

Summary of Responses (Well Street)

Respondent ID	Organisation	Comment ID	Respondent's Comments	Council's Response
WSCA01		0.01	I think it is absolutely brilliant. This is such a special area with a rich history, which is absolutely worth preserving. My neighbours have lived here for 70+ years and are saddened by how much has been lost (for example, they remember the cobbled street and stone paving, the beautiful shop fronts etc.). My house (39 Poole Road) will be within the Conservation Areas and I wholeheartedly support it. It would be great to see an effort to tidy up the shop fronts on Well Street, some of which are pretty poor. I'm not sure what powers the council really has to get people to change what is there currently, but it would be amazing to follow a model like Columbia Road, where the shop fronts are just amazing (there is also a street towards Dalston which has newly restored shop fronts, which look so smart). Well done Hackney Council!	Noted. Shopfront improvements form part of the Management Plan.
WSCA02		0.01	I support the proposal. My concern is that Tescos will want to build on to their current ground floor space and that will be an eyesore and overshadow the whole of the conservation of the street. I also hope that the corner of Terrace Road/Valentine Rd, curved building will not be allowed to build any higher.	Noted. Future development proposals will be assessed on their own merits on a case by case basis. Sites within or adjacent to the conservation area will be assessed in accordance with the relevant legislation.
		0.02	Tescos recently removed outdoor seating from the open space in front of there doors. This was a great loss to the community as many people would sit on those seats. A place to rest with out having to pay for a seat in a cafe. We need free seating areas in our community spaces.	Noted. Street furnture proposals form part of the Management Plan.
		0.03	The house block that contains numbers 205 - 199 are much older than the report states, they were here in 1735+ and can be seen on early maps and early census records	Noted. Map regression shows the terrace was known as Waterloo Terrace, which gives a likely date of 1820s - 1830s. This has been noted in the appraisal and the 1828 Greenwood Map has been included, which shows Waterloo Terrace in situ.
WSCA03		0.01	Sounds good.	Noted
WSCA04		0.01	Love that the area is being protected by conservation area designation and the suggestions for enhancement. It's long overdue and will hopefully encourage reinstatement of some of the lost character of the heritage properties.	Noted
WSCA05		0.01	I'm delighted with the proposal to make this a Conservation Area. I have lived here for 36 years and have seen beautiful old buildings disappear in spite of our best efforts to prevent it and its good to know it won't be happening any more. I have researched the history of the area and own one of the houses illustrated in the main part of the documents. I'm glad to know that it will be safe for the future.	Noted
WSCA06		0.01	As a resident in the proposed area, I am more concerned with the negative impact a conservation area would designation would create. I wanted to make some improvements to my property in 2017 when my planning proposal was rejected.	Noted. The principle objective of the designation is to preserve and enhance the character and appearance of the area, which is considered positive.
			There seem to already be sufficient controls.	Disagree. The proposed Article 4 Direction will ensure that there is not further loss of original feautres and other unsympathetic, incremental changes.
			If the historical value is so high, why are we being asked to pay for it?	There is no direct cost to owner/occupiers through designation.
			If the council wish to make it a conservation area there should be funding for preservation and improvement grants.	There are currently no preservation or improvement grants for individual occupiers. However, conservation area designation does not necessitate owners to undertake works to their properties.
WSCA07		0.01	I am one of the very few owner occupiers on the Northwest side of Well Street, proposed to be within the new Conservation Area.	Noted.
		0.02	Of the 52 buildings newly included on the Northwest Side of Well Street, there are only 6 owner occupiers, and 48 flats tenant occupied. I mention this because I feel confident, but can not prove, that tenants are less likely to respond to your proposal than owners.	Noted.
		0.03	It could be read that having only possibly 6 replies from 52 buildings shows that people approve of the proposed Conservation Area. It does not.	Noted. Designation is based on material considerations rather than the numbers for or against.
