

# HOXTON STREET CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

SEPTEMBER 2023

HACKNEY COUNCIL  
CONSERVATION  
URBAN DESIGN &  
SUSTAINABILITY  
TEAM



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# INTRODUCTION

# 1.0 INTRODUCTION

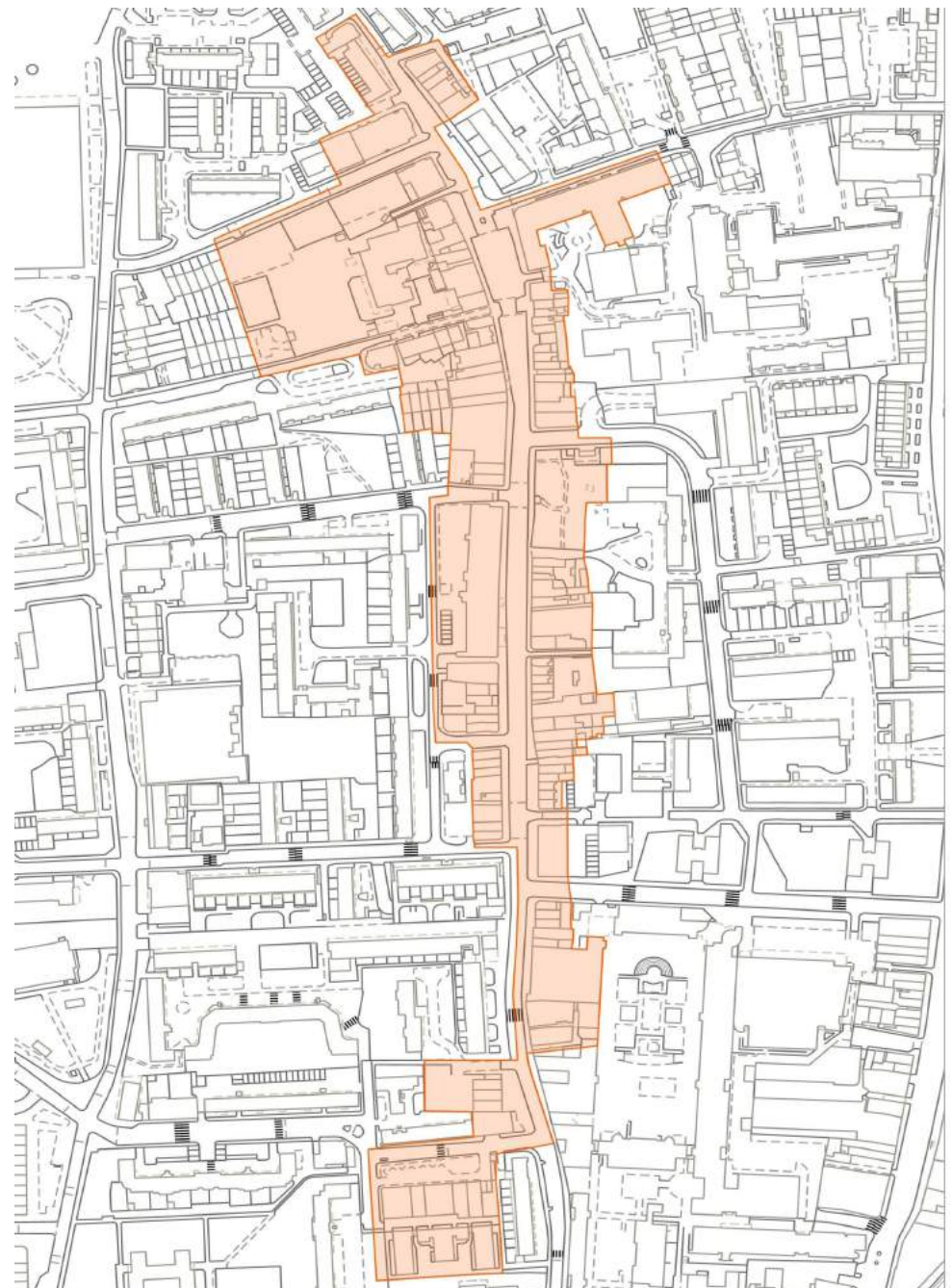
## 1.1 DESIGNATION BACKGROUND

1.1.1 Hoxton Street Conservation Area was designated in 1983 as a historic commercial street with a number of good quality buildings surviving from the eighteenth and nineteenth centuries. However, no appraisal of the Conservation Area has been carried out until now. The Conservation Area Review in 2017 identified several potential boundary extensions to the north, west and south of the Hoxton Street Conservation Area. These are discussed more fully below.

## 1.2 WHAT IS A CONSERVATION AREA?

1.2.1 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.

1.2.2 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 and street furniture, which can all add to significance.



Hoxton Street Conservation Area 2023

## 1.3 IMPLICATIONS OF CONSERVATION AREA DESIGNATION

1.3.1 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.

1.3.2 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

1.4.1 The relevant legislation is the Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 69 to 80. Section 69 defines conservation areas as places of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Section 72 of the Act imposes a duty on the Council in its role as local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

1.4.2 The National Planning Policy Framework (NPPF) 2021 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.

1.4.3 Although not statutory guidance, Historic England's Advice Note 1: Conservation Area Designation, Appraisal and Management (Historic England, 2019) provides further guidance from the national heritage authority.

## 1.5 REGIONAL POLICY

1.5.1 The London Plan (2021 and later alterations) is the regional spatial strategy for London. It forms part of the development plan for Hackney. Relevant policies include:

- Policy HC1 *Heritage conservation and growth* requires the Council to 'develop evidence that demonstrates a clear understanding of London's historic environment.' This evidence will be used for identifying, understanding, conserving, and enhancing the historic environment which will in turn inform development plans, strategies and development proposals which requires that development proposals 'affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.'
- Policy HC3 *Strategic and local views*: The Mayor has identified Strategic Views which includes significant buildings, urban landscapes or riverscapes that help to define London at a strategic level. Boroughs are also required to identify local views in their local plans and strategies.
- Policy D3 *Optimising site capacity through the design-led approach* requires development proposals to 'respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.'
- Policy D9 *Tall buildings* requires development proposals for tall buildings to 'take account of, and avoid harm to, the significance of London's heritage assets and their settings.'



1.5.2 The area falls within the GLA's Opportunity Area Planning Framework for the City Fringe. This document is supplementary planning guidance that sets out policy and guidance for planning uses and priorities in these areas. The City Fringe is increasingly home to new and emerging sectors of the economy, but also supports established residential communities and vibrant commercial areas. The guidance provides a nuanced approach to support sustainable growth in the City Fringe.

## 1.6 LOCAL POLICY

1.6.1 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* requires all new development to be of 'the highest architectural and urban design quality.' It must also 'be compatible with the existing townscape including urban grain and plot division; be compatible with local views and preserve protected views; preserve or enhance the significance of the historic environment and the setting of heritage assets.' The policy also provides further clarification on Taller Buildings of which the Council will prepare AAPs to identify sites and locations suitable for taller buildings. The policy requires that 'All new taller buildings must respect the setting of the Borough's local character and historic townscapes and landscapes including those in adjoining boroughs' and 'preserve or enhance the borough's heritage assets, their significance, and their settings in line with policies LP3 'Designated Heritage Assets' and LP4 'Non Designated Heritage Assets'.
- LP3 *Designated Heritage Assets* states that 'Development proposals affecting Conservation Areas or their settings will be permitted where they preserve or enhance the character and appearance of the area including, the established local character of individual buildings and groups of buildings (in terms of height, massing, scale, form, design, materials, detailing and use) and the rhythms and historical form of

the area (in terms of the spaces between buildings, density, settings, building lines, siting, pattern of development, urban grain and plot coverage).'

- LP4 *Non Designated Heritage Assets* requires that 'development proposals affecting non-designated heritage assets should conserve or enhance and reveal the significance of the assets and their settings.'
- LP5 *Strategic and Local Views* requires the Council to protect Strategic Views identified within the London Plan, in addition to protecting the identified Important Local Views within Hackney. This states 'new development must not harm Important Local Views and redevelopment of buildings, which currently adversely impact on Important Local Views, must not further detract from, and shall, where possible, improve the view.'

1.6.2 This document should be read alongside Hackney's Supplementary Planning Documents and Guidance for example the *Residential Extensions and Alterations SPD (2009)* and the *Shopfront Design Guide*.

## 1.7 STATUS OF THIS DOCUMENT

1.7.1 The Conservation Area Appraisal examines the characteristics of the Hoxton Street Conservation Area, including its context, historic development, townscape, streetscape and architecture. It identifies qualities that make the area special and assesses its current condition. The Management Plan sets out proposals for the preservation and enhancement of the Hoxton Street Conservation Area as required by section 71 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## 1.8 BOUNDARY ALTERATIONS

1.8.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to review the boundaries of its conservation areas 'from time to time'. The borough-wide review of Hackney's Conservation Areas in 2017 identified a number of potential boundary alterations to the Hoxton Street Conservation Area. These have been analysed as part of this appraisal and it is proposed to include the following boundary extensions within the Hoxton Street Conservation Area:

**NORTH:** It is proposed to extend the boundary to the north as far as Hobbs Place and Wilmer Gardens, to include (on the west side) the late Victorian former public house at the corner of Hobbs Place (No. 295 Hoxton Street) and adjoining terrace of shops, and (on the east), the terrace immediately to the south of Wilmer Gardens containing 232-240 Hoxton Street. These buildings are of a similar age, massing and commercial character to those within the Conservation Area and mark a clear transition between the historic townscape of Hoxton Street and the Local Authority housing estate to the north.

**WEST:** It is proposed to extend the boundary to the west to include the site of the Hoxton Garden Primary School. This late Victorian Board School is locally listed and is an important survivor of nineteenth century Hoxton.

**SOUTH:** It is proposed to extend the boundary to the south to include 97-103 Hoxton Street, the late-Victorian warehouse building on the corner of Fanshaw Street, 1-7 Academy Buildings on Fanshaw Street and Enfield Cloisters on Fanshaw Street. These are interesting survivors of the industrial heritage of Hoxton, with a consistent architectural character and surviving detailing including taking-in doors and pulleys.

