

# PITFIELD STREET CONSERVATION AREA

## APPRAISAL AND MANAGEMENT PLAN

JULY 2021

HACKNEY COUNCIL  
CONSERVATION  
URBAN DESIGN &  
SUSTAINABILITY  
TEAM



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1.0

# INTRODUCTION

# 1.0 INTRODUCTION

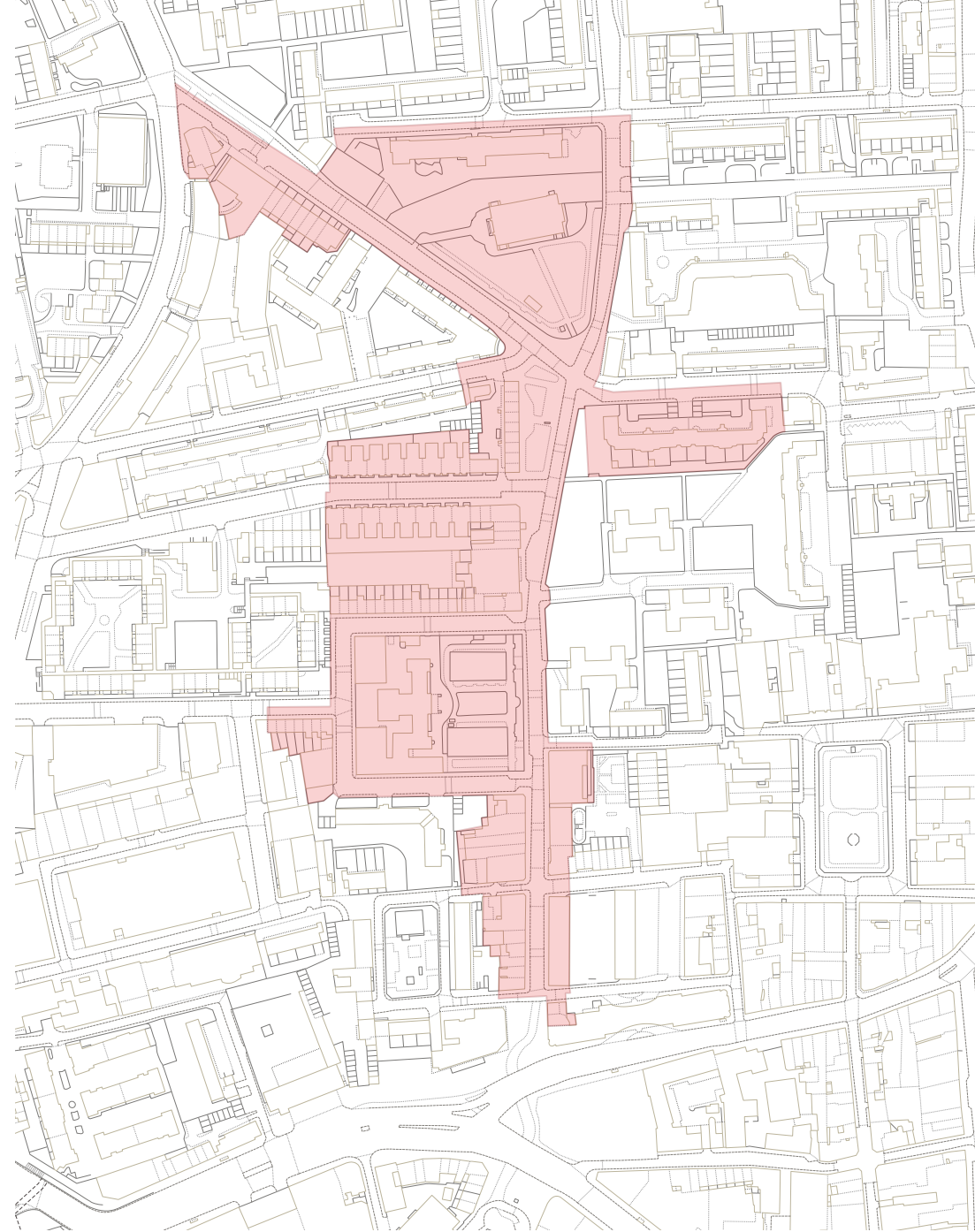
## 1.1 Designation Background

The boundary was drawn around Pitfield Street following identification in the 2017 Conservation Area Review. This is an area with pockets of dense, historically layered urban grain, bounded by large areas of post war housing, set in a townscape where greenery and street trees play an important role. This part of Shoreditch grew rapidly and became densely populated in the first half of the nineteenth century and includes a number of locally listed and statutory listed landmark buildings such as the Church of St John the Baptist and the Haberdashers' Almshouses.

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



*Pitfield Street Conservation Area Boundary*

### 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, 2019) provide further guidance from the national heritage authority.

### 1.5 Regional Policy

The London Plan (2021 and later alterations) is the regional spatial strategy for London. It forms part of the development plan for Hackney. Generally 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 the Hackney Local Plan 2033. This provides specific policies that help protect the area’s special architectural and historic interest including LP1 Design Quality and Local Character, LP3 Designated Heritage Assets, and LP5 Strategic and Local Views. In addition, the forthcoming Future Shoreditch Area Action Plan provides additional area based guidance. These are supported by Supplementary Planning Documents and Guidance for example the Residential Extensions and Alterations SPD and the forthcoming Historic Environment Strategy SPD.



## 1.8 Statement of Significance

The Pitfield Street Conservation Area contains pockets of dense, historically layered urban grain bounded by large areas of post-war housing set in a townscape where greenery and street trees play an important role.

The area was first referenced in 1625 but was simply a hamlet on the outside of the walls of the city of London. Nonetheless a lane ran on a north-south axis at this point but the area initially developed in a gradual piecemeal fashion. The Haberdashers' Almshouses was one of the earliest buildings completed in 1652 although this was subsequently demolished and replaced. Many of the earlier buildings dating from the 18th century no longer survive and included houses with substantial gardens to the rear.

Despite the piecemeal development of the area the overall linear plan-form with a road on a north-south axis provides a high degree of historic interest. The 19th century witnessed the rapid growth of Shoreditch with the growth of the furniture trade which is reflected in the buildings on Pitfield Street and the construction of rows of terraced houses to the east and west.

There are a number of landmark buildings from the 19th century and include, The Church of St John the Baptist (Grade II\*), the former Haberdashers Almshouses (grade II) and the former Passmore Edwards library (Grade II).

Historic street furniture including railings, water fountain, trough and gas holder all make a valuable contribution to the character and appearance of the area. Moreover, the recent public realm interventions contribute to the verdancy and limit the impact of motor vehicles and also enhance the setting and visual connection with the church.



*The Church of St John the Baptist, Grade II\**

# 2.0 CONTEXT



# 2.0 CONTEXT

## 2.1 Location and Setting

Pitfield Street Conservation Area is situated in both Hoxton East and Shoreditch and Hoxton West Ward and lies to the south of the Borough of Hackney.

The Conservation Area is bordered by Old Street and East Road and lies near the border with the London Borough of Islington. Both roads have a major impact on the surrounding area, but are largely unfelt on the Conservation Area's streets. It is located to the south of Shoreditch Park and north of Old Street Tube Station.