		0.04	My main concern to the Conservation of the proposed section of Well Street environs is that the proposal appears to be enforcing the area to be treated as a museum and further removing the adaptability of these properties into homes for the modern family, or shops for the modern retailer.	Disagree. Conservation Area designation recognises the special interest of the area and manages change carefully to ensure that new proposals either preserve or enhance the area. It is not intended to preserve the area as a museum. Many internal alterations will not require planning permission.

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		0.05	With a recognised shortage of housing stock in Hackney it seems ludicrous to be enforcing new rules to keep the buildings as a museum, and not allow them to be adapted through the usual planning process. In your own recognition it is something worth conserving, and therefore must have worked for the last 100 years.	Disagree. Conservation Area designation enables change to be managed carefully, but does not restrict any further changes to the area, providing that these are in keeping with the area's character and appearance.
		0.06	The proposal also seems to imply that any resident will need to seek permission to repair their own homes and incur further approval from Hackney Council Planning, and pay for the privilege. This seems like yet another authoritarian method of increasing the income of the struggling council.	Like for like repairs to homes will not require planning permission, therefore there will be no costs forced upon residents.
		0.07	I would also like to point out that your proposal makes no mention of the "application fees" one would have to make to Hackney Council should the owner wish to make changes to their property; changes that at present one does NOT have to consult with the Hackney Planning to improve their building i.e (as you mention) pointing, windows, chimneys, and painting.	Like for like repairs will not require planning permission. Other works, which fall under the proposed under the Article 4 Direction will incur an application cost. This will be clarified during the consultation stage of the proposed Article 4 Direction.
		0.08	I see this proposal as another layer of bureaucracy that residents will be forced to pay for.	Disagree. There will be no immediate cost to residents and owners and the planning application process ensures that future change in the area can be carefully managed.
		0.09	You mention an ambition of the conservation zone to return to single glazing windows. I can not see how this complies with the government guidelines and Hackney's Sustainable future. It in fact contradicts it.	See 7.6. Window repairs are encouraged. However, in some instances where this is not possible, slimline double glazing is supported.
		10	Well Street is struggling to survive particularly because the pandemic has hit our community hard and exacerbated the existing difficulties. Enforcing more costs and rules on Well Street is not going to help us at a time that we need more support than ever, not unforeseen additional costs that cannot be recouped. Shops, homes and the community living in them are in desperate need of help and support, not more rules and spiralling expenses at a time of absolute crisis. There seems to be a lack of understanding of the real struggles that residents and shop owners are going through. Well Street needs support not more bureaucracy, particularly after a global pandemic when everyone on the street has suffered real hardship. As someone who has lived here for many years I can tell you that this proposal will cause residents to live in properties that they will not be able to afford to repair, and beg you to reconsider at this critical time.	There will be no immediate cost to residents and owners through designation. Like for like repairs and many internal alterations will not require planning permission. The proposed Article 4 Direction will incur some costs for those residents/owners wishing to make changes. However, this is vital to ensure that changes are managed carefully to ensure that historic features and uniformity is not lost, thereby protecting the special interest of the area.
WSCA08		0.01	Well Street market need to revive its market as it only has one stall selling fruit and veg.	Noted. Will discuss with Markets and Regen Teams and this matter will be raised the local Ward Members.
		0.02	Shopkeeper have a series of strategies and proposals for reviving the market with speciality themed markets.	Noted. Will discuss with Markets and Regen Teams and this matter will be raised the local Ward Members.
		0.03	Shopkeepers want to avoid duplication of more coffee shops, kebabs and food stores.	Noted. Will discuss with Markets and Regen Teams and this matter will be raised the local Ward Members.
		0.04	Shopkeepers want to create a historic landmark with a plaque commemorating Jack and Sarah Cohen the creators of Tesco's, as this market is where he first set up to sell old navi gear.	Shopkeepers are advised to discuss this separately with the CUDS Team, which has been involved in previous local plaque commissions.