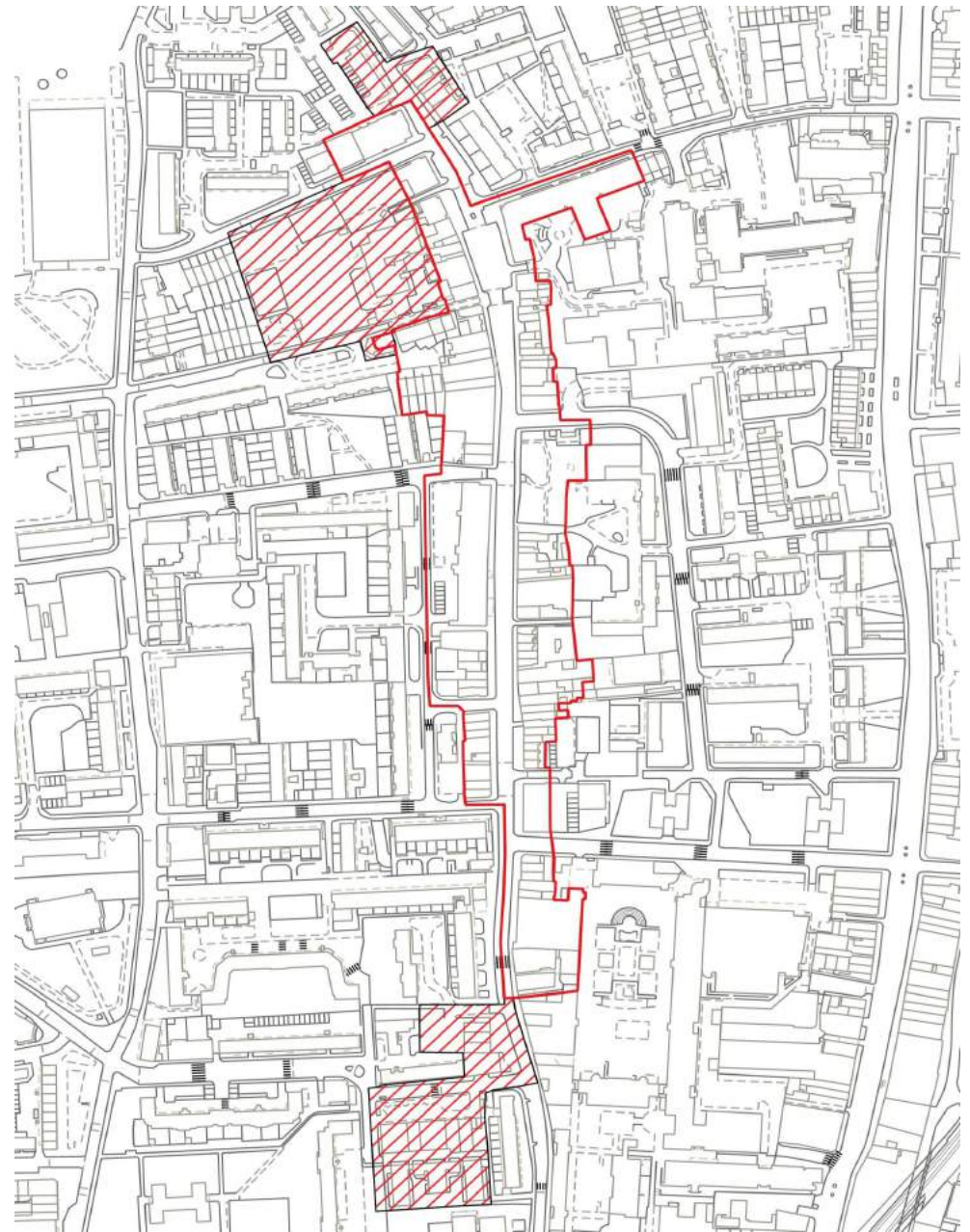


Image of Hoxton Street Conservation Area with proposed boundary extensions shown hatched

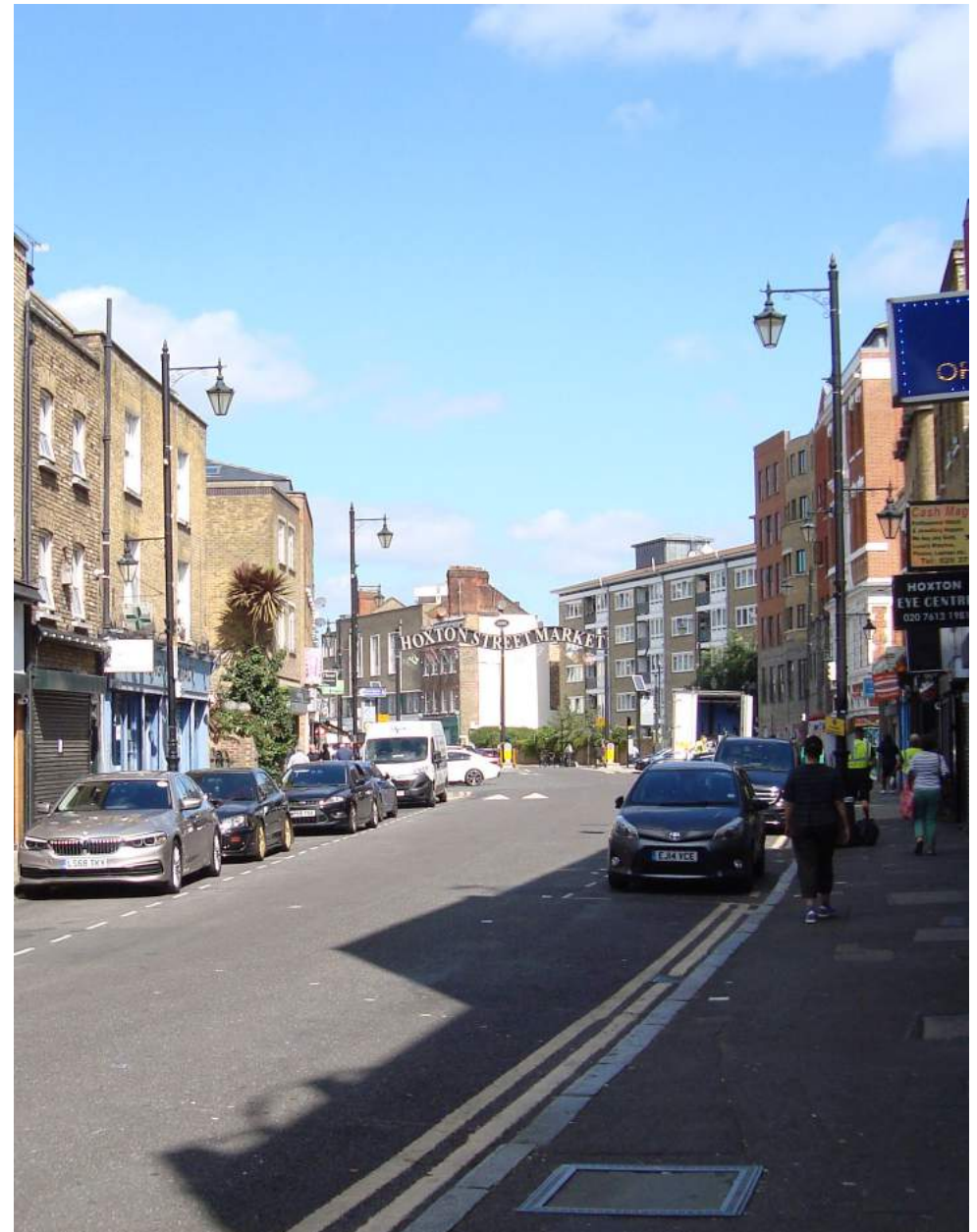


## 1.9 STATEMENT OF SIGNIFICANCE

1.9.1 Hoxton Street has a cohesive and intimate character as a historic thoroughfare and marketplace. Its bustling commercial streetscape contrasts with the larger blocks and coarser grain of the surrounding areas of Local Authority housing estates.

1.9.2 The street encapsulates several centuries of urban development. The Conservation Area retains several eighteenth century houses, set back from the road and some with single-storey shop extensions built over the former front gardens. Where these have been restored as dwellings, they provide evidence of the earlier residential character of Hoxton. There is a good survival of modest nineteenth century buildings with traditional shopfronts on the ground floor and residential accommodation above, including a number of historic public houses (often now in other uses). Hoxton Hall is a rare survivor of a Victorian music hall, providing entertainment for local residents.

1.9.3 The dense urban character of the Conservation Area derives from its long, linear form, consistent building line, fine historic grain of narrow building plots, a consistent building height of three to four storeys, and limited material palette. Although modest in architectural terms, surviving original features such as timber sash windows, decorative ironwork, historic bollards and traditional shopfronts contribute to the interesting and varied historic streetscape.