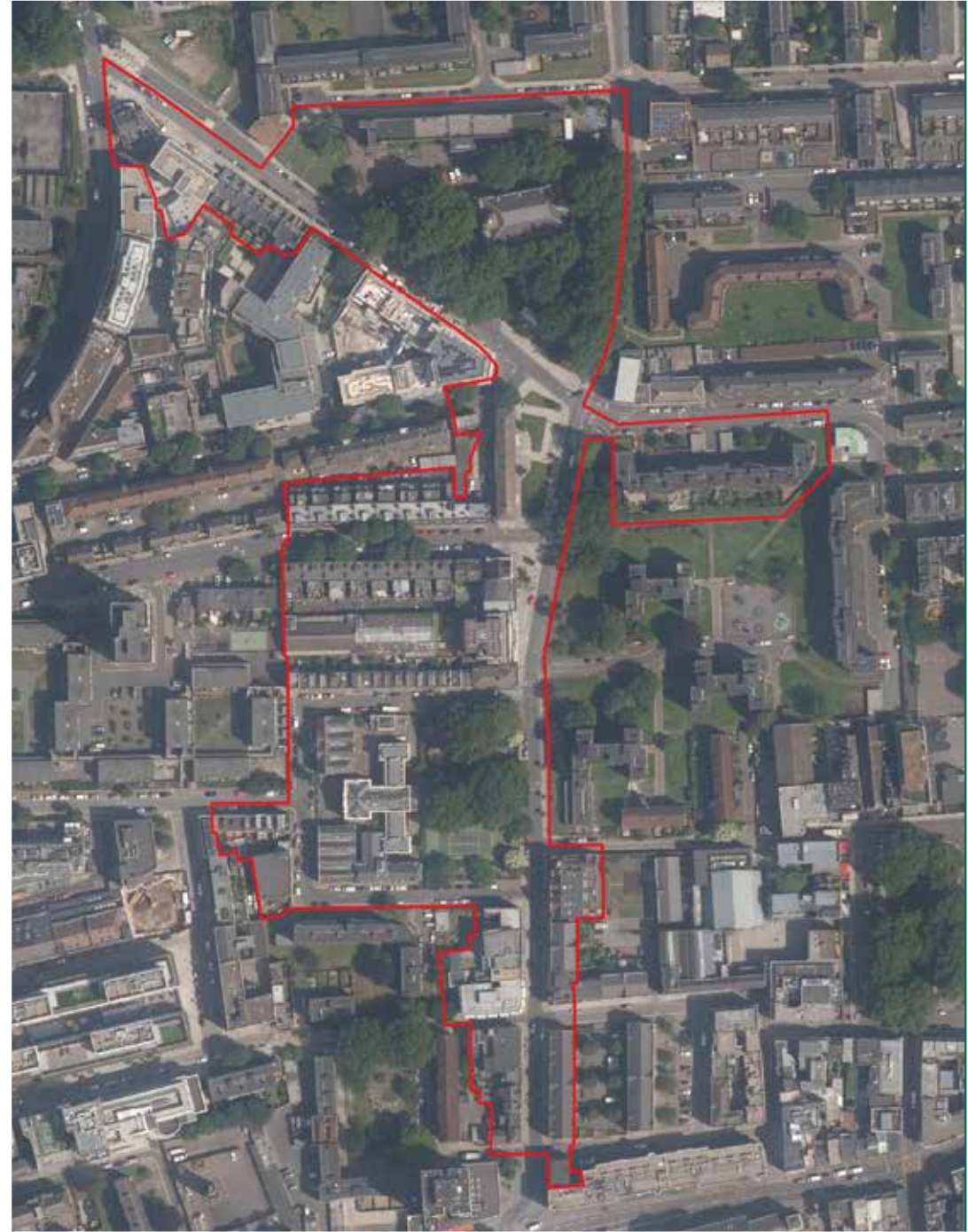
There are a number of prominent and historic open spaces nearby, including Hoxton Square and Charles Square which both date from the 18th century.

There are a number of Conservation Areas nearby, including the South Shoreditch Conservation Area to the south, Hoxton Street to the east and Underwood Street to the west. The area is located within the City fringe.

## 2.2 Historical Development

The area of Pitfield Street was first referenced in 1625 where in the description of the estate of Christopher Hewer a field called Pitfield was described as "10 acres, 68 perches." The wider estate was passed through the family until it was sold in 1667 to Isaac Honywood and subsequently divided into three: Pale Field, Pitfield and Longfield, all adjoining one another and containing 28 acres in total.

In 1688 city merchant Robert Aske bequeathed £20,000 to the Haberdashers' Company for the erection of an almshouse that was to house twenty poor men and make provision for the education of twenty poor



2019 Aerial Photo of Pitfield Street Conservation Area



boys. These became known as Aske's Hospital or the Haberdashers' Almshouses. The building was designed by Robert Hooke and completed circa 1652.

Until the late 18th century the area of Hoxton was little more than a hamlet outside the walls of the City of London and was mostly arable land and pasture. John Rocque's 1746 map demonstrates that the area was relatively undeveloped, with the exception of Aske's Hospital and a small number of houses.

By 1799 there had been considerable growth at the southern end of Pitfield Street with the construction of Charles and Hoxton Squares. At this point Pitfield Street is laid out with buildings sporadically located along but largely still surrounded by open fields.

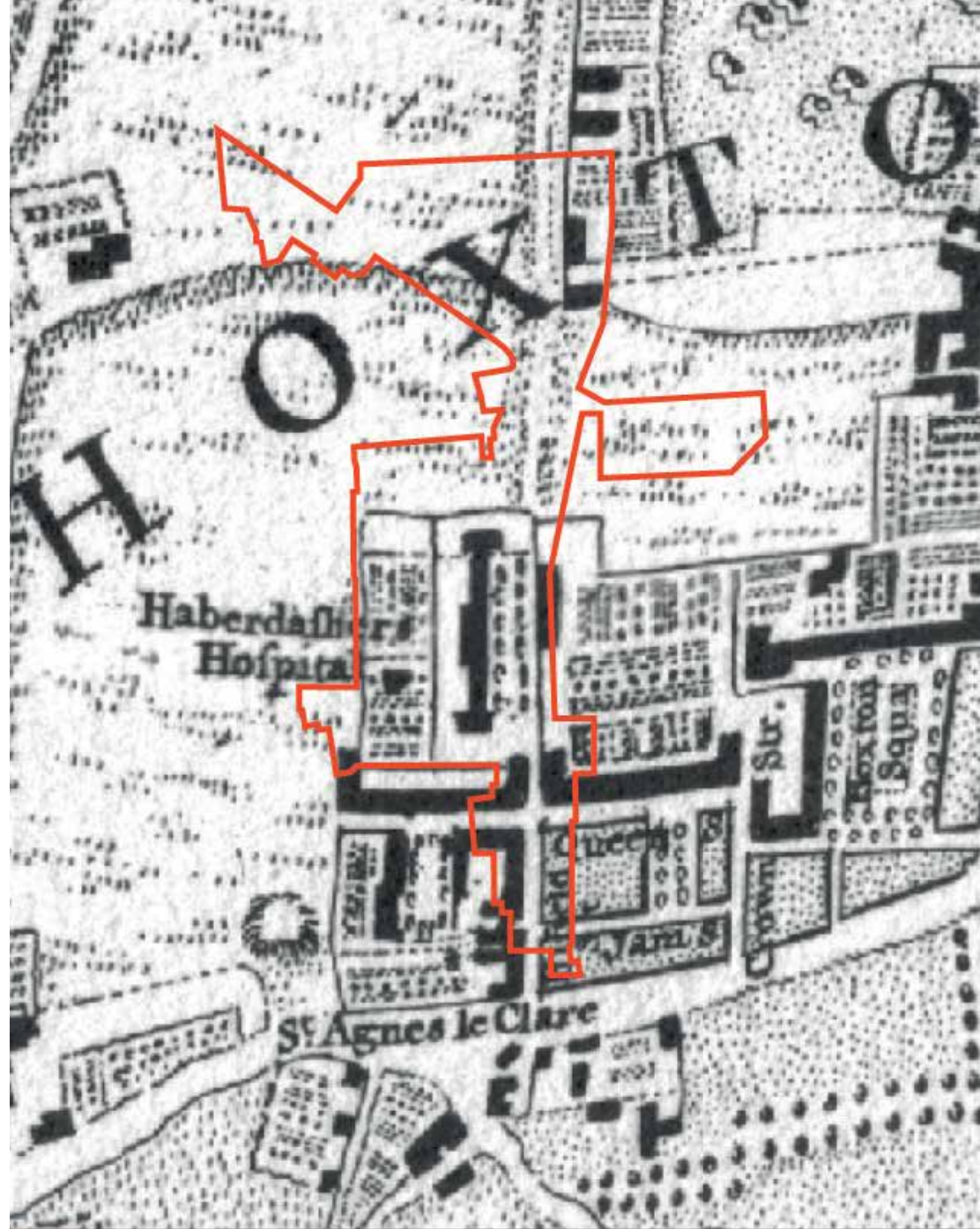
### Nineteenth Century

With the exception of the Aske's Almshouses, the area to the north of it lay practically uncovered with buildings until the beginning of the 19th century. At this point the population of Shoreditch and Hoxton grew rapidly from 35,000 in 1801 to 109,000 fifty years later.

The first building lease of the area to the north of Haberdashers School, comprising the site of Haberdashers' Place, Aske Terrace and Haberdashers' Street was granted in 1802.

The creation of New North Road in 1812, linking Islington and Shoreditch resulted in the expansion northwards. The Georgian town houses at Nos 31-41 are a survivor from this endeavour.