		0.04	Well Street wants to implement a shopfront improvement scheme, painting, decorating and repairing fascia boards and shopfronts.	The Council has a Shopfront Design Guide, which can be referred to for this purpose.
		0.05	Shopkeepers want to see the removal of unsightly and dangerous exposed gas pipes on building facias, where none existed before as it spoils the look of the terrace and sets a bad precedent.	The Council supports this view. These changes could be subject to Enforcement action.
		0.06	Prior to the 2012 Olympic no bus ran down Well Street market but the 425 was re-routed as a temporary measure, this measure has contributed to killing the market and Hackney and TfL have done nothing to rectify this matter.	Noted. Will discuss with Markets and Regen Teams and this matter will be raised the local Ward Members.
		0.07	Due to the killing of the market Well Street has become a defacto car park.	Noted. Will discuss with Markets and Regen Teams and this matter will be raised the local Ward Members.
		0.08	There is a need to install street furniture like the parklet.	Noted. Will discuss with Markets and Regen Teams and this matter will be raised with the local Ward Members.

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		0.09	The demise of the well Street market took place when LBH started and implement the pedestrianisation of one side of the street which took a ridiculous time over a year to implement, in this time traders sought other markets to trade from, by the they started on the other side of the street the market was effectively dead as shopper were tired of the rubble, plastic gateways, the constant relocation of stalls and the stallholders who were treated like an annoyance decided to give up.	Noted. Will discuss with Markets and Regen Teams and this matter will be raised the local Ward Members.
		10	Recent improvements are not in keeping with the street.	Noted. Will discuss with Markets and Regen Teams and this matter will be raised the local Ward Members.
		11	This historic street market needs revival.	Noted.
		12	The Hackney Trust which owns the even side of the street appears to be land-banking certain properties (keeping units vacant to avoid taxes)), which create a bad impression and hamper enterprise and revival of the street.	Noted.
		13	The street requires traffic calming measures as many cars, bikes and even buses speed along the street.	Noted.
		14	Better street signage to prevent cars going the wrong way up the street.	Noted.
		15	The street needs a theme that can be implemented via windows, doors, shopfronts, street furniture and mounted historical information.	Noted. See Management Plan, which covers this matter.
		16	Colour is an important to the modern revival and restoration of the street, but in keeping with conservation criteria, please checkout High Road Leyton near ruckholt road and the colouration of the terrace.	Noted.
		17	The Cass street name and other roads with links to kidnapping, enslavement and human exploitation need to be reviewed.	Noted. This is currently underway with the Council's Review, Rename, Reclaim programme.
WSCA09	Secretary, Central & South Hackney Conservation Area Advisory Committee.	0.01	We unanimously support both proposals. Indeed in this era of progressive permitted development rights we believe Conservation status for both these areas is essential.	Noted.
		0.02	We have no specific comments on either proposal, albeit we were surprised to learn that Beck Street was not already protected.	Noted.
		0.03	We would be happy to add both these new Conservation areas to our (South & Central Hackney CAAC) remit. Indeed geographically we believe they fit better with us than with Clapton. That said, we shall leave this decision with you.	Noted.
WSCA10	Hackney Society	0.01	The Hackney Society welcome the addition of the Well Street area to those areas in the borough identified as conservation areas and further protected by article 4 directions. The section of Well Street identified is a peculiar combination of a pre-Victorian street pattern, a topography that drops to the east, and a clear mix of historic development. The survival of the street as a local shopping street and market, is a tribute to its appeal - its essentially attractive infra and draw to the place, harmed substantially by the presence of through traffic.	Noted.
		0.02	I would suggest that the west side of Well Street, despite its greater state of decay and loss of many original buildings, has the greatest interest, and I am surprised that no.s 255-269 are missing from the Architectural Analysis at 5.4: these buildings with their windows set into arched masonry at first floor, along with the former Brunswick Arms at no. 237 appear to date from the early 1800s, possibly 1820s and so are probably the earliest surviving buildings in the conservation area. Is there a pre-1893 map that might reveal this early phase of development? Are the shop extensions later?	Noted. 255 - 269 Well Street have been included within the Architectural Analysis section. A further map dating from 1828 has been included. However, this terrace is not in situ at that time. This was originally a terrace with later shopfront additions. The appraisal has been adjusted accordingly.