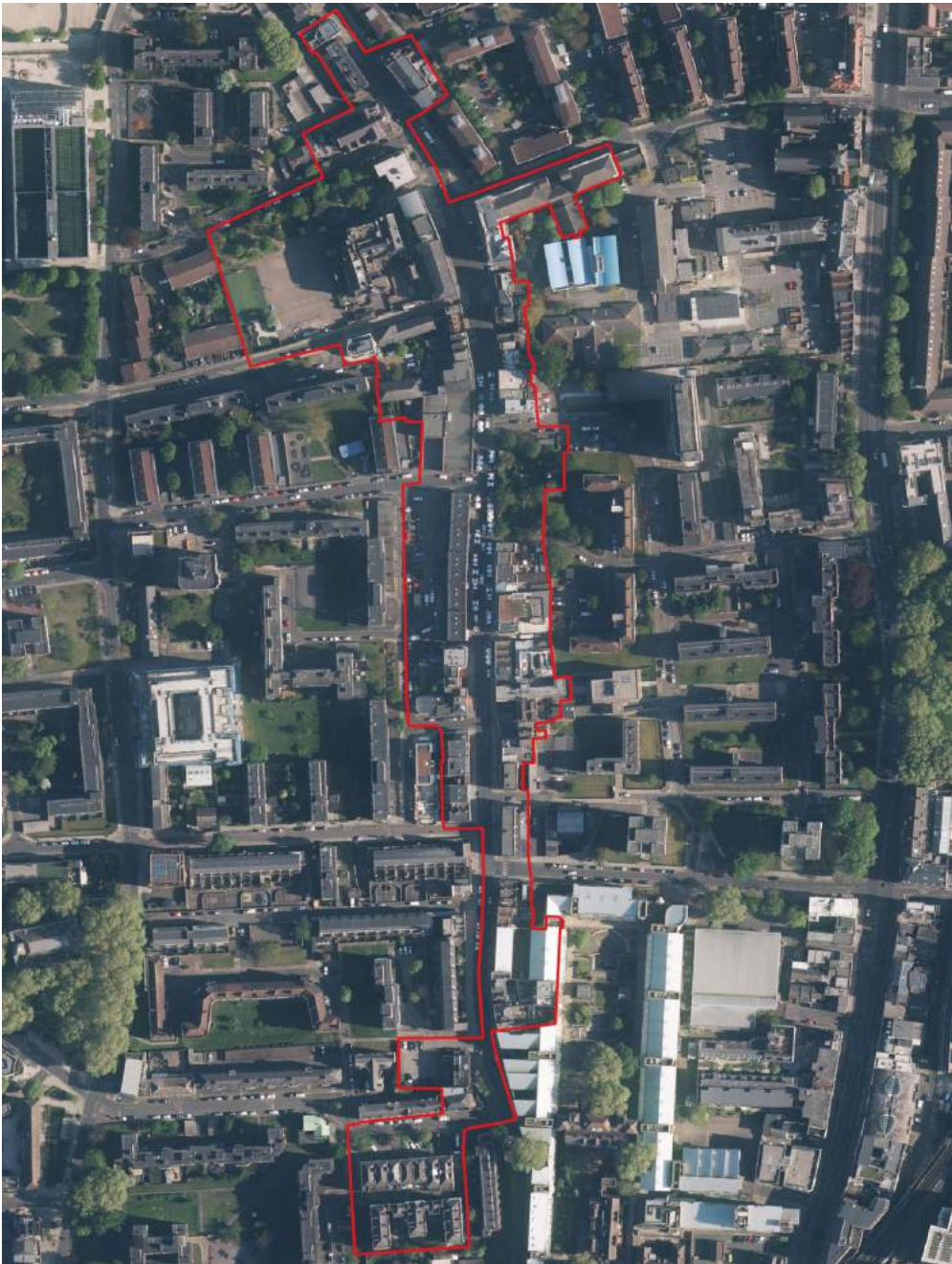


Hoxton Street Conservation Area



2

CONTEXT



Aerial photograph of Hoxton Street Conservation Area, 2023

## 2.0 CONTEXT

### 2.1 LOCATION AND SETTING

2.1.1 Hoxton Street Conservation Area is located within the Hoxton East and Shoreditch ward at the southern end of the London Borough of Hackney. It has a linear character, centred around the spine of Hoxton Street. It stretches as far as Hobbs Place and Wilmer Gardens at the north end, down to Fanshaw Street at the southern end. To the east, it abuts the Kingsland Conservation Area along Nuttall Street. The Pitfield Street Conservation Area lies further to the west and the South Shoreditch Conservation Area (including Hoxton Square), lies to the south.

2.1.2 The Conservation Area is surrounded by post-war Local Authority housing, a legacy of bomb damage and large scale clearances in this area to provide mass housing. To the east is the Geffrye Estate, to the north-east is the Whitmore Estate, to the north is the New Era Estate, and to the west is the Arden Estate. At the south-eastern edge of the Conservation Area is the large campus of New City College, a further education and adult education campus largely rebuilt in 1996, although with three Edwardian school buildings at its core. There is a clear distinction between the linear character, fine historic grain and massing of the buildings along Hoxton Street and the large housing estates surrounding the Conservation Area.



## 2.2 HISTORICAL DEVELOPMENT

2.2.1 Hoxton has a long history of settlement. Its early history is obscure, but its location at the junction of two Roman roads, Old Street and Kingsland Road (known as Ermine Street, linking London with Lincoln and York), mean that it was likely that there was some settlement and activity there in the Roman period. Hoxton Street runs parallel to Kingsland Road and may originally have been a secondary path along the back of fields fronting onto the main highway.

2.2.2 It is mentioned in the Domesday Book (1086) as Hochestone; the name probably means a fortified farm (tun) belonging to a person called Hoch. The land was owned by the Dean and Chapter of St Paul's Cathedral at the time of the Conquest and was occupied by 10 villagers and 16 cottagers. It was worth 75 shillings.

2.2.3 The Medieval manor house itself was located further north within Hackney, at the southern end of what is now De Beauvoir Road near the junction with Downham Road. The village of Hoxton was concentrated along Hoxton Street and was historically part of Shoreditch. There were several large moated houses in the area, taking advantage of Hoxton's semi-rural location but still close to the City of London. This included the house of the Portuguese Ambassador, who was living in Hoxton in 1568. By the late seventeenth century, Hoxton Square (laid out in 1709) to the south of the Conservation Area was the more favoured location for good quality residences.

2.2.4 The west side of Hoxton Street was still largely undeveloped, contributing to the rural character of the area. Hoxton Fields, to the west of Hoxton Street, were used for archery practice for centuries. It was famously the location for Ben Jonson's fatal duel with actor Gabriel Spenser in 1598. Jonson pleaded guilty but escaped hanging and was branded on the left thumb with the letter 'T'.

2.2.5 Hoxton was also notable as the location where the Gunpowder Plot was unmasked. A Catholic nobleman, Lord Monteagle, received an anonymous letter at his house in Hoxton warning him that he should not attend the opening of Parliament on 5th November. He immediately passed it to Robert Cecil, the King's most important minister, leading to the discovery of barrels of gunpowder in the vault beneath the House of Lords and the arrest of Guy Fawkes. A brown plaque on a twentieth-century building at the corner of Hoxton Street and Crondall Street marks the site.



Plaque on building at corner of Hoxton Street and Crondall Street, marking the unmasking of the Gunpowder Plot



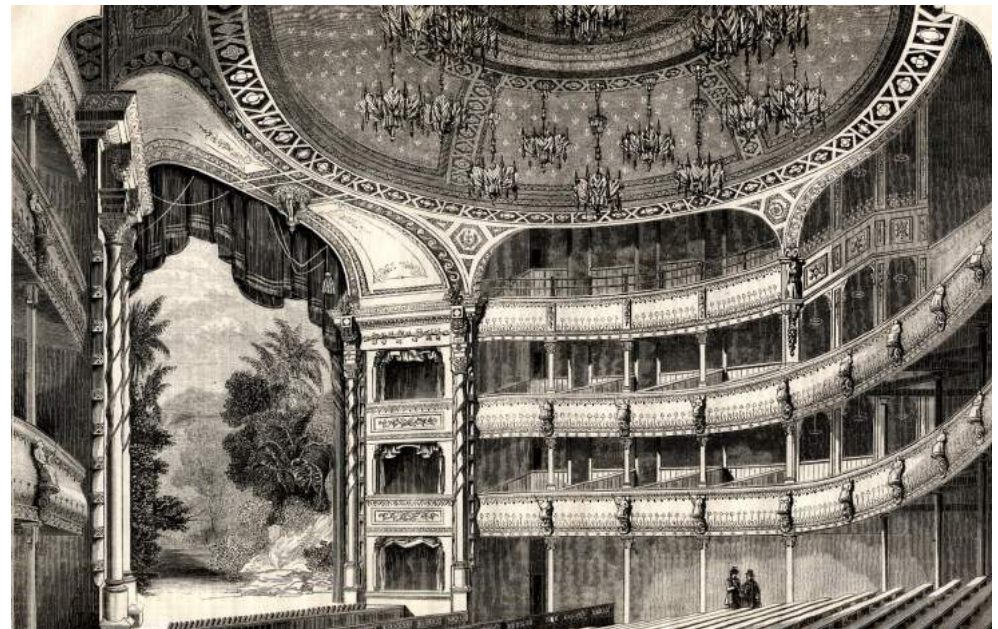
2.2.6 The inn and gardens 'Pimlico', on the west side of Hoxton Street, was a noted place of entertainment in the late-sixteenth and early-seventeenth centuries. In 1609 a poem called Pimlyco or Runne Redcap; 'tis a mad world at Hogsdon was published extolling the charms of the place, and particularly the excellence of the ale supplied. This later became the site of the Royal Britannia Saloon, opened by Samuel Lane in 1841, which was one of the most important early music halls of the period. It was rebuilt in 1858 by Finch, Hill and Paraire as a horse-shoe shaped theatre seating up to 3,000. Its spectacular melodramas were so popular with local audiences that it became known as the 'Drury Lane of East London'. Unfortunately the theatre was bombed during the war and demolished in 1941.

2.2.7 Entertainment was also supplied by Hoxton Hall, on the east side of Hoxton Street, an important surviving music hall which was constructed by a speculative builder, James Mortimer, in 1863. In 1867 the capacity was increased by raising the height of the hall and adding a new upper balcony. The hall was taken over by an American Temperance society in 1879 and was later occupied by the Quakers. It is one of the most important early music hall buildings still surviving and is listed at Grade II\*.

2.2.8 In the seventeenth and eighteenth centuries, Hoxton became a favoured location for establishing almshouses because of the cheaper land outside the City and the semi-rural character of the area. Many of the City guilds bought land and constructed almshouses including the Drapers, Weavers, Haberdashers, Skinners, Goldsmiths, and Ironmongers. By the late nineteenth century most of these had closed and moved further out of London, or fallen into decay, but the Haberdashers' Aske's Almshouses (founded in 1689 in Pitfield Street in 1689 and subsequently reconstructed in 1825) still survive, as do the Ironmongers' Almshouses on Kingsland Road, established in 1712 by a bequest from Robert Geffrye and now housing the Museum of the Home.



Interior of Hoxton Hall (copyright Ian Grundy)



Interior of the Britannia Music Hall, from *The Builder*, 13 November 1858 p.763 (Theatresearch archive)









Horwood map of Hoxton (1799)

2.2.11 The historic maps demonstrate the changing nature of Hoxton. The Rocque map of 1746 shows a still predominantly rural landscape, with a ribbon of development along Hoxton Street, surrounded by pasture, orchards and market gardens, with the archery ranges of Finsbury Fields to the west. The recently constructed Hoxton Square is shown, with development only on two sides. The Haberdashers' Almshouses are visible at the western edge of the map and the Ironmongers' (or Geffrye's Almshouses) are shown on Kingsland Road.

2.2.12 The 1799 Horwood map shows Hoxton Street lined with buildings, with some streets lined with terrace houses leading off it, interspersed with market gardens and fields. Pimlico Gardens marks the site of the Pimlico tavern and pleasure gardens.

2.2.13 The population of the area expanded rapidly from 1800. In 1820, the Regent's Canal opened, leading to rapid development in the surrounding areas and forming a clear northern boundary to Hoxton.

2.2.14 The 1826 Greenwood map demonstrates how quickly the area had developed, with Hoxton Street now surrounded by a network of secondary streets lined with buildings.