The Church of St John the Baptist is one the most important buildings with the Conservation Area. It was originally built as a chapel of ease to St Leonard's, Shoreditch, and constructed as a Commissioners' Church. It



*John Rocque's Map of London, 1746 with the Pitfield Street Conservation Area outlined*

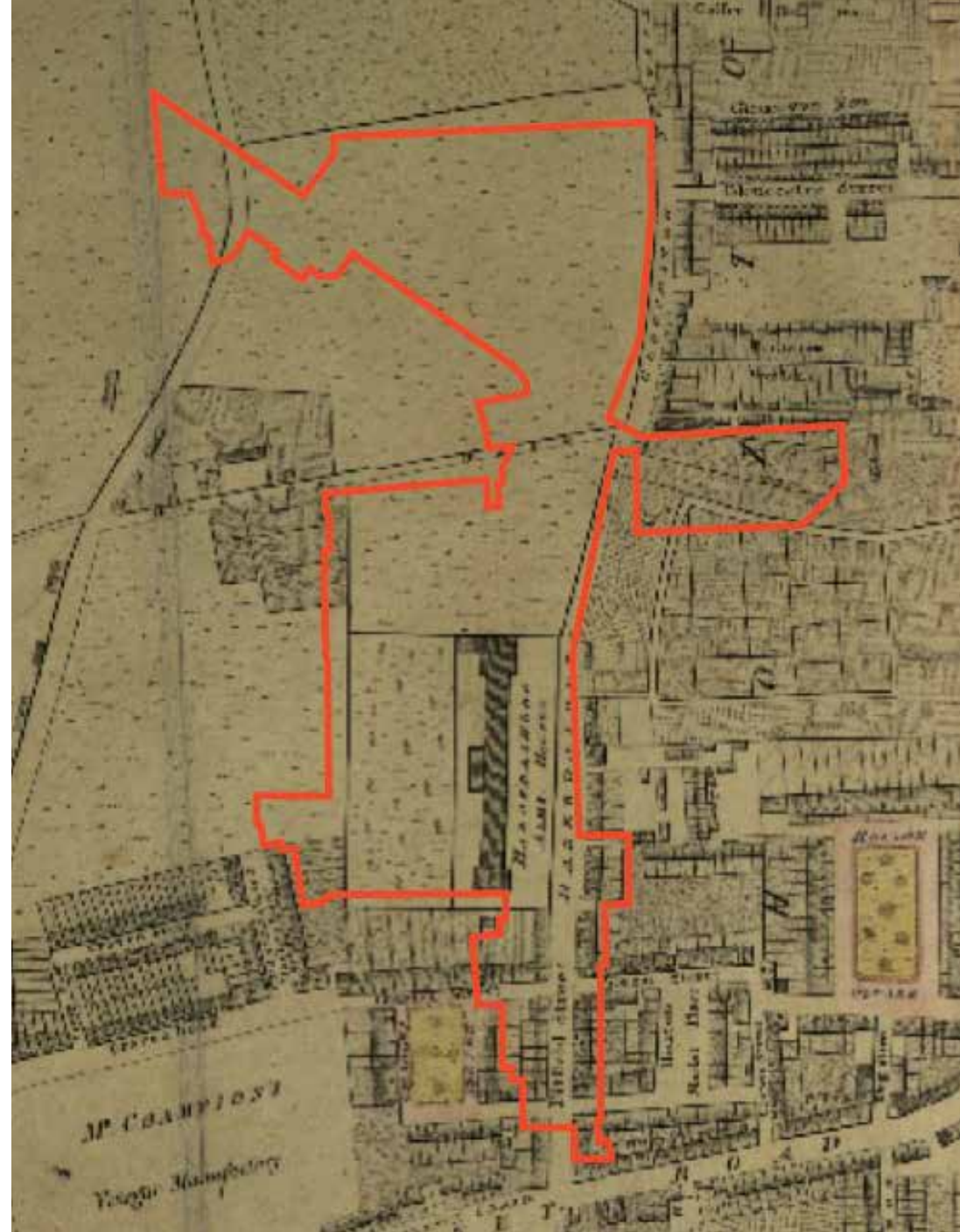
was funded by the Church Building Commissioners under a £1m grant from Parliament in 1818 intended to provide Anglican places of worship in places such as this, of rising population and without adequate established church accommodation.

It was designed by Francis Edwards (1784-1857) who was born in Southwark and apprenticed to a cabinetmaker in Moorfields before becoming an apprentice of the notable neo-classical architect Sir John Soane. The total cost was £15,394 (£16,444 including the graveyard) and was consecrated on 22 June 1826.

Around 1805-1826 George Colebatch, surveyor to the Haberdashers Company drew up street plans for the development of the 20 acres of land around the Aske hospital owned by the Haberdasher Aske trust. The streets were then divided into Lots for which building leases could be purchased. It is important to note that the Haberdasher Aske Trust never sold the 'freehold' of any of its land or buildings. This was a strategy which ensured it had a secure guaranteed income.

The building leases were sold to local entrepreneurs and were built to a design and standard specified by the Haberdashers Aske Trust. The few remaining houses in Buttesland Street reflect this policy.

The lease to build No 64-72 Buttesland Street was sold to Francis Dominic Elsom, for a period of 61 years from midsummer 1824. The annual ground rent was £3. 13p. The houses were to be built to the design of David R Roper and constructed to the satisfaction of the Haberdasher Aske surveyor George Colebatch. The work was to be completed by 25 March 1827. This was the date of the completion of Roper's new hospital building.



*R. Horwood (1799) Map with the Pitfield Street Conservation Area outlined*

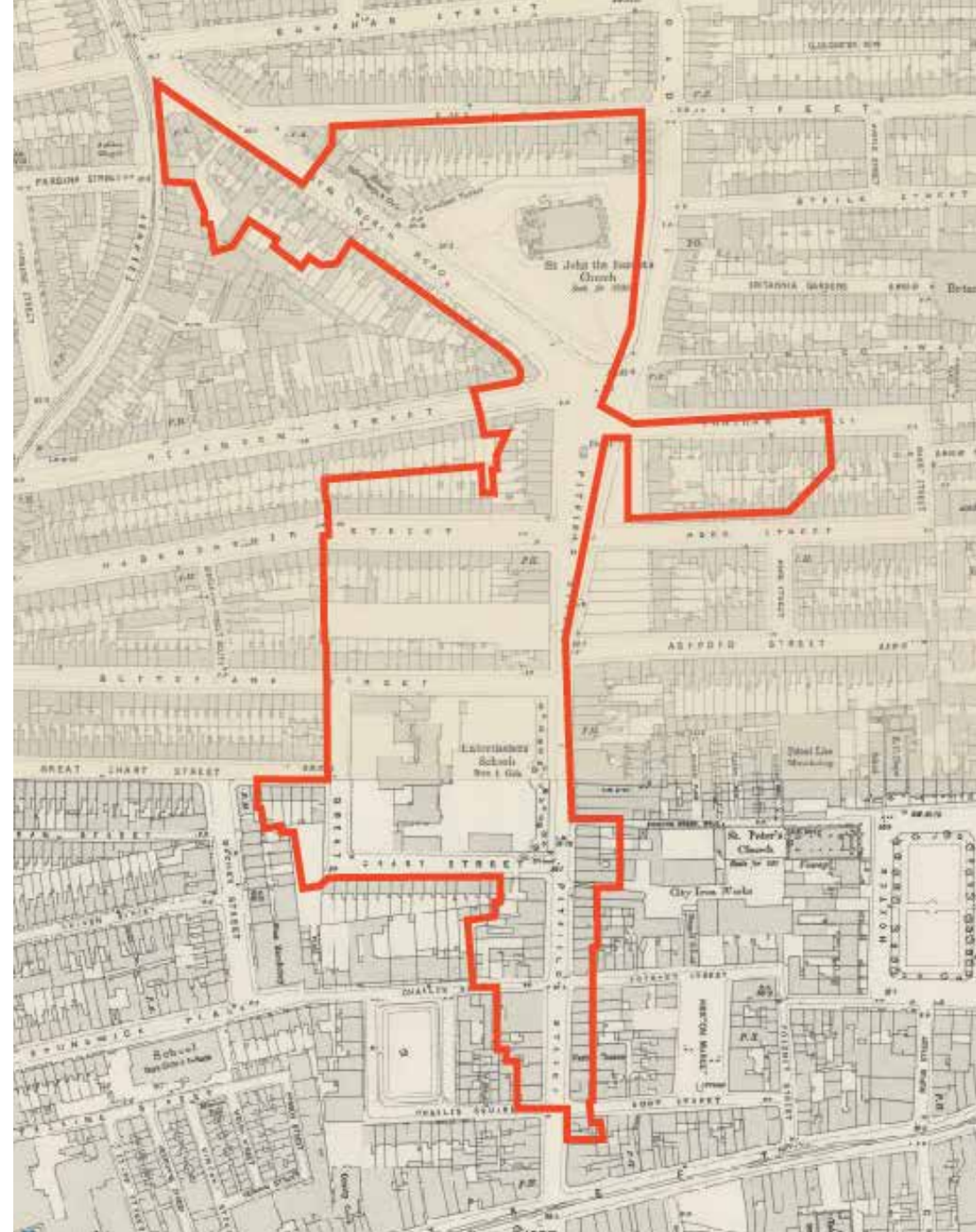


By the start of the 19th century Haberdasher's Almshouses were in poor condition and in 1822 the building was demolished. It was rebuilt 1825-7 from the designs of David Riddel Roper as a day school large enough to accommodate the education of 300 girls and 300 boys. This school formed the foundations for the Shoreditch Technical Institute, founded by London County Council (LCC) in 1898, which specialised in education in domestic service for girls and trades education for boys. Despite the Co-Educational expansion of the school in the nineteenth-century, the LCC's gendered curriculum continued to dictate and limit the educational future for the working-class women of the East End.

The rapid population growth resulted in the majority of the area being occupied by dense rows of terraced properties with small yards to the rear as demonstrated on the Goad plans, 1887.