		0.03	A massive threat to the street scape is the one-way traffic on the narrow section of Well Street, which makes it a cut through rather than a destination. Limited hours for car access might be considered to give the historic shopping street a chance of a further stage in its recovery/ reinvention, and a level of care of its fabric that is currently missing.	Noted. Will discuss with Markets and Regen Teams and this matter will be raised with the local Ward Members.
WSCA11	Historic England		Summary of Main Considerations	

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		0.01	Historic England welcomes the proposal to designate the Well Street Conservation Area in accordance with the requirement to maintain an up to date evidence base for the historic environment and to set out a positive strategy for the conservation and enjoyment of the historic environment.	Noted.
		0.02	The area is largely defined by attractive mid-Victorian stock-brick terraces with flat-parapets, many of which incorporate attractive architectural details including curved and flat iron corner terraces on the grander western side of the street. The area retains a consistent 2 or 3 storey height. It is noted that the proposed conservation area will also unite the architecturally consistent western terraces with those adjacent terraces to the south and within the Victoria Park Conservation Area (designated 1977).	Noted.
		0.03	The proposed designation sets out a closely defined boundary focused on the principal commercial core of the area and excluding the sizeable supermarket block which is considered to have no architectural or historic merit beyond its relationship to the birth place of Tesco's. While architecturally unremarkable, and while there are no known plans for redevelopment, the prominence of the site would have a major impact on the setting of the area in such an event. Currently the low-rise nature of the development mitigates some of the impact of the block however the lack of active frontages on the flanks has a negative impact on the southern approaches. We would therefore recommend stating the need for development within the setting of the conservation to demonstrate that it does not harm the character and appearance and the desirability for new development to seek opportunities to enhance the architectural and historic significance. This could be usefully referenced to Hackney's own design guidance.	Noted. Section 7.5 refers to development within the setting of the conservation area.
		0.04	Given the level of architectural detail which survives and the threat of loss to this detail the proposal to consider an Article 4 Direction would appear appropriate. Given the recent trend for more varied uses in the commercial units and more activity within the street it would be worth noting the high incidence of independent local businesses and the positive impact these have on the perceptions and amenity of the street. We would highlight the potential to reinstate shopfront details such as corbelled brackets and pilasters, awnings etc to shopfronts. We would suggest you may wish to encourage this through expanding the section on shopfront and signage to say new shopfront and advertisement proposals are more likely to be granted where these retain and reinstate missing historic details.	Noted. The appraisal has been updated accordingly. See section 7.11
		0.05	In respect of archaeology, Well Street does not fall within an Archaeological Priority Area and as such I do not wish to raise any specific issues beyond the clarification provided by Adam Single of the Greater Archaeological Advisory Service.	Noted.
			Conclusion	
		0.06	Historic England considers historic environment. proposed designation of the Well Street Conservation Area to be justified and consistent with the requirement to plan positively to protect and enhance the historic environment.	Noted.
		0.07	We would like to stress that this opinion is based on the information provided by you. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, where Historic England consider it appropriate to do so.	Noted.
WSCA12	GLAAS		Not in an APA	Noted. The appraisal has been updated accordingly. See section 2.3
			Well Street, Wick Road and Morning Lane are all listed as possible mediaeval roads in the GLHER. Morning Land 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 Homerton and further upstream all the way to Stoke Newington, I would expect some scope for palaeolithic remains here. However there are few HER records for this CA and its immediate vicinity to justify highlighting special archaeological potential. The Well Street historic settlement is to the south west.	Noted. The appraisal has been updated accordingly. See section 2.3