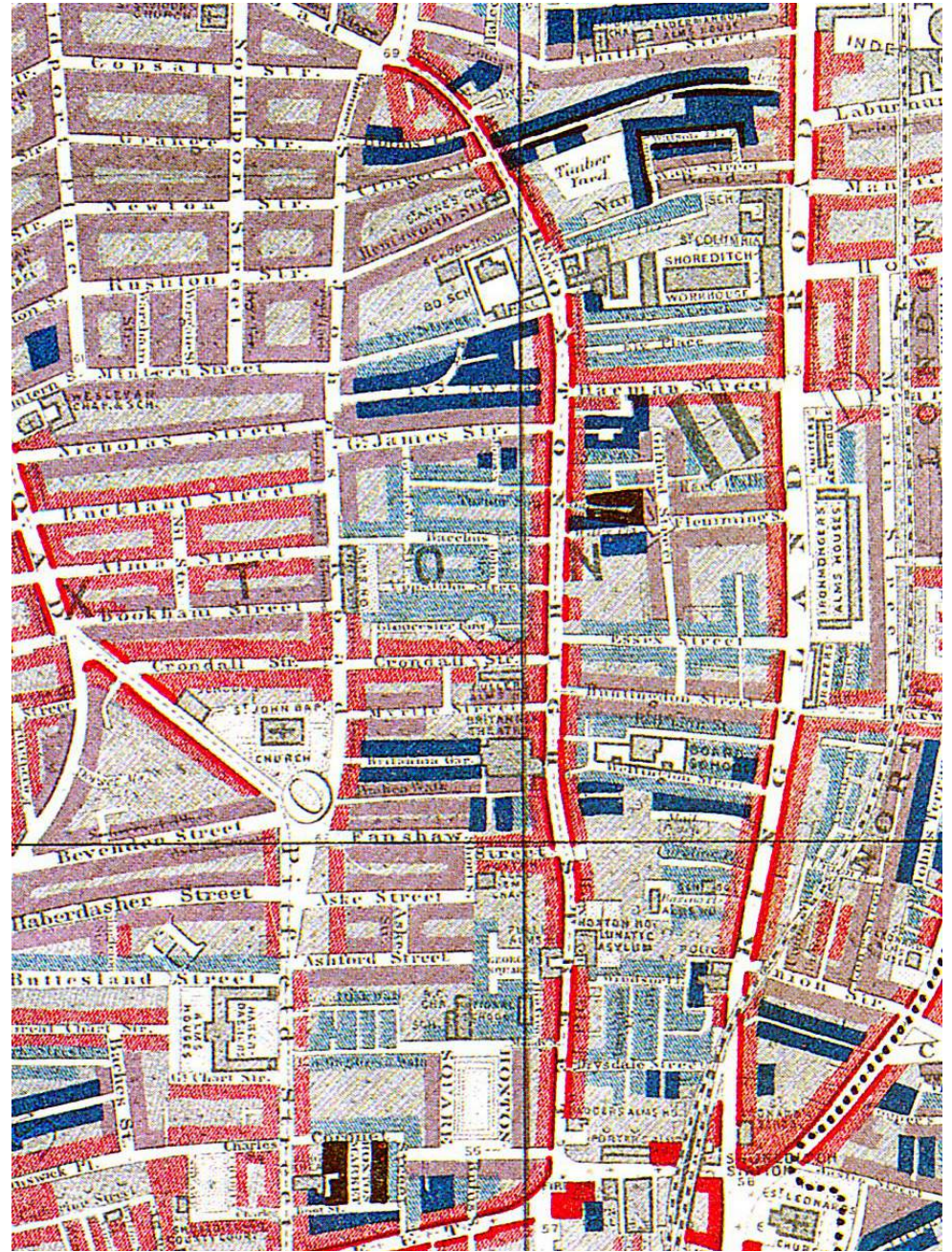
2.2.15 Hoxton was historically in the parish of St Leonard, Shoreditch until the founding of its own parish church of St John the Baptist in 1826 on Pitfield Street, to the west of the Conservation Area, now Grade II\* listed. This was designed by Francis Edwards in a Classical style and the interior retains much of its original Georgian character including galleries around three sides. St John's Church is shown on the map to the south of the still open 'Garden Ground'. The Workhouse, now the site of Grade II listed St Leonard's Hospital, has been established on Kingsland Road.

2.2.15 Booth's Poverty map of 1889 shows the declining status of Hoxton. While Hoxton Street itself is lined with dwellings described as 'Middle class. Well to do', the streets leading off it range from 'fairly comfortable' through 'poor' to 'very poor, chronic want', indicating Hoxton's mixed character and increasing poverty and overcrowding.





Greenwood map of Hoxton (1826)



Booth's Poverty map (1889)

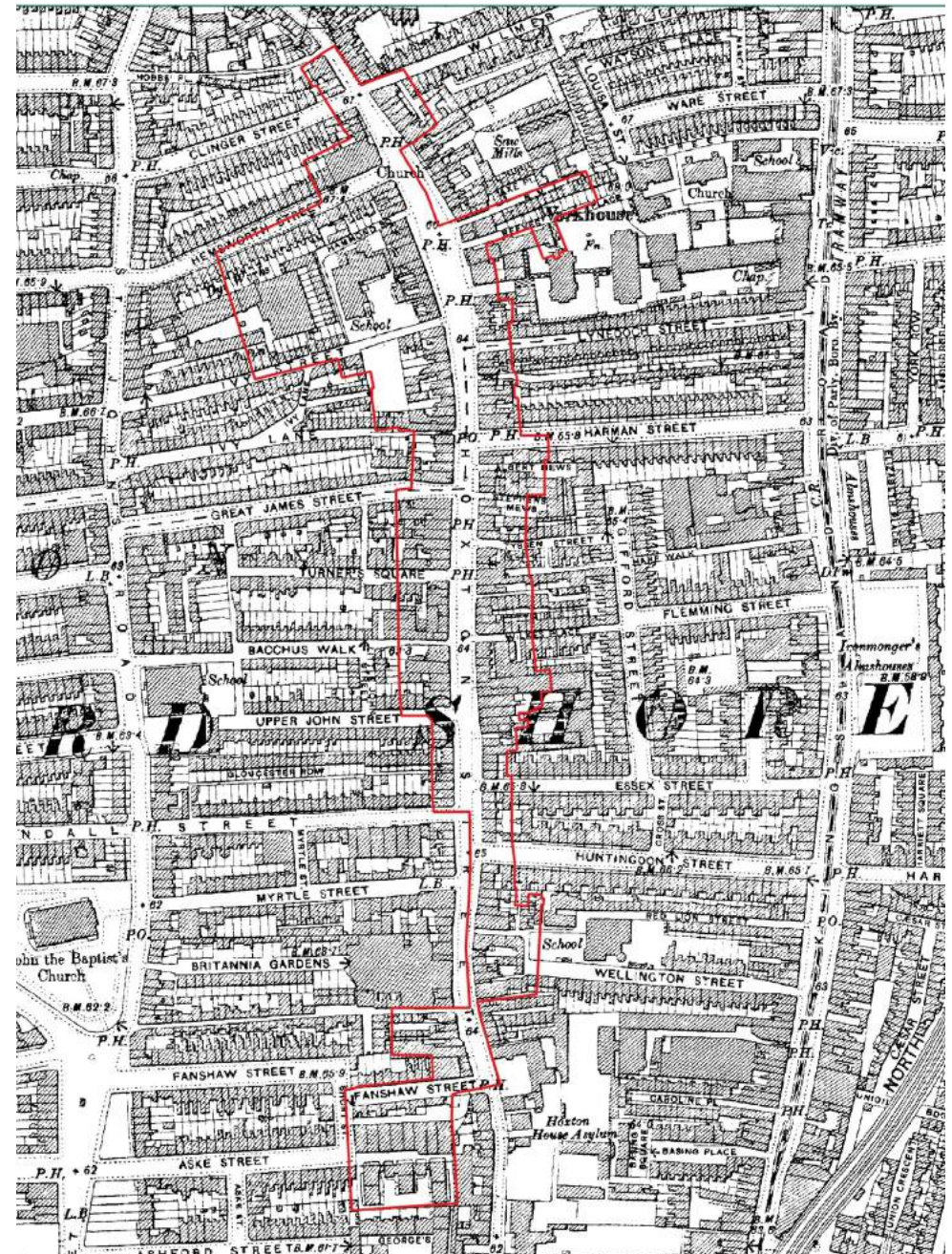


2.2.16 By the time of the 1893 OS map, Hoxton was densely built up. The area is defined by the three north-south routes of Kingsland Road, Hoxton Street and Pitfield Street, connected by a series of smaller streets lined with terrace houses. The area is shown as densely developed with minimal open space. The largest buildings are institutional: the workhouse (now expanded to fill the entire site leading to Hoxton Street), Victorian board schools (including what is now the Hoxton Garden Primary School), St Anne's Church and St John's Church, Hoxton House asylum, and entertainment – the Britannia Theatre and Hoxton Hall.

2.2.17 Several streets were subsequently renamed, for example Great James Street to the west of Hoxton Street became Purcell Street and Essex Street became Shenfield Street.



View of Nos 118-126 Hoxton Street in 1974, prior to restoration of No. 126 (London Picture Archive)



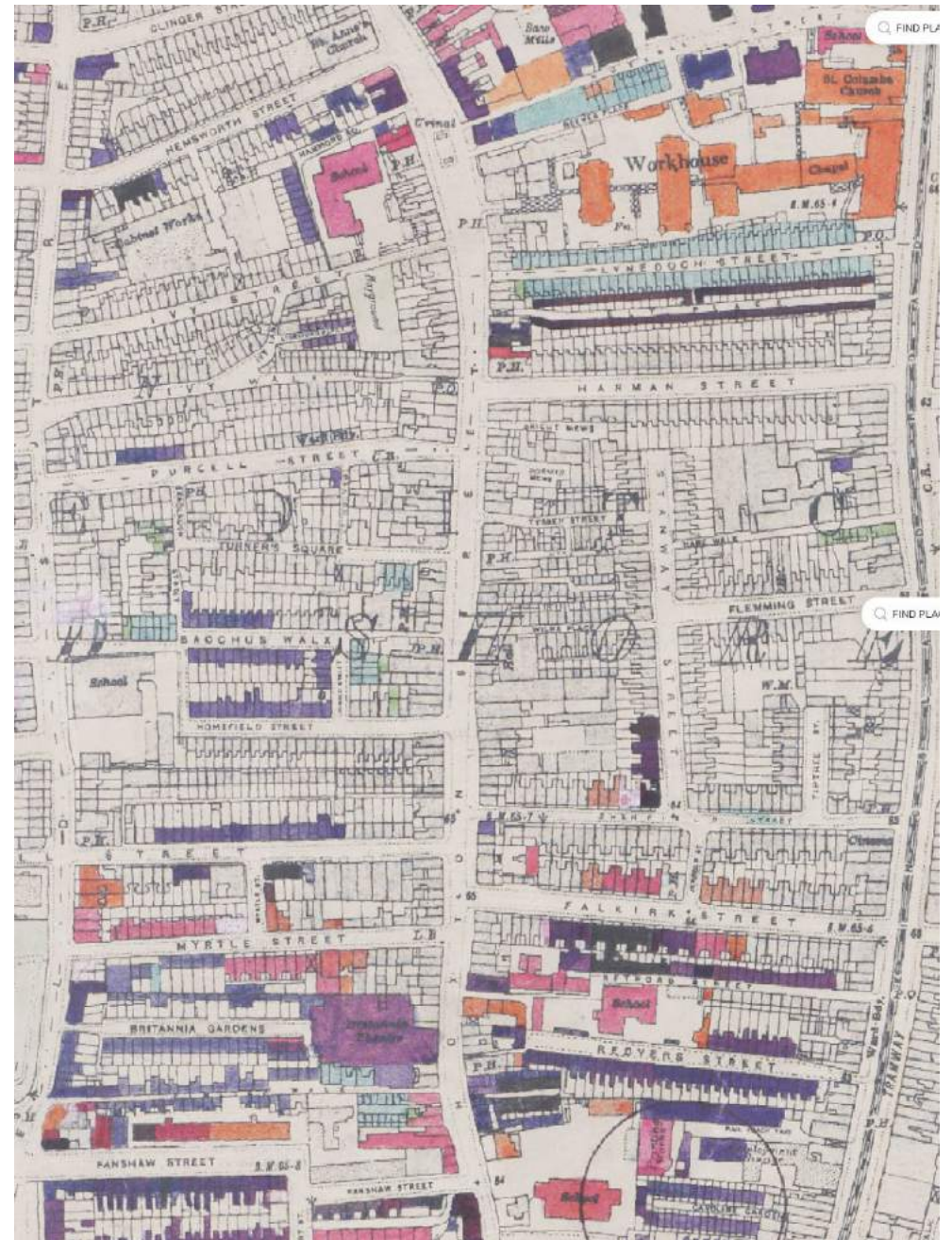
1893 OS map with boundary of Hoxton Street Conservation Area