*Pitfield Street, from a photograph by George Newnes Ltd., [illustration from Round London 1896] Hackney Archives`*



*1893 OS Map with the Pitfield Street Conservation Area outlined*

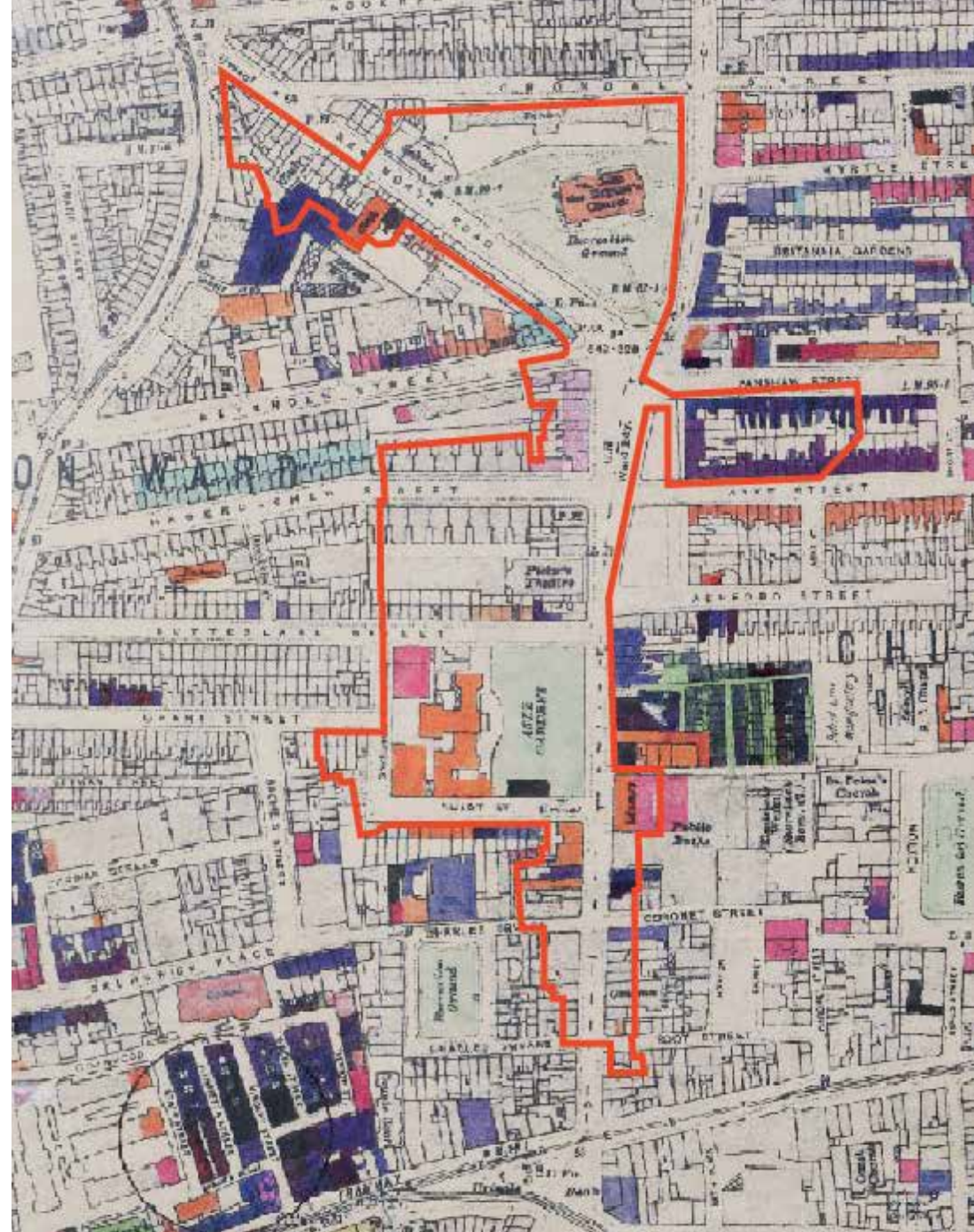


Located to the edge of Shoreditch, famed for its furniture works there are remnants within the Pitfield Street Conservation Area of the former trade such including a notable number of surviving workshops, often featuring distinctive taking-in doors.

LGOC acquired a 81 year building lease to an area bounded by Buttesland Street Pitfield Street, Haberdasher Street and Sinclair Street South, on which they built a large stable block which housed 390 horses. The premises, known as the Pitfield Street Depot, was built by G Parker of Peckham, with steelwork by Newton Chambers Co, and opened in December 1895. The reason for this purchase was to provide horses to use on the newly acquired route (referred to as a 'fare') which started in Pitfield street, just north of St John's church and went down Moorgate, Bank, High Holborn, Queen Street and finally to Leicester Square.

The stables provided employment for local people, including stable lads, ferries, provender's drivers, conductors who all worked 12-14 hours a day. In 1911 when LGOC ceased using horse pulled omnibuses, the major part site was bought by the Eastern Motor Wagon Company (EMWC) , and it became the depot for steam lorries. For the next 21 years steam lorries were a common sight delivering goods, mainly beer, around this part of the East End of London. The Eastern Motor Wagon Company ceased trading in 1931 and the depot became a garage and service depot for the new Cromer Cars.

The former Hoxton Library was built in 1898, one of the free libraries set up by John Passmore Edwards, who promoted and funded public libraries and buildings in poorer areas throughout London and Cornwall. It was designed by Henry Thomas Hare and replaced rows of earlier terraced houses.



1945 Bomb damage map with the Pitfield Street Conservation Area outlined



There continued to be a growth in the number of industrial buildings constructed in the early twentieth century. However, at this point the conservation area and neighbouring streets was largely small Georgian and Victorian terraces.

The Gaumont cinema opened in 1914 with a capacity of 866. It closed in October 1956, and was sold by the Rank Organisation in June 1960 and it became a meat packers, later a delicatessen and then an importers and wholesalers and an artists studio before falling into disrepair. The site has undergone extensive redevelopment which included the demolition of the former cinema but an accurate replica with modern building behind has been created.

There was significant bomb damage during World War II, particularly to the east of the Conservation Area. This saw high levels of slum clearances and saw a significant number of Georgian and Victorian buildings considered to be in a poor condition demolished. These have almost all been replaced with their opposite type of dwelling, large blocks of flats. They are surrounded by something that had not been seen in Shoreditch before, open parkland, and an astonishing amount of it.

A revival took place in the area from the 1980s onwards and it is increasingly trendy and popular. As a result of the increase in popularity the area has seen considerable investment and redevelopment and continues to rapidly evolve today. However, with growth comes many challenges and the aim of the area is not to prevent growth but to manage and protect what is special about the area.

## 2.3 Archaeology

The Pitfield Street Conservation Area is crossed by the projected course of London's Civil War defences with Old Street also being widely considered to be Roman or pre-Roman. The conservation area encompasses two Archeological Priority Areas (APA):

- St John the Baptist churchyard (Tier 2 APA)
- Shoreditch (Tier 2 APA)

Further details can be found within the [London Borough of Hackney, Archaeological Priority Areas Appraisal](#).

# 3.0 TOWNSCAPE CHARACTER

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Townscape is the arrangement and appearance of buildings, spaces and other physical features in the built and natural environments.

## 3.1 Layout and Planform of the Conservation Area

The Conservation Area's shape and layout relates to the historic route of Pitfield Street and New North Road which originally linked Shoreditch to Islington. Pitfield Street is located on a north-south axis with streets running parallel.

Pitfield Street consists of a mixture of building typologies and plot sizes which is illustrative of the continual and gradual evolution of the street as London expanded from the 18th century. As such there is a great deal of architectural variety. Properties throughout are generally set directly on the front of roads with no front gardens.

New North Road, Chart Street and Buttesland Street on the other hand are marked by 19th century terraces which have uniform plot sizes with small rear gardens.

Important historic open spaces include Aske Gardens and the wedge shaped churchyard of the Church of St John the Baptist. These allow high levels of greenery in such a dense urban location and mark a distinct change in character of the area which is quite discernible from neighbouring areas.

## 3.2 Density and Urban Grain

This is an area with pockets of dense, historically layered urban grain, bounded by large areas of post war housing. Compared with narrower



Figure Ground Plan of Pitfield Street Conservation Area

side streets there is a sense of spaciousness along Pitfield Street where at its narrowest the streets are 12m wide but frequently are opened up further with large open areas. This includes both historic open spaces such as Aske Gardens and the churchyard but also recently created public plazas designed as public realm improvements by the London Borough of Hackney.

Moreover, whilst the overall massing is larger than that of the buildings within the Conservation Area the post-war housing development is still relatively low density with open grassland providing a sense of greenery and spaciousness.

