corbelled brackets, pillasters and awnings.

New shopfront and advertisement proposals are more likely to be supported where they retain and reinstate missing historic details.

The use of illuminated projecting signs will not be considered acceptable as this will appear incongruous.

7.12 Trees

Most work to trees in the Conservation Area requires prior approval from the Council.

7.13 Design Guidelines

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



Terrace on Well Street

- Painting/rendering of unpainted brickwork
- Installation of non-traditional window types/materials (upvc/metal)
- Installation of satellite dishes on street facing elevations
- Installation of window bars or door gates

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

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

8.0

ENHANCEMENT PROPOSALS

8.0 ENHANCEMENT PROPOSALS

Homeowners are encouraged to undertake minor works that will improve the condition and appearance of their properties, which will have a wider positive impact on the Conservation Area as a whole. Much enhancement of buildings and the wider area does not require planning permission; please contact the Council for further advice. The Council welcomes and supports enhancement schemes proposed by property owners or the local community

8.1 Maintenance

Much of the Conservation Area's special character derives from the high number of interesting architectural features present. In order to ensure their long-term survival, regular attention is required to stop them falling into a state of disrepair. The Council therefore recommends that regular maintenance is undertaken to retain the collective value of the attractive features present in the area. If minor repair works are left unattended, it may result in unnecessary decay and damage, which could lead to the need to conduct more complex and expensive repair works that may require planning permission.

Basic maintenance recommendations include:

- The regular clearing of debris in gutters and rainwater pipes
- The pruning of vegetation near to buildings
- The re-fixing of loose roof tiles or slates
- The regular re-painting of timber

8.2 Repairing, Restoring and Reinstating Architectural Features

The Well Street Conservation Area could be much enhanced through the repair, restoration or reinstatement of the following damaged or lost architectural features:

- Brick Chimney Stacks
- Single glazed timber sash windows
- Timber four panelled doors
- Cast iron rainwater goods
- Repair of historic shopfronts
- Introduction of appropriate signage

The use of traditional materials and methods is an important element in preserving the character and appearance of the Conservation Area.

Re-pointing should be undertaken only when necessary and must be done in an appropriate manner, for example a lime mortar must be used in older buildings for reasons of appearance and performance; cement-based mortars are generally inappropriate for historic buildings. Joints should be flush or slightly recessed (not weather struck or raised) and finished and brushed to expose brick edges.

In addition the following would also result in an enhancement to the area:

- The re-siting of satellite dishes and TV aerials where their location has

a negative impact on the Conservation Area

- The careful stripping of inappropriate paint or render using a non damaging method to reveal originally exposed brickwork.
- The removal of architectural elements that are out of keepings with the area's special character
- The removal of uPVC or aluminium windows and doors and replacement with timber alternatives that are in keeping with the Conservation Area's special character

8.3 Proposals for Public Realm

Historic street furniture and paving should be retained. Where street surfaces are being replaced high quality materials should be used for example yorkstone.



Curved terrace on Well Street

9.0

APPENDICES

9.0 APPENDICES

APPENDIX A - BIBLIOGRAPHY

This appraisal was produced during the Covid-19 pandemic with limited archival access. The historical background section has therefore been prepared using online resources.

- British History Online
- 'Walk Down a Well-trodden street', article in Hackney Citizen, 2013
- Layers of London

APPENDIX B - USEFUL CONTACTS

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