2.2.18 The bomb damage map of 1945 shows extensive damage to the southern part of the Conservation Area. The Britannia Theatre and surrounding streets were damaged beyond repair and there was widespread clearance of this area following the war. Nevertheless, the 1950s OS map shows that the dense historic grain survived in most of the area, especially along Hoxton Street. Terraces are beginning to be cleared for Local Authority housing, such as south of St Leonard's Hospital and west of Bacchus Walk.

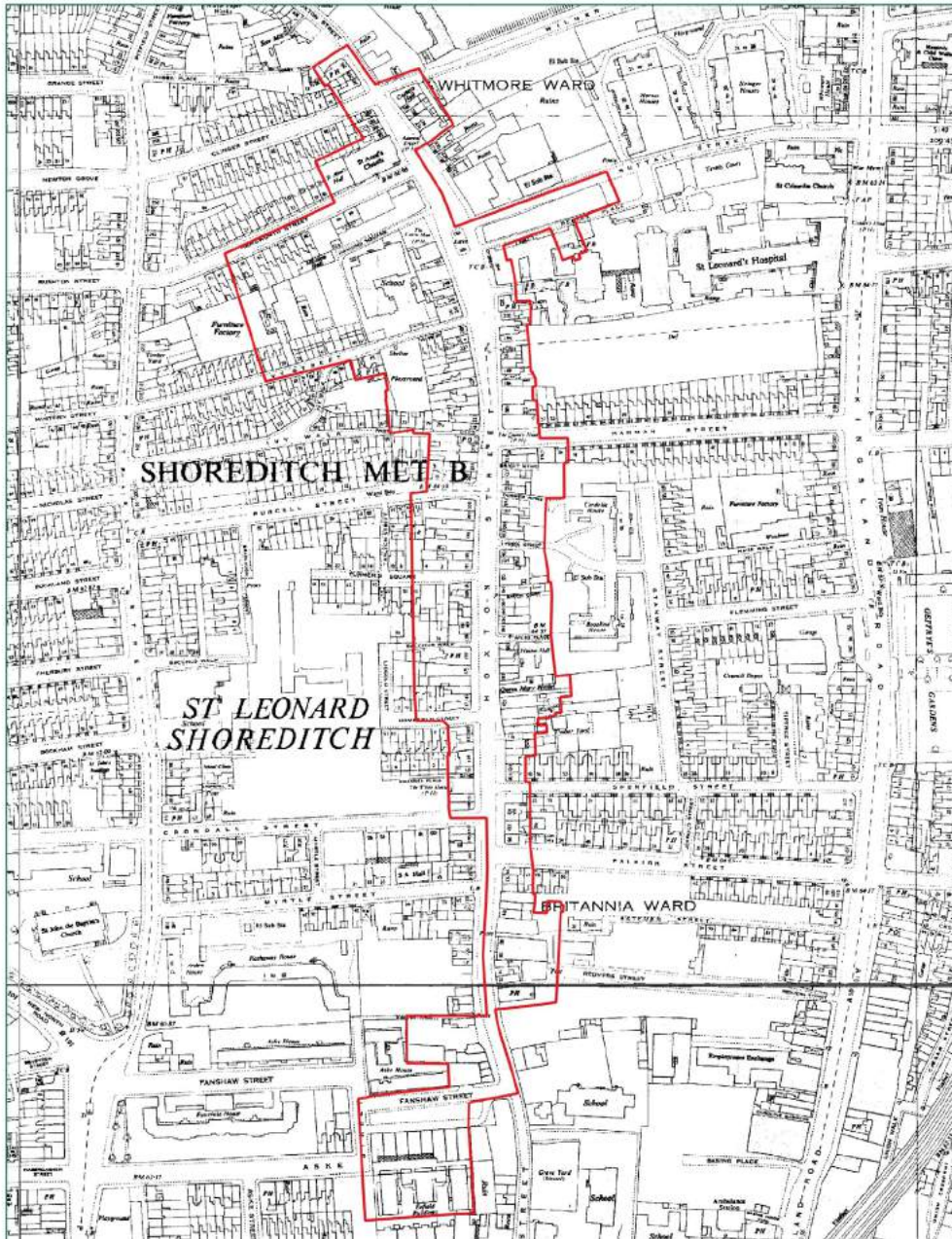
2.2.19 The following decade saw continuing large-scale clearances of the streets of narrow terraces for Local Authority housing blocks, intended to improve the housing conditions of the local population. This also led to the truncation or eradication of several historic streets such as Harman Street, Clinger Street and Ivy Walk.

2.2.20 While these developments have significantly eroded the townscape and historic grain of the wider Hoxton area, Hoxton Street has retained its character as a historic thoroughfare lined with modest terraced buildings with ground floor shops.



Bomb damage map showing Hoxton Street Conservation Area





1950 OS map with boundary of Hoxton Street Conservation Area

## 2.3 ARCHAEOLOGY

2.3.1 Hoxton Street Conservation Area is covered by a Tier 2 Archaeological Priority Area. An Archaeological Priority Area (APA) is defined as an area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them.

2.3.2 APAs are divided into three tiers (1 – 3) indicating different degrees of sensitivity to groundworks. Hoxton Street is located within Tier 2.

2.3.3 The core of Hoxton has been occupied from the early medieval period and has the potential to contain archaeological deposits relating to this and later periods, as well as post-medieval deposits and burials associated with St Leonard's Hospital. The APA is located to the west of a Roman Road, Ermine Street, and as such has the potential to contain Roman roadside and settlement remains.

2.3.4 Further details can be found within the [London Borough of Hackney Archaeological Priority Areas Appraisal](#), available on the Historic England website.



# TOWNSCAPE

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

# 3.0 TOWNSCAPE

## 3.1 LAYOUT AND PLAN FORM

3.1.1 The Conservation Area has a long, linear form extending along Hoxton Street, punctuated by smaller side streets extending to the east and west. It consists of terraces of narrow, two or three bay plots with predominantly three storey (occasionally four storey) buildings constructed of stock brick with occasional red brick or render facades. Buildings are predominantly situated at the back of the pavement giving a strong consistent building line along the street. This is occasionally interrupted where shop units have been removed and listed buildings have been converted back into dwellings, creating small front gardens bounded by railings which interrupt the established building line, but provide evidence of pre-Victorian domestic architecture.

3.1.2 Buildings generally fill the full depth of their plots with few rear yards, with the exception of the rear car parking area behind Nos. 179 - 207 Hoxton Street.

## 3.2 DENSITY

3.2.1 By the late nineteenth century, Hoxton was densely populated with narrow plots of terraces, interspersed with a few larger entertainment and institutional buildings. This historic grain has been substantially eroded in the area surrounding Hoxton Street due to post-war clearances of terraces and construction of large Local Authority housing estates.

3.2.2 However, Hoxton Street maintains a dense, urban character. Typical plot widths are two or three bays, forming a dense, historic grain and providing a rhythm to the elevations along the street. Where historic terraces have been replaced with modern blocks (e.g. at 179-207 Hoxton Street), these have tended to be expressed architecturally to break up their monolithic character and have been provided with small scale shop units at ground floor that fit well with the prevailing character of the street.



Figure ground plan of the Hoxton Street Conservation Area



3.2.3 The Hoxton Community Garden, created in 1983 on the site of a derelict row of shops, supplies a welcome area of open green space that provides a punctuation to the compact urban landscape of the rest of the street.

3.2.4 Hoxton Street widens at its northern end where the street market is held, providing a more spacious character. This enables buildings on a slightly larger scale than elsewhere along Hoxton Street, principally the facade of the St Leonard's Dispensary (Grade II listed), which is five bays wide and four generous stories tall, and St Anne's Church.

### 3.3 LAND USES

3.3.1 Land uses along Hoxton Street are principally commercial and leisure at street level, including shops, restaurants and bars, with offices and residential uses on upper floors. Several listed houses have been turned back into single family dwellings, providing pockets of residential character. The southern end of the Conservation Area includes some former industrial buildings now converted into residential uses and the purpose-built tenement flats at Enfield Cloisters.

3.3.2 Hoxton Street forms part of the 'wider hinterland' of the City Fringe growth area. The historic Hoxton Street market functions as the principal high street for the surrounding area and contributes to the vibrancy and character of the City Fringe area.

3.3.3 There are also a number of institutional buildings offering a wider mix of uses. St Anne's Church, at the northern end of the Conservation Area, provides religious uses. St Leonard's Hospital offers health services. Hoxton Hall provides an important recreation and community facility. Shoreditch Library, at the southern end of the Conservation Area, provides community learning opportunities. Education uses are represented by the Hoxton Garden Primary School, while New City College, located just outside the southern boundary of the Conservation Area, is the largest further education college in East London.

### 3.4 BUILDING HEIGHT AND MASSING

3.4.1 Building heights within the Conservation Area are predominantly three storeys (some with an additional mansard level), with some four storey buildings especially towards the northern end of the Conservation Area. This gives the street a cohesive character and contrasts with the larger massing and height of the Local Authority housing blocks surrounding the Conservation Area, providing a clear distinction between the Conservation Area and surrounding districts.