### 3.3 Building Height and Massing

Building heights are generally around 3-4 storeys. There is a greater variety in building heights to the south of Pitfield Street where there is a wider mix of building ages which clearly demonstrates the gradual evolution of the area. The higher status and civic (formerly and present day) buildings are often larger in massing and occupy prominent locations within the streetscene such as St John's Hoxton and the Almshouses.

### 3.4 Land Uses

Land Uses in the Conservation Area vary considerably and are indicative of the varied nature of the buildings. On Pitfield Street the buildings tend to have commercial uses such as retail, cafe and takeaways on the ground floor and residential above. This area borders Old Street and is located within the city fringe which has seen a growth in office developments.

There are a number of community facilities including St John's Hoxton, St John the Baptist Church of England Primary School and The George and Vulture Public House. New North Road, Chart Street and Buttesland Street and post-war estates outside of the conservation area are primarily residential.

### 3.5 Key Views

The linear development of the Conservation Area has created long views along Pitfield Street on a north and south axis. At the southern end these are framed by buildings but open up towards the Church of St John the Baptist which acts as an important termination point. This linear view, despite changes in the buildings on Pitfield Street remains largely unchanged since its creation.

Linear views are important on New North Road encompassing the terrace of Georgian buildings and along the uniform terraces of Buttesland Street.

Pitfield Street is marked by sections where the area opens up providing significant views of Aske Gardens and the associated Haberdashers Almshouses. Local views of the Church of St John the Baptist are important as the building has three exposed flank elevations with ornate railings surrounding the site and mature trees within. The sense of spaciousness is an important character of these key views.

Local views from the Church Yard overlooking the rear elevation of the school with its distinctive stained glass to the rooftop playground provide a high degree of interest and positively contributes to the character of the conservation area.



# 4.0 STREETScape CHARACTER

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*Streetscape is the outward facing visual appearance and character of a street or locality*

## 4.1 Public Realm and Open Space

The recent pedestrianisation to the south provides a buffer from the hustle and bustle of Old Street where the lack of through traffic marks a clear change in character.

Aske Gardens is a historically important space. When the Almshouses came under the control of the London County Council's Shoreditch Technical Institute, the open space in front became designated as public open space and was renamed Aske Gardens. These are an attractive open space in front of the Grade II Listed Almshouses and forms part of the original gardens. The boundary contains the distinctive 19th century railings on stone copings and stone gate piers. The gardens have shrub planting around the two tennis courts and the perimeter with an area of grass with seating between the two sports facilities.

The churchyard was closed by Order in Council in 1859. In 1899 the vestry of St John's entered an Agreement with the Vestry of St Leonard's, Shoreditch to take over the churchyard of St John Hoxton. Their aim was to provide gardens for local residents to enjoy an open space in which to exercise, sit and relax away from the hurly burly of the street of Shoreditch. The momentum for this action was the provisions of the Open Spaces Act of 1881. The overall garden layout has changed little since 1899. It was laid out by the Earl and Countess of Meath with grants from the Metropolitan Public Gardens Association, the Metropolitan Board of Works and the London County Council.



*Water fountain set within the railings of St John the Baptist Church*

The garden is surrounded by early 19th-century listed railings set on a granite plinth with ornamental gates and a distinctive listed water fountain. There is some perimeter planting and seating within the garden and a few gravestones and chest tombs survive to the south of the church with further gravestones in a group by the north east wall. This area and prominence of the churchyard remains one of the most significant within the proposed Conservation Area.

The post-war developments to the east of the Conservation Area provide a sense of spaciousness along Pitfield Street. Although historically buildings were located all the way along Pitfield Street, today the large extent of greenery provides a sense of spaciousness and an important breathing space compared with the hustle and bustle of Old Street.

The public realm becomes wider as the street progresses with recent interventions by Hackney Council which has resulted in increased openness and a reduction in traffic congestion and parking. This includes the area to the south of the Church of St John the Baptist and includes areas of grass and young trees, good quality paving and as a centrepiece there is a Grade II listed Horse and cattle drinking trough.

The recent interventions also include the area bordering Old Street where the former road has been removed and is now a large public open space. This helps provide both a physical separation to Pitfield Street but also create a gateway to the Conservation Area. Coronet Street contains good quality granite cobbles. However, generally the area contains 600x600 concrete paving slabs which feature heavy staining.



*Public Realm Improvements Pitfield Street*

## 4.2 Street Furniture

There is a variety of street furniture within the Conservation Area, most of which is in satisfactory condition and well sited. However, there is no overall coherent theme or style of street furniture and includes black painted reproduction bollards along Pitfield Street along with standard streetlamps. Generally street furniture has been rationalised but there are still a significant amount of clutter including bike racks (including Santander Bikes) bins, electrical cabinets. In the recently improved areas street furniture is well integrated into the design such as the Santander Cycles on Pitfield Street and New North Road.

There are a number of statutory Listed street furniture including Grade II Listed Cattle and Horse Trough, a distinctive Grade II listed Drinking Fountain that forms part of the perimeter of St John the Baptist and Grade II listed lampholders and arch on New North Road. The trough and fountain were both provided by the Metropolitan Drinking Fountain



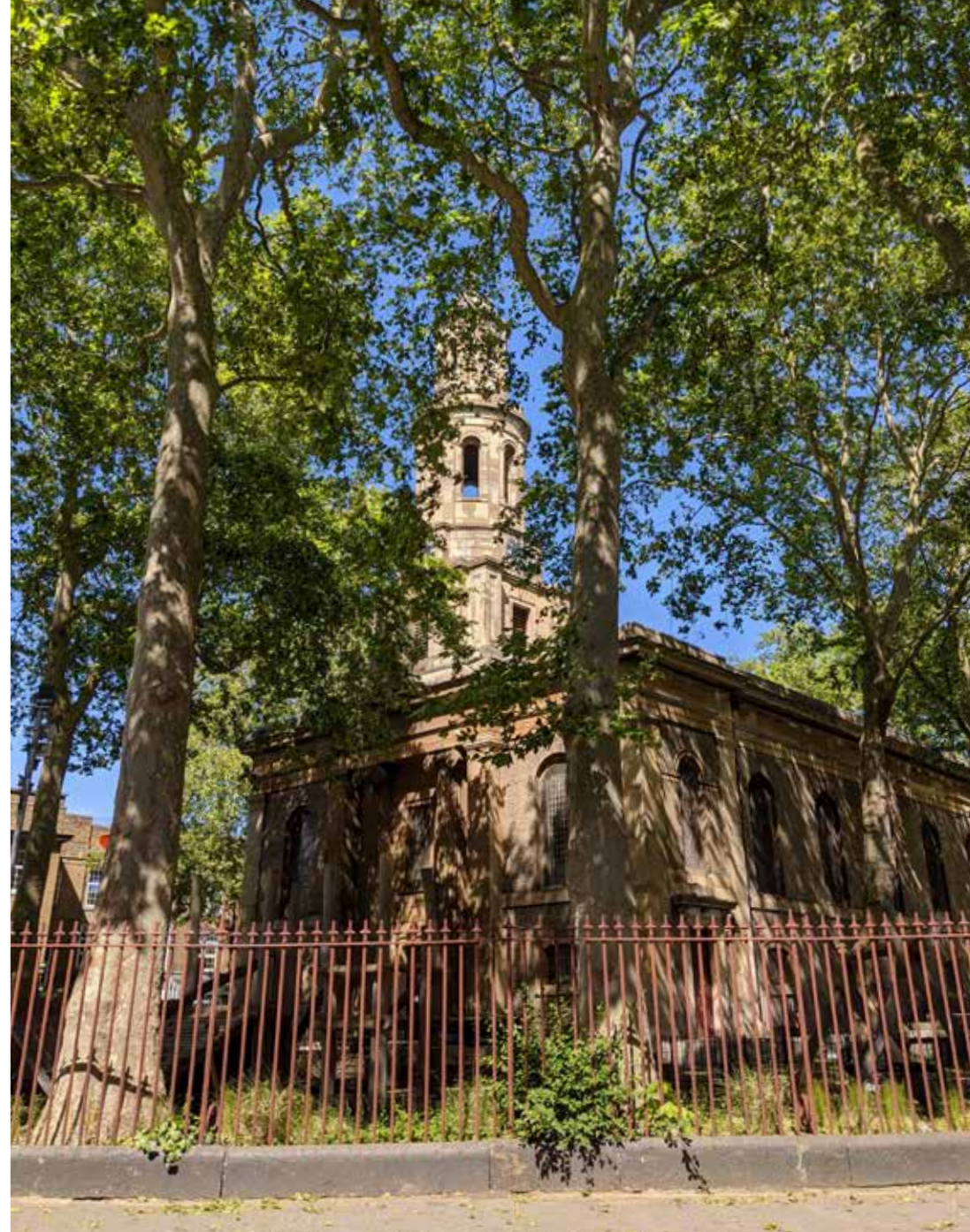
and Horse Trough Association. These elements provide interest within the streetscene and add considerably to the historic character of the area.

### 4.3 Trees

Trees play an important part of the green spaces within the Conservation Area. There are a number of London Plane Trees within the churchyard of the Church of St John the Baptist. The earliest of which are thought to be contemporary with the church. These mature trees appear in long distant views and contribute to the verdant character of this part of the Conservation Area. Mature London Planes are evenly spaced along Haberdasher Street. There's also a mixture of good quality planting and mature trees located within Aske Garden.

The post-war developments to the east of the Conservation Area contain mature planting contemporary with the development and includes a mixture of mapple, plum, cherry and lime trees. Although outside of the Conservation area and not protected by the designation they significantly contribute to the character and appearance of the area.

Hackney Council has recently planted a significant number of street trees with collars along Pitfield Street. Although historically there is no record of street trees these nonetheless contribute to the greenery of the area.



*St John the Baptist Church with substantial London Plane Trees.*



# 5.0 ARCHITECTURAL CHARACTER

# 5.0 ARCHITECTURAL CHARACTER

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.

## 5.1 General Architectural Character

The area contains a high proportion of locally and statutory listed buildings which encompasses the majority of buildings dating from the 19th century. There is clear evidence of the industrialisation of the area in the late 19th century/early 20th century as a result of the proximity to the furniture trade in Shoreditch. The side streets are largely occupied by 19th century terraces which demonstrates the type of development that once occupied the area, prior to post-war reconstruction.

## 5.2 Key Architectural Features and Materials

Despite the variety of architectural styles present, 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
- Timber sash windows
- Cast iron rainwater goods



*Pitfield Street looking south towards Old Street*

## 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 Pitfield Street Conservation Area contains Grade II\* and Grade II listed buildings. These are buildings of special historic and architectural interest and make a positive contribution to the special character of the Conservation Area. Full list descriptions are available from Historic England.

### B) Locally Listed Buildings

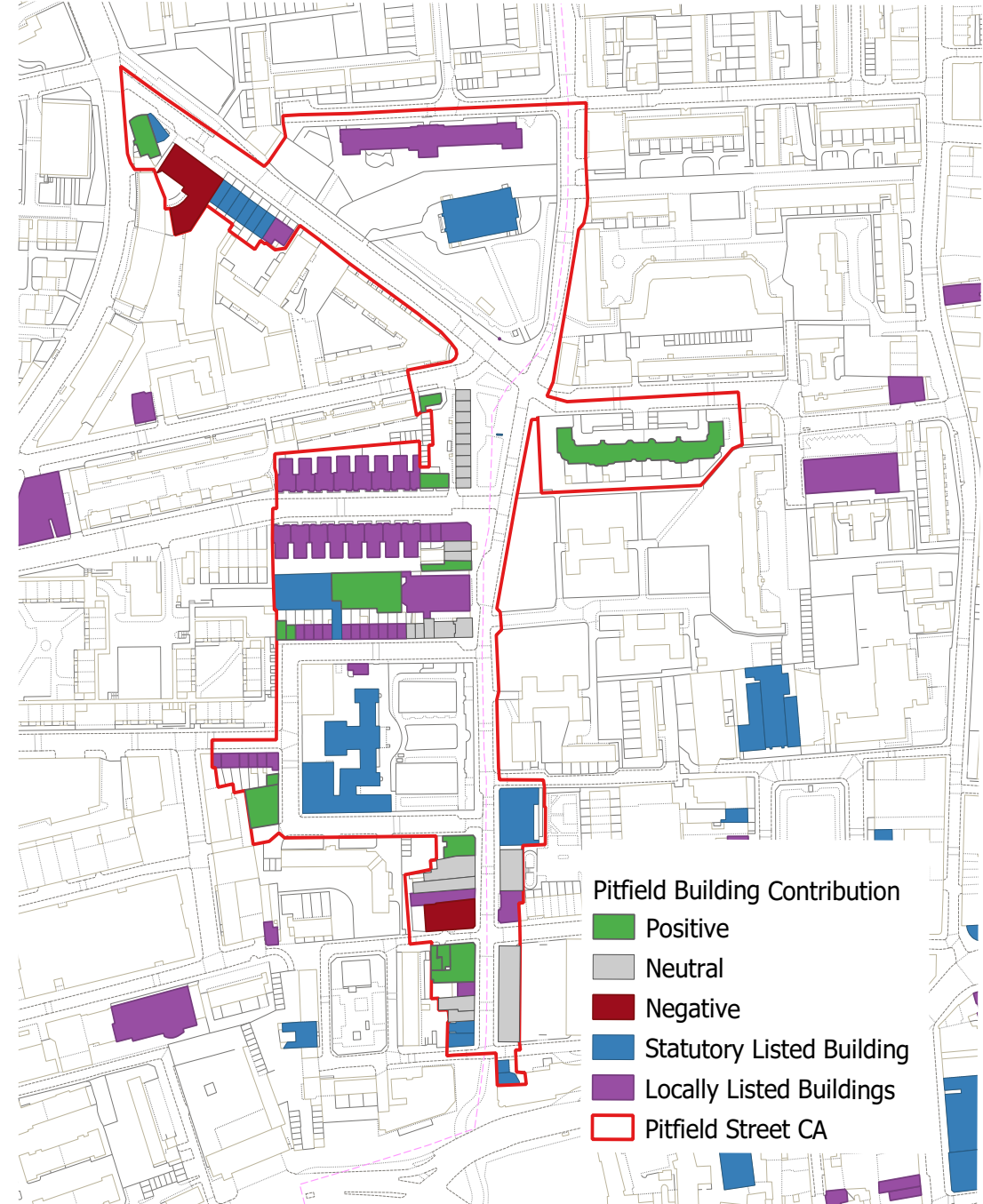
These buildings are of local architectural or historic interest. Although not statutorily listed, these buildings have been identified as having a significant level of local value and are considered to make a positive contribution to the special character of the Conservation Area.

### C) Positive Buildings

Buildings that positively contribute to the Conservation Area's overall character and appearance. Demolition of these buildings may be 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.

## 5.4 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.

### Pitfield Street

**8-10 Pitfield Street (Grade II Listed):** A pair of four storey early 19th century buildings. They are constructed of stock brick and mark a transition into the Conservation Area by stepping down in massing from the more modern and larger buildings on Old Streetsuch as the unsympathetic Holiday Inn Express adjacent.

No. 8 contains a good quality mid 19th century shopfront and recessed brick window reveals to the first and second floors. Windows are predominantly six over six timber sash windows with three over six to the top storey.

**17-21 Pitfield Street (Grade II Listed):** An early 19th century building to the front, constructed of stock brick and is three storeys and attic. Charles Square return is of early-mid 18th century and marks provides a high degree of historic interest to this corner. It is smaller in scale than its neighbours at only 2 storeys and attic. It has a tiled gambrel roof with dormers and finely gauged window arches.

**23-27 Pitfield Street:** The buildings date from the mid 20th century although stylistically appear much older and are three storeys with prominent centre gables. They are constructed of stock brick with red brick banding and arches over windows. Both contain elements of the original shopfront including pilasters and corbels to ground floor. The low scale and historic interest positively contributes to the character of the area and is very distinct to that of Shoreditch to the south.

**29 Pitfield Street:** Early-mid 19th century three storey building constructed of stock brick with two over two sash windows. It is locally listed owing to its contribution to the streetscene and historic interest. It is a good example of the type of building that once occupied the entirety of the street.

**31-35 Pitfield Street:** The building dates from the 1950s. It is three storeys and constructed of red/brown brick in an english bond. It contains a mixture of unusual Crittall and unsympathetic UPVC windows. The building responds to the overall height within the street and clearly demonstrates increasing industrialisation of the area with increasing numbers of workshops and factories, often related to the furniture trade occupied these streets.

**32 Pitfield Street (The Hop Pole Public House) (Locally Listed):** This late Victorian or Edwardian public house occupies a prominent position on the corner of Pitfield Street and Coronet Street. It is three storeys with a recently extended attic-storey located in a tall, full-length mansard with lead-faced dormers towards Coronet Street. The ground floor is faced with dark green faience, with fascia of cream tiles with raised green lettering. First and second floors multi-coloured stock brickwork. Vertical sliding timber sash windows with moulded and quoined terracotta architraves. Deep terracotta band above second floor windows with raised white lettering between moulded string courses. The original dormer,

facing Pitfield Street, has an ornamental terracotta window surround surmounted by split pediment, with lead cheeks. The public house closed in 1985 and was converted to residential use in 2005.

**40 Pitfield Street, Former Passmore Edwards Library (Grade II Listed):**

The former library was constructed between 1897-9 by the architect H T Hare who is noted for his work on large-scale public buildings. It is in a modified Renaissance style and constructed of red brick with terracotta dressings. There are 2 main storeys, basement and tall double attic storey. Left bay is a tower with pyramidal roof and round staircase turret corbelled out at 1st floor. Drum, bell-stage and cupola above. Wide window with column mullions in upper storey; small windows in baroque surrounds elsewhere, On ground floor round arched entrance with wrought iron gates, At right 8 windows on lower floors mullioned and transomed in eared architraves with frieze and cornice. Brick aprons below. Attic storey has 2 wide gables, each with a wide bow window, with column mullions and entablature, sunk into the wall; and a small window high above. Flanking these the roof descends to eaves level, with dormers.