### 3.5 KEY VIEWS

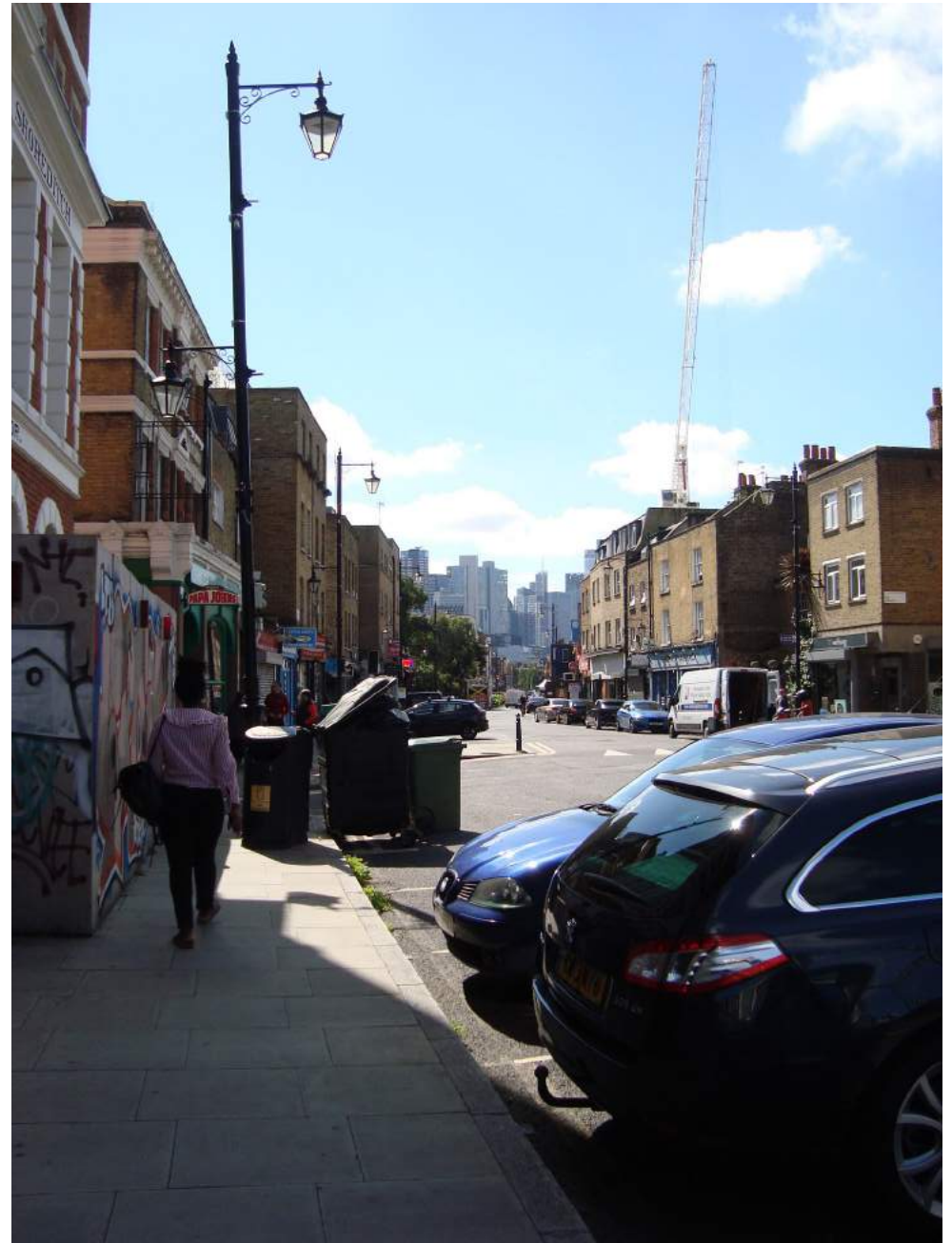
3.5.1 Key views are predominantly linear, consisting of long, straight views within the Conservation Area. This reflects the strongly linear character of Hoxton Street.

3.5.2 Views into the Conservation Area from the south and north reflect the change between the monolithic residential character of the surrounding housing blocks and the bustling commercial character of Hoxton Street. There are views south and north within the Conservation Area, where the slight curve to the street, especially at the northern end, provides unfolding views. The consistent scale and height of the buildings provide a sense of consistency to the streetscape, combined with pleasing variation of shopfronts and architectural detailing.

3.5.3 Views out of the Conservation Area to the south towards the towers of the City of London emphasises Hoxton's edge of city character as a small suburb outside the main commercial core of London, which has helped to define its history and development.



View north out of the Conservation Area



View south from Hoxton Street towards the City of London



# STREETSCAPE

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



# 4.0 STREETScape

## 4.1 PUBLIC REALM AND OPEN SPACE

4.1.1 As a densely developed urban area, Hoxton historically had very little open space. The main area of public green space within the Conservation Area is now the Hoxton Community Garden, formed in 1983. The mature trees and attractive planting help to soften the streetscene and provide a welcome green oasis in the centre of the Conservation Area.

4.1.2 There are a few small front gardens that have been created by the removal of later shopfronts, such as at Nos. 173-175 Hoxton Street. While they interrupt the consistent building line, they reflect the historic domestic character of Hoxton and provide small punctuations of planting within the streetscene.

4.1.3 There are some short sections of surviving granite setts on secondary lanes. This includes some well preserved granite setts on Wilks Place, a run of granite setts outside 1-7 Academy Buildings on Fanshaw Street, a short stretch of badly maintained granite setts on Hamond Square leading to the Hoxton Garden school and a short stretch of granite setts at No. 118 Hoxton Street, indicating the presence of a former alleyway. These historic street surfaces make a positive contribution to the character and appearance of the Conservation Area and should be preserved and maintained.

4.1.4 Otherwise, pavements are generally modern but appropriate in character, consisting of concrete slabs with granite kerbs which are in a fairly good condition. There are some stretches of tarmac pavements in the central section of the Conservation Area between Nos. 156-194 and by the Hoxton Community Garden. These are in less good condition with various repairs leading to a patchwork appearance. There is the opportunity to replace the tarmac surface with a harder wearing and more attractive material that would contribute better to the character of the Conservation Area.



Top: Grade II listed phonebox; surviving granite setts in Hamond Square  
Bottom: granite setts by 1-7 Academy Buildings, Fanshaw Street; intrusive street furniture on Hoxton Street



## 4.2 STREET FURNITURE

4.2.1 There is some attractive historic street furniture present that contributes positively to the character of the area. The Grade II listed K2 phonebox outside St Leonard's Hospital is in good condition and forms an attractive historic cluster with the listed facade behind.

4.2.2 Two listed cannon bollards in Ivy Street appear to have been removed as there are no bollards in this location now. However, three of four Grade II listed bollards by Shenfield Street still survive. The cannon bollard on the corner is marked 'St L. S. 1841' (for St Leonard Shoreditch), although its companion at the corner of Falkirk Street is now missing. The two Grade II listed bollards on the eastern pavement between Shenfield Street and Falkirk Street have attractive decorative collars and provide evidence of historic street furniture.

4.2.3 There are also four surviving bollards at the western end of Shenfield Street marking the transition to the pedestrianised section. These are large square bollards with cone-shaped heads and are marked 'Shoreditch Vestry' indicating that they date from pre-1900. They may have been moved to their present position when the housing estate was constructed in the post-war period. They contribute positively to the character and appearance of the area through their history and design.

4.2.4 Lamp posts along the street are modern but use a traditional style with scrollwork and lantern-type lights that contribute to the historic character of the area. At the northern end of the Conservation Area, the Hoxton Street Market sign was installed in 2000. It forms a gateway to the Conservation Area and clearly delineates the core street market area.

4.2.5 Generally, the streetscene within the Conservation Area is fairly cluttered. Hoxton Street is lined with streetlights, signs, bollards, traffic calming measures, bins and some intrusive security camera poles, which reduce space on the pavements and contribute to a cluttered public realm. There is the opportunity to rationalise and reduce the street furniture which would be beneficial to the character and appearance of the area.



Top: Grade II listed bollards on Hoxton Street

Bottom: historic bollards marked 'Shoreditch Vestry' in Shenfield Street

## 4.3 TREES

4.3.1 There is limited greenery within the Conservation Area because of its dense urban character. The main area of public green space is the Hoxton Community Garden. This is an important garden that provides a welcome relief from the predominantly hard urban realm along Hoxton Street. Conservation Area status gives protection to trees within its boundary.

4.3.2 There are some mature trees on the north side of the Hoxton Garden Primary School playground that provide an attractive band of shade and greenery along Hemsworth Street. There is also a line of mature trees to the north of 1-7 Academy Buildings, Fanshaw Street. Because of the paucity of greenery within the Conservation Area, these areas of planting are particularly important in softening the urban streetscape in these areas.

4.3.3 There are very few street trees along Hoxton Street, although a couple of small street trees have been planted at the northern end of the Conservation Area by the Hoxton Street Market. These are not mature enough at present to make a significant contribution to the streetscape.

4.3.4 There are a few small front gardens that have been created where listed buildings have been converted back into domestic residential uses. These provide welcome pockets of greenery along Hoxton Street.



Hoxton Community Garden with locally listed cupola from the Eastern Fever Hospital



Restored front gardens provide pockets of greenery and domestic character along Hoxton Street



5

ARCHITECTURAL  
CHARACTER



# 5.0 ARCHITECTURAL CHARACTER

## 5.1 GENERAL ARCHITECTURAL CHARACTER

5.1.1 Hoxton Street has a cohesive and intimate character as a historic thoroughfare and marketplace. There is a good survival of historic buildings from the eighteenth and nineteenth centuries, with some later post-war infill. Its character derives from the narrow building plots, a consistent building height of three to four storeys, predominant use of stock brick with red brick and stucco detailing, timber sash windows, decorative ironwork, and ground floor shopfronts contributing a strong commercial character to the area. Although modest in architectural terms, the surviving historic grain contributes to the interesting and varied building and roof line which are essential elements of the street's character.



Hoxton Street Conservation Area



View of Hoxton Hall and the heart of the Hoxton Street Conservation Area looking north

## 5.2 BUILDING CONTRIBUTION

5.2.1 This section explains the contribution buildings make to the special architectural or historic interest of the area as outlined on the map on the opposite page.

### A) LISTED BUILDINGS

The Hoxton Street Conservation Area contains a number of 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.

### A) LOCALLY LISTED BUILDINGS

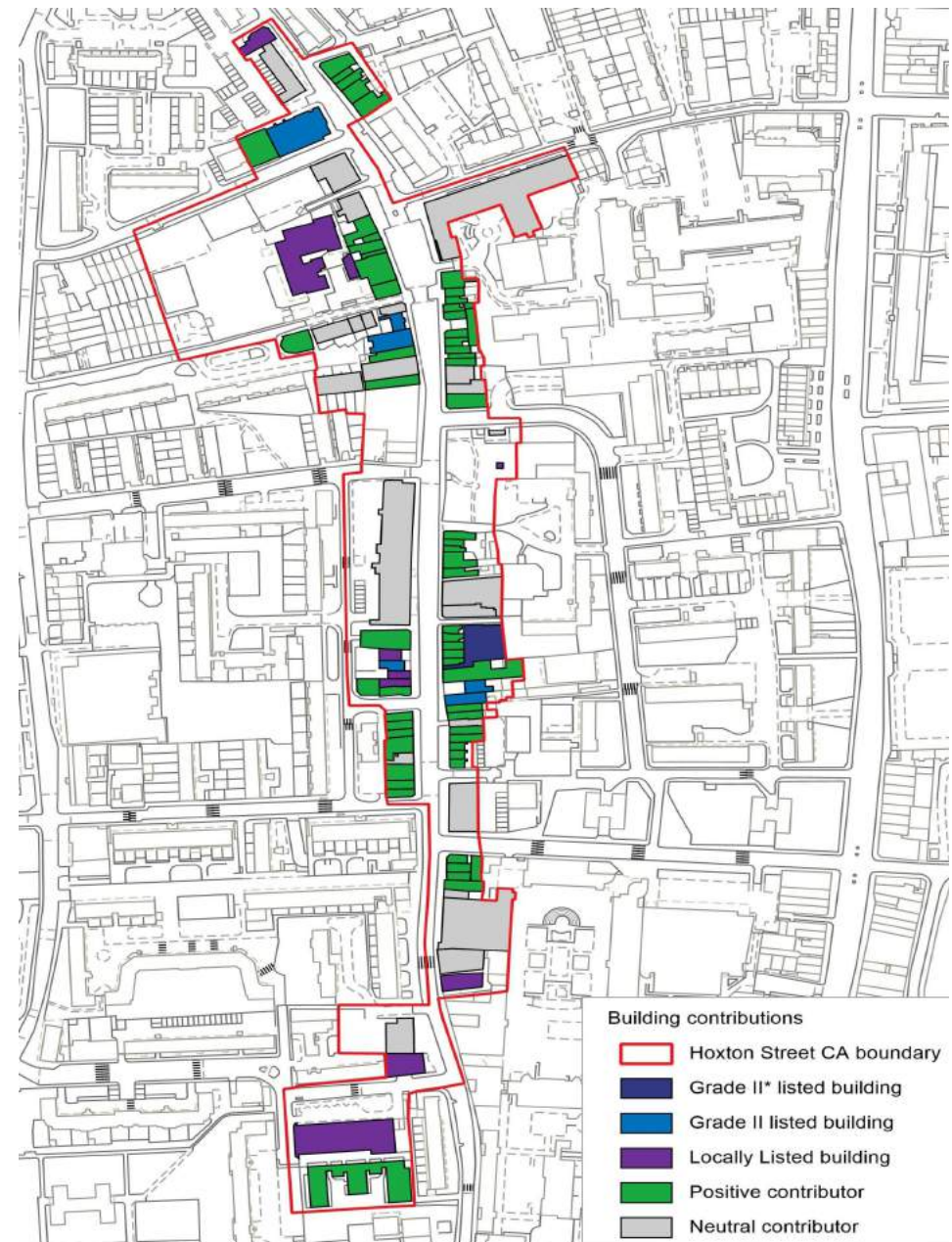
These buildings are of local architectural or historic interest. Although not statutorily listed, these buildings have been identified as having a significant level of local value and are considered to make a positive contribution to the special character of the Conservation Area.

### B) POSITIVE BUILDINGS

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

### C) 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 Area's special character.



Map of building contributions in the Conservation Area

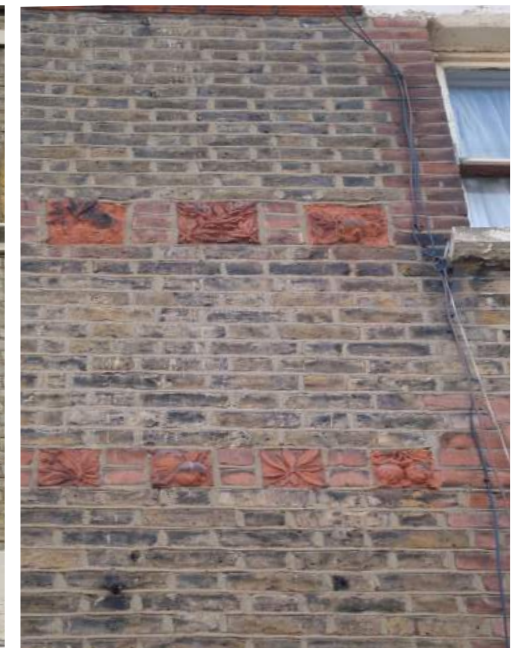
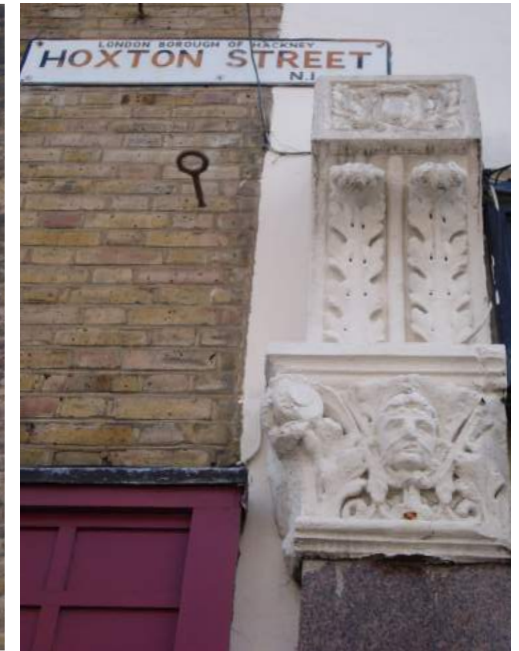


## 5.3 KEY ARCHITECTURAL FEATURES AND MATERIALS

5.3.1 The most common material used within the Conservation Area is brick. This is primarily stock brick, with limited use of red brick for architectural detailing, but red brick is also used on some facades, such as the St Leonard's Dispensary building. Historic brick buildings within the Conservation Area are mostly constructed using Flemish bond. There is some use of render and decorative stucco detailing around windows and to high level cornices, such as on Hoxton Hall. The limited material palette gives the area a cohesive character.

5.3.2 The survival of historic architectural detailing adds much to the character of the area. Architectural details include decorative cast iron window guards, decorative render details such as architraves and timber sash windows. There are several high quality surviving historic shopfronts including the F Cooke Pie and Mash Shop and the neighbouring Hayes & English funeral directors. Shopfront details such as console scrolls, pilasters and timber stallrisers make a positive contribution to the historic character of the Conservation Area.

5.3.3 Post-war infill buildings have generally maintained the tradition of using brick as a material but there is a greater variety in the type, ranging from red brick on the Arden Estate, to the light yellow brick of Shoreditch Library to a grey brick at the new development by St Leonard's Dispensary. Modern bricks generally lack the subtle variations of tone of the older brickwork, frequently giving a flatter, less attractive quality to the facades. The predominant use of stretcher bond on post-war brick buildings also contributes to a more uniform appearance than historic brickwork.



Details of ironwork, shopfront console brackets, terracotta and brick detailing and decorative window architraves in the Conservation Area



## 5.4 ARCHITECTURAL ANALYSIS

5.4.1 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.

### HOXTON STREET

**295 HOXTON STREET:** There has been a pub on this site since 1833, when James Hobbs was the licensee. By 1860 it was known as the King's Arms. The pub closed in 1993 and is now in residential use. The existing building is a two storey mid-Victorian building with a modern slate mansard storey. It is constructed of stock brick with a red brick return wall to Hobbs Place and render at ground floor. There are cast iron pillars flanking the corner entrance door and attractive scrolled shell stucco details over the first floor windows.

**ST ANNE'S CHURCH (GRADE II):** This church was completed in 1870 to designs by Francis Chambers and is constructed of Kentish Ragstone. It is distinctive in the streetscene because of its material as the only stone building in the Conservation Area, demonstrating its higher status as a church. Nevertheless, it has a modest presence because of its restrained height that fits in with the prevailing building heights and does not dominate the street.

**257 HOXTON STREET, FORMERLY THE GREEN MAN PUB:** This is a mid-Victorian former public house of three storeys and three bays wide. It is constructed of brick, rendered at ground floor level with painted brickwork above and rendered quoins. The name 'The Green Man' is incised into the rendered parapet. It retains timber sash windows and simple detailing including a render band beneath the second floor windows and ground floor pilasters with capitals. The ironwork which held the pub sign survives on the front elevation, with the hand symbol of the Ind Coope brewery and the date 1856. The pub closed in 2003.



Former King's Arms pub at 295 Hoxton Street, now in residential use



St Anne's Church (Grade II listed) at the northern end of the Conservation Area



**237 HOXTON STREET (GRADE II):** This is a surviving mid-eighteenth century building of two storeys and attic, constructed in brown brick with red brick dressings and a pantile roof. The later shopfront has been removed in the latter part of the twentieth century and the house has been sensitively restored as a dwelling, giving an impression of how the domestic streetscape of eighteenth-century Hoxton may have appeared.

**233 & 235 HOXTON STREET (GRADE II):** This is a pair of early nineteenth century houses of three storeys constructed of stock brick, now Grade II listed. Each has a single, tripartite sash window at first and second floor level with a gauged flat brick arch detailing. The shops were originally two separate units (still evident in historic photographs from 1976), but have now been combined into a single shopfront. Although late twentieth century in date, the shopfront is traditionally detailed with timber fascia, scrolled console brackets and timber stallriser.

**204 HOXTON STREET, ST LEONARD PARISH RELIEF OFFICES (GRADE II):** A workhouse existed on this site from 1777 and was redeveloped in the 1860s. This handsome building was the first part of the redeveloped site to be completed. The facade includes the date of construction (1863) and lettering stating: 'St Leonard Shoreditch. Offices for the relief of the poor'. The building housed the parish relief office. It is designed in an exuberant Italianate style in red brick with Portland stone dressings and 6/6 timber sash windows. There is a decorative stucco broken pediment centrepiece above the first floor windows. The rest of the building was redeveloped in the 1990s, but the facade is now Grade II listed. The postbox outside is also Grade II listed and forms an attractive historic group with the listed facade.

**202 HOXTON STREET, FORMER UNICORN PUB:** A pub called the 'Unicorn' is first attested on this site in 1805. The present building is of three storeys, constructed of stock brick with red brick detailing around the windows. The building retains lettering reading 'The Unicorn' to the front elevation with a lively stucco relief of a unicorn holding a shield at second floor level. The ground floor is framed by red granite pilasters with decorative stucco capitals. It is currently in use as a pizza restaurant.