**41 Pitfield Street:** A handsome three-storey industrial building dating from circa 1880. The ground floor retains a warehouse entrance and wooden double-doors that allowed cart or vehicle access. There is also a small pedestrian door within the larger double-doors. The wooden doors have distinctive painting by street artist Stik. There is a small bricked-up access to the basement to the right-hand side. The building is two bays in width and has round-headed windows (with white stone keystones) to the first and second floors. Terracotta and coloured brick enliven this mid-Victorian warehouse building. To the ground floor there are glazed tiles in black, sand and red. A brick parapet hides the roof. Three engaged square brick columns decorate the first and second floors of the facade.

A well-preserved example of a small warehouse in a part of Hackney firmly associated with the furniture trade. The building is highly decorative for such a functional structure. The building dates from the 1950s and is four storeys with distinctive projecting concrete cills and contrasting red brick pilasters. It occupies a prominent corner and is a notable example of good quality mid-twentieth century architecture.

**Haberdashers Almshouses (Grade II Listed):** It was constructed in 1825 by D Roper, replacing the earlier building. It is two storeys with attic and basement. It has a central projecting tetrastyle portico with pediment, wreaths in frieze and fluted Doric columns. Central entrance doors in moulded architrave. At either side a 4-window section and a 1-window projecting end wing. Slated mansard roof with round-headed dormers. It has timber sash windows with glazing bars in stucco-lined reveals with



*40 Pitfield Street (Former Library) funded by John Passmore Edwards (Grade II Listed)*

moulded stone architraves to ground floor windows and to doors in outer bays of link sections. It is set back from the road with the ground now publicly accessible providing a valuable green space within the Conservation Area. It was converted into flats circa 1999.

**55 Buttesland Street/Lodge to former Haberdashers' Almshouses (Grade II Listed):** Stock brick with rendered cornice. Two storeys and of two bays. Six over six timber sash windows with horns. Chimney stack to south side. Later extension to the west.

**Former Gaumont Cinema (Locally Listed):** This Gaumont cinema opened in 1914 with a capacity of 866. It was closed during the Blitz, and re-opened 23rd February 1941. It closed in October 1956, and was sold by the Rank Organisation in June 1960 and it became a meat packers, later a delicatessen and then an importers and wholesalers and an artists studio. The building subsequently fell into a state of disrepair and has since been demolished with a replica facade reinstated with a small cinema residential flats and behind designed by Waugh Thistleton Architects.

**57-61 Pitfield Street:** These early Victorian buildings were originally three storeys and constructed of stock brick. No.59 and No.61 have since been extended in a matching style and subsequently rendered losing much of the original architectural details. Nonetheless No.57 although has had replacement windows is an good example of the type of building originally found throughout Pitfield Street.

**The George and Vulture Public House, 63 Pitfield Street (Locally Listed):** Strikingly tall (reputedly the tallest pub in London) corner Victorian public house. Built at the end of the 19th century in red brick with white stone dressings, the pub has a tall striped gable to both fronts and surviving tall chimneys. Corner pepper-pot turrets. Decorative plasterwork above



*Former Gaumont Cinema (Locally Listed)*

windows. It is a handsome landmark that has been well restored c.2007.

## Chart Street

**16 Chart Street:** Chart House stands near the south-west corner of Hoffman Square and was probably built as a small furniture factory in about 1916. Chart House was built around the time of the First World War as a small store or workshop, probably as a satellite of the furniture manufacturing company J.H. Porter & Company Limited, who had their main office at 95-97 Tabernacle Street. J.H. Porter occupied Chart House until at least c. 1961,

**17-23 Chart Street (Locally Listed):** A terrace of three-storey houses. The majority of the terrace is made of red brick, with No. 17 in yellow stock brick. Round-headed doorways with fanlights. Six over six timber sash windows with cambered arches and stucco architraves to No. 17. Roof



concealed behind a parapet. The buildings are good examples of intact late Georgian terrace with simple authentic features and demonstrate the type of development that occupied the majority of the neighbouring area.

## Buttesland Street

**60-61 Buttesland Street (Locally Listed):** Red brick with rendered ground floor dating from circa 1820. Three storeys with six over six timber sash windows with cambered lintels. Roundheaded doorways with fanlights and timber panelled doors. Integral to neighbouring houses but in a subtly different style. Attractive pair of terraced houses, integral to neighbouring historic and locally listed properties.

**62-65 Buttesland Street (Locally Listed):** This section of a larger terrace of properties consists of four terraced houses. Three storeys. Stock brick; Six over six timber sash windows with horns. Round-headed doorways with fanlights and panelled timber doors. Butterfly roof and chimneys concealed behind parapet.

**67-73 Buttesland Street (Locally Listed):** Section of a terrace of cottages, consisting of seven properties. Three storeys; stock brick with 6 over 6 timber sash windows (some original). Round-headed doorways with fanlights. Panelled timber doors. Butterfly roof and chimneys concealed behind parapet. Part of the Haberdasher Estate. The properties are important and are a good example of intact early 19th century housing. There are no rain water pipes nor any accoutrements on the front of these houses. Because of this, the houses on Great Chart Street and Buttesland Street acted as a foil to

**Stables and Carriageway Entrance Building at the Former LGOC Pitfield Street Depot (Grade II Listed):** The building is tucked behind the terraces on Buttesland Street and largely hidden from public view. It is a rare sur-



*Locally Listed Buildings: Buttesland Street*

vival of an industrial multi-storey stable in an urban setting which retains a significant proportion of its historic fabric including horse steps, one horse stall and internal cobbles, and which, along with the carriageway entrance building, clearly illustrates its original function. The robust and good-quality construction, and at a scale which reflects the prosperity of the LGOC at that time

## Haberdasher Street

**84-86 Haberdasher Street (Locally Listed):** The building is three storeys and constructed of red brick with brick and stone detailing including keystones over window and banding. Windows are two over two timber sash windows. Historic timber shopfronts survive and include stall risers, mullions, corbels and fascia panels. Although both have been converted into residential use they retain much of their original character with a pair of original shopfronts.



*Locally Listed Buildings: Haberdasher Street*

**50-148 Haberdasher Street, & 57-145 Haberdasher Street (Locally Listed):** A handsome terrace of tenemented residential properties of an unusual design. Built c.1900 these three-storey artisan dwellings, with two-storey bay windows, are constructed from stock brick with red brick dressings. Every third bay is an entrance with four staggered storeys containing the stairs. Paired timber sash windows with small panes. Diocletian windows above doorways. Original windows and doors. Part of the Haberdasher Estate. Railings replaced circa 2009. The buildings are unusual examples of a complete and original terrace of artisan dwellings with original features which gives them a high level of group value.

### **Bevenden Street**

**90 Bevenden Street:** The former workshop is 3 storeys and constructed of brown/red brick. It is distinctive east facing taking in doors with surviving hoist and folding platforms. Windows are good quality crittall style. The building is a clear example of the industrial nature of the area within

the 20th century when many of the original streets of terrace houses were demolished.

### **New North Road**

**Former Shoreditch Constitutional Club, 27-29 New North Road (Locally Listed):**

This building was built as the Shoreditch Constitutional Club in 1903 by the architect S N Cranfield. Built in a florid 'Wrenaissance' style the building is three storeys with a raised basement and large glazed attic-storey. Constructed from red brick with stone dressings, full height corner pilasters, with stone quoins, topped with shields, carved with AD on left hand side and 1903 on the right hand side. Pedimented windows on the first floor, while ground floor windows are set in large arched surrounds. Central door with columned surround, entablature with carved escutcheon above with inscription 'Empire' and 'Liberty' and reliefs of a kneeling figure and cornucopia.

This is a good and fairly unaltered Edwardian institutional building, which adds to the character of the street. Its bold style provides a vibrant contrast to the adjacent terrace, Nos. 9-67 which are on the statutory list.

**31-41 (odd) New North Road (Grade II Listed):**

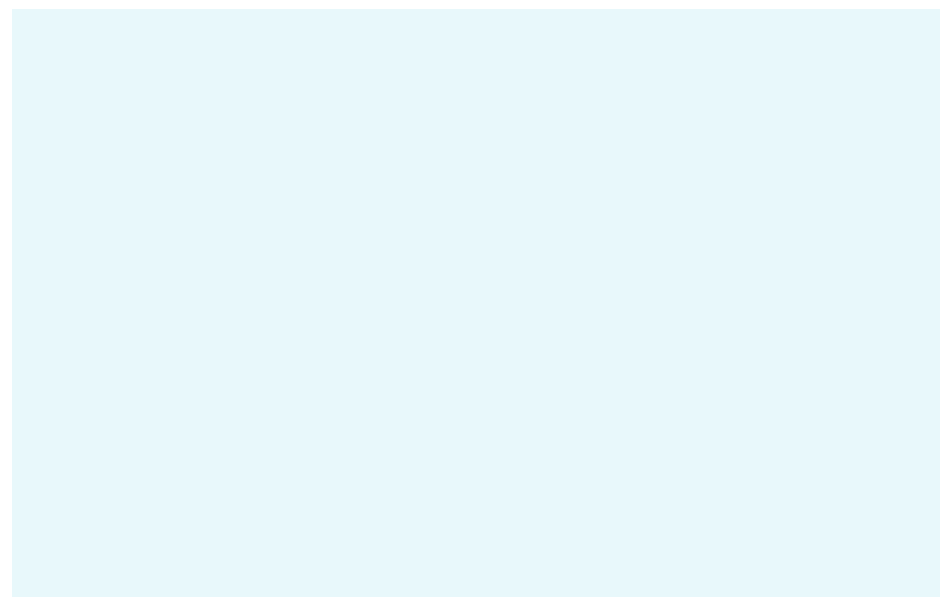
The early 19th century terrace are 3 storeys with basements and constructed of stock brick with panelled parapet. All have slated mansards with dormers. Gauged flat brick arches to sash windows with glazing bars on 1st and 2nd floors, those on 1st floor in round arched recesses resting on cill band. Cast iron balconies with anthem on pattern, some missing. On ground floor round headed windows with interlacing glazing bars. Doors of 3 shaped panels with fluted side plasters and wide fanlights in gauged brick round arches. No 33 has carriage archway with later reinforcement of engineering brick and original shaped double doors.

**53 New North Road (Grade II Listed):** Early 19th century, two storeys

with attic and basement. It is constructed of stock brick with stucco pilasters and parapet. Slated mansard roof with dormers. Gauged flat brick arches to sash windows with glazing bars on 1st floor, and on ground floor segmental in segment-headed recesses. Door with wide fanlight. Altered contemporary shop front stretching beyond corner of building.

**55 New North Road, formerly The Sturt Arms Public House:** There has been a public house on this prominent corner site (previously known as 27 Critchill (or Critchell) Place since 1833. Known as both the Sturts Arms and the Sturt Arms, it was latterly a Courage pub and closed circa 2000, since when it has been a shop. The current building is in the form of a three storey with mansard Georgian house, with a front elevation in two main bays, each with a pair of six over six sash windows. The parapet is ornamented with bottle balusters. The pub front at ground floor projects forward and is also surmounted with matching bottle balusters. The west elevation features an entrance with pilasters and an oriel window with leaded lights. Parts of the pubfront survive in the shopfront. The core and main structure of the building may be as old as 1833, with evidence of some late Victorian changes (such as the oriel window). The front elevation appears to have been reskinned in red brick in the 1920s in the eno-Georgian manner. The curtilage of the building is enhanced by the Grade II listed cast iron gas lamps with an overthrow, an unusual survival.

This prominent, corner, landmark building is of historic interest and has the potential to be an enhancement to the Conservation Area. The harmful accretions, such as the phone masts and posters, should be removed and efforts made to return it to its original and dignified character in terms of paint schemes and detailing.



*Fairchild House*

## Fanshaw Street

**Fairchild House:** It is a large housing block located on Fanshaw Street, and is part of the Pitfield Estate in Hoxton. It was commissioned and built by the Metropolitan Borough of Shoreditch in 1949-50, and designed by the Borough Surveyor J. L. Sharratt (by training an engineer and surveyor). It is a six storey block of flats, constructed with deep red brick with simple rendered banding. The north-facing façade incorporates several bays of curved windows and staircases, with linear stucco banding, bookended with angular projecting bays at either end.

Fairchild House is a particularly elaborate version of the deck access model and a high quality example of a modern council housing block. The design recalls elements of Streamline Moderne, and uses the theme of



the curves, often found on the elegant Pre War private blocks of flats, but adapts it to features typical of a post-war 'working class' block. It is therefore an early example of post-war housing of this style and therefore has significance at a local level.

This block represents something of the modern vernacular of Hoxton and Shoreditch housing, and at the time was notable for being the Borough's largest social housing block. Moreover, the flats being opened by Nye Bevan, Minister of Health demonstrating the importance and the significance of these flats.

### **Cron dall Street**

**St John The Baptist C of E Primary School (Locally Listed):** The School is a three storey construction of yellow brick on a blue brick plinth, with Portland stone embellishments including oversized pilasters, cornice and entablature. The building features a rooftop playground with ornamental to the oval openings and appears to be arranged on the "finger plan" (a long corridor with classrooms off). There was a conscious and successful effort by the architect to reflect the neo-classical symmetry, quality and style of the nearby church.

The school is of an exceptionally high quality design utilising excellent materials throughout. This is particularly so with the use of contrasting bricks and the Portland Stone detailing. As such the School is considered to have a strong architectural interest.

The building is located prominently within the street where owing to the form and architectural character of the building is clearly discernible as a school. Owing to the location of the school it features proudly within the streetscene, both from Cron dall Street but also from within the churchyard of St John the Baptist.

# 6.0 CONDITION AND THREATS

# 6.0 CONDITION 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. These are generally in a good condition, however some inappropriate minor development has occurred, affecting the area's special character. These alterations include the replacement of traditional-style windows and doors, rendering or painting of walls, satellite dishes and rooflights.

## 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 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
- Inappropriate signage and shopfront alterations
- Loss of historic or traditional architectural features and details. This is particularly notable within the uniform rows of terrace houses where individual changes can impact the overall group value of the road.
- Introduction of new architectural features and materials that detract from the areas character
- Rendering, painting or cladding of brick facades
- Poorly designed or oversized side, rear, side and 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

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## 7.1 Development Guidelines

This Management Plan provides area specific guidelines for development, maintenance and enhancement of the Pitfield 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.

All development proposals should preserve or enhance the Conservation Area's character and appearance and conform to local policies.

For advice on whether Planning Permission is required for works, please contact the Council.

## 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 Pitfield 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 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. Owing to the built up nature of the area there are limited areas for new development within the Conservation Area.

## 7.4 Development Affecting the Setting of Pitfield Street Conservation Area

All proposed development in close proximity to the Pitfield Street Conservation Area should seek to preserve and enhance its setting. The post-war green spaces to the west of the Conservation Area provide a sense of openness and a verdant character to Pitfield Street. 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

Extensions to existing buildings require careful consideration owing to the historic importance of the area. The majority of buildings within the Pitfield Street Conservation Area are located directly on streets and therefore front extensions have the potential to disrupt the appearance of buildings and the character of the Conservation Area.

Roof extensions need to demonstrate that the overall proportions and character of the building, distinctive groupings and wider conservation area are being preserved or enhanced. 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. The Hackney Residential Extensions and Alterations SPD provides detailed design guidance on extensions.

## 7.6 Facade Retention

Development proposals in Conservation Areas involving façade retention only (with the demolition of the remainder of the building) will be regarded in the same way as proposals for the full or substantial demolition of a building. Such proposals not only result in loss of the historic interest of the building but can be structurally challenging and often fail, with the loss of the entire building.

The full or substantial demolition of buildings or structures identified as making a positive contribution to the significance of the Conservation Area is harmful to the significance of Conservation Areas and will be regarded as substantial harm or less than substantial harm according to the circumstances of the case.

## 7.7 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 width 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.

## 7.8 Architectural Features

Key architectural features as defined in this document, such as brick chimney stacks, timber windows, cast iron rain, water goods

brick banding or contrasting brick detailing should be retained due to the valuable contribution they make to the character and appearance of the Conservation Area.

## 7.9 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.

## 7.10 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.

## 7.11 Extraneous Fixtures

Modern extraneous fixtures, including satellite dishes, meter boxes and



cablings, 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.

### 7.12 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 are found particularly at the southern end of the Conservation Area and make a positive contribution to the architectural and historic interest.

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

### 7.13 Trees

Most work to trees in the Conservation Area requires prior approval from the Council. This prevents cutting down, uprooting, topping, lopping, wilful damage or destruction of trees and roots without our permission. If a protected tree is damaged and/or destroyed without permission, the owner or person doing the work may be prosecuted, fined up to £20,000 and made to pay for a replacement tree. Contact us if you see works being carried out that you suspect may be unauthorised.

### 7.14 Design Guidelines

The Council's 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.

- 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
- Installation of decking or railings to front boundaries

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](http://www.hackney.gov.uk)

# 8.0 ENHANCEMENT PROPOSALS

# 8.0 ENHANCEMENT PROPOSALS

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

- Brick Chimney Stacks
- Timber sash windows
- Cast iron rainwater goods
- Repair of historic shopfronts and reinstatement of historically appropriate 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 keeping 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
- The use of further high quality materials in the public realm such as stone



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HACKNEY COUNCIL  
**CONSERVATION  
URBAN DESIGN &  
SUSTAINABILITY  
TEAM**