Grade II listed Nos 233 and 235 Hoxton Street, with 237 Hoxton Street beyond



The former Unicorn pub at 202 Hoxton Street



**178 HOXTON STREET, HOWL AT THE MOON PUB:** Archival records suggest that there was a public house called the 'Maidenhead' on this site dating back to at least the mid-seventeenth century. More recently, it was known as the Queen's Head, before it was changed to the current name 'Howl at the Moon' in 2009. The building is a handsome purpose-built nineteenth-century pub, of three storeys with a later mansard. It is constructed of a distinctive pale buff brick which is unusual within the Conservation Area, with attractive detailing including Italianate semi-circular arched brick lintels to the first floor windows and a rendered string course beneath the second floor windows. There are several prominent mobile phone masts attached to the parapet which detract from the character of the area.

**177 HOXTON STREET, FORMER BACCHUS PUB:** The Bacchus in Hoxton was listed as the meeting place of a Masonic Lodge in 1770-80 and later referred to as the Bacchus Coffee House. The current building is a three storey, four bay building with a recently-added mansard roof. It is rendered with channelled quoins and decorative scrolled brackets over the first floor windows. As recently as 2014, it still retained an ornate cast iron window guard beneath the first floor windows. The traditional pub frontage has been much altered and little historic detailing now survives.

**175 HOXTON STREET:** This building is a terraced house dating from the late eighteenth or early nineteenth centuries, of three storeys in brick with a white-painted rendered facade. It is of two bays with late-nineteenth century windows and a plain doorcase with a rectangular fanlight. The house is set back from the street behind a paved garden with wrought iron railings, formed when the ground floor shopfront was removed in the late twentieth century.

**173 HOXTON STREET (GRADE II):** No. 173 is a tall, late-eighteenth-century house, possibly with an earlier core, consisting of three storeys with a double-span mansard roof with dormers. It is constructed of stock brick with flat red brick lintels above the timber sash windows and a stone-coped parapet. The ground floor shopfront was removed in the late twentieth century and the house has been sensitively restored as a



Howl at the Moon pub, 178 Hoxton Street



Nos 167-177 Hoxton Street, with the former Bacchus pub in the foreground



private dwelling with a small front yard bounded by railings, giving an impression of how pre-Victorian Hoxton Street may have appeared. The building is now Grade II listed and has group value with the adjoining locally listed terrace.

**169 TO 171 (ODD) HOXTON STREET (LOCALLY LISTED):** These are a pair of late eighteenth-century/early nineteenth-century terraced houses of three storeys constructed of stock brick with flat arch lintels over the single windows. No. 169 has a modern mansard roof. Both have fairly poor quality modern shopfronts at ground floor level. The local list entry includes No. 167 which appears to have been reconstructed with modern window openings and lacks historic interest.

**HOXTON COMMUNITY GARDEN:** The Community Garden was formed from the clearance of dilapidated terraced houses and shops on the site in 1983, providing some much-needed green space in this dense urban area. It contains a locally listed cupola with clock, originally from the Eastern Fever Hospital (built 1869-71 and demolished in 1982 to make way for the Homerton University Hospital). The cupola is constructed of wood with deeply projecting curved eaves cornice and louvred panels. Each of the four sides has a black clock face with Roman numerals in gold with a weather vane on top. It forms a focal point in the garden.

**153-155 HOXTON STREET, FORMER WHITE HORSE PUB:** A pub is attested on this site from 1842. The existing building is four bays wide and three storeys with a modern mansard. The walls are scored, white painted render. The windows and ground floor shopfront have been much altered, but the building retains a plaque with its former name and a rendered panel of a white horse in the centre of the front elevation, giving a clue to its former function.



Locally listed cupola in Hoxton Community Garden



The former White Horse pub at 153-155 Hoxton Street

**150 HOXTON STREET, F. COOKE'S PIE AND MASH SHOP:** This building possesses a well-preserved traditional shopfront that represents an important survivor of an East End culinary tradition which is slowly disappearing. It is a three storey, three bay building with rendered facade with a decorative string course beneath the second floor windows. The shopfront is flanked by red granite pilasters with decorative corbels. The tiled stallriser and traditional fascia signage contribute positively to the historic character of Hoxton Street.

**148 HOXTON STREET, HAYES & ENGLISH FUNERAL DIRECTORS:** This building contains one of the best-preserved historic shopfronts in the Conservation Area. It is a modest three storey, two bay building constructed of stock brick with red brick dressings and decorative terracotta stringcourses at first and second floor levels. The handsome shopfront includes timber console brackets, timber fascia with decorative signage, timber stallriser, and glazed decorative upper lights containing glazed signage.

**130 HOXTON STREET, HOXTON HALL (GRADE II\*):** Hoxton Hall was constructed in 1863 as a music hall providing music and variety entertainment. It was enlarged in 1867 by raising the height of the Hall to create a new upper balcony. The elevation to Hoxton Street is of yellow brick and stucco, three storeys high and three bays wide. The ground floor is rendered and rusticated while the first floor windows have scrolled brackets. The main body of the music hall is situated behind the terrace on a north-south axis. It is the only Grade II\* building in the Conservation Area and is a rare surviving example of a Victorian music hall (the only other comparable surviving example in London is Wilton's Music Hall in Tower Hamlets).



The traditional shopfront of F. Cooke's Pie and Mash Shop



Well-preserved historic shopfront of Hayes & English, Funeral Directors



**124 AND 126 HOXTON STREET (GRADE II):** This is a pair of substantial three-storey houses over a semi-basement which probably date from the 1840s. The later shop unit which was present in front of No. 124 in 1974 has been subsequently removed and the building has been sensitively restored as a domestic dwelling. This gives a good impression of the pre-commercial domestic architecture of Hoxton, but has undermined the coherence between the pair, as the ground floor shopfront is still in place at No. 126 and detracts. This shopfront has now been joined to the neighbouring one, which blurs the distinction between the different buildings behind.

**110-108 HOXTON STREET:** This is a well-preserved early/mid-Victorian terrace of three buildings constructed of stock brick with rendered lintels. It is three storeys high with a mansard, with good surviving detailing including cast iron window guards to the second floor windows, timber sliding sash windows and a stopped brick cornice. The ground floor shopfronts are modern and of no interest, although the historic console brackets survive on either side of No. 110/112.

**94 TO 90 HOXTON STREET:** This is a traditional terrace of three two-bay buildings with some good quality surviving ironwork including cast iron window guards to the second floor windows and a handsome wrought iron hanging sign bracket. The windows have been replaced with detracting uPVC units with concrete lintels. The traditional shopfront at No. 92 is an interesting survival with a triangular pediment with dentilled cornice and decorative console brackets.

**THE MACBETH PUBLIC HOUSE, 70 HOXTON STREET (LOCALLY LISTED):** This is a fine brick and stucco public house, three storeys and three bays wide, of painted render with rendered quoins and pilasters with decorative capitals. There are decorative triangular pediments over the first floor windows and cast iron window guards at second floor level. In the pediment are the words 'Hoxton Distillery', indicating the building's origins as a gin distillery, using water from an underground spring.



Nos 110-108 Hoxton Street



Macbeth Public House, 70 Hoxton Street (locally listed)

## IVY STREET

**HOXTON GARDEN PRIMARY SCHOOL (LOCALLY LISTED):** This is a substantial building but has little street presence as it is set back from Hoxton Street behind a modern terrace of shops. The main entrance is on Ivy Street. It is a late-nineteenth/early twentieth century London Board School on an L-shaped block of three storeys constructed of stock brick with red brick dressings and pilaster piers running the full height of the building on the outer corners. A plaque on the northern elevation reads 'LCC Hammond Square School, enlarged AD 1911'. There is a high stock brick boundary wall along Ivy Street.

**54 IVY STREET, FORMER QUEEN ADELAIDE PUB:** There is a reference to a pub on this site in the 1890s. The present building dates from the early 1900s and includes handsome detailing such as glazed brick pilasters with decorative capitals, cut brick detailing beneath the first floor windows, a decorative wrought iron sign bracket and stepped brick cornice. In the 1960s, the building was acquired by Hoxton Community Projects and is now home to the Ivy Street Family Centre, providing care and support to families in Hoxton. The building reopened after building work in 2021 with a new extension to the west designed by Sam Jacob Studio.



Hoxton Garden Primary School (locally listed)



54 Ivy Street, the former Queen Adelaide pub



## FANSHAW STREET

**71 FANSHAW STREET (LOCALLY LISTED):** This is a three-storey former Victorian warehouse building of stock brick with decorative brick detailing. It is of three bays, defined by wide two storey brick pilasters. The former industrial use is demonstrated by the surviving taking-in doors with winch. The ground floor has been overpainted with a brightly coloured mural. It is now converted into a photographic studio, but reflects the industrial heritage of Hoxton.

**1-7 (EVEN) ACADEMY BUILDINGS, FANSHAW STREET (LOCALLY LISTED) :** These are a large block of brick warehouses, built c. 1890s. The building is three storeys plus basements and consists of seven bays each with wooden loading doors and a pulley above the doors. There are hipped slate roofs concealed behind the parapet. It has been sensitively restored and converted into residential use. The name refers to the Hoxton Dissenting Academy which stood close by in Hoxton Square in the early nineteenth century, as Hoxton's location outside the city made it a centre for Catholics and dissenters.

**ENFIELD CLOISTERS:** These are purpose-built tenement flats, constructed in 1879 by London's earliest philanthropic housing provider, the 'Metropolitan Association for Improving the Conditions of the Labouring Classes'. The building is on an 'E-shaped' plan, of five stories over a lower ground, constructed of stock brick with stucco dressings and a rusticated stucco ground floor. It is a handsome example of philanthropic housing for the working classes.



71 Fanshaw Street, demonstrating the industrial character of Hoxton



1-7 (even) Academy Buildings, Fanshaw Street



# ASSESSMENT OF CONDITION



# 6.0 CONDITION

## 6.1 GENERAL CONDITION

6.1.1 Hoxton Street is in a mixed condition. The condition of the area has improved in recent decades after a long period of neglect, but a number of buildings are still poorly maintained or have suffered insensitive alterations. Most units are occupied, so the area possesses a sense of commercial vitality, but many of the shopfronts and signage are poor quality, undermining the historic character of the Conservation Area. There is a proliferation of detracting elements such as trailing wires and badly-located services on elevations, satellite dishes, mobile phone masts, poor quality uPVC windows and oversized fascias with plastic signage.

6.1.2 The few surviving historic shopfronts are generally well maintained and several listed buildings have been sensitively restored as domestic dwellings. While this has introduced a residential character to the street in some locations, it also provides evidence of the earlier domestic character of Hoxton. Several listed bollards have been removed, harming the historic character of the area.

6.1.3 The public realm is mixed. The modern concrete pavements are generally well maintained, but areas of tarmac paving are in poor condition and detract from the appearance of the area. Where areas of historic granite setts survive, some are in good condition but other areas, such as in Hamond Square, are poorly maintained and at risk of loss. There is a proliferation of street clutter including intrusive security poles, commercial bins cluttering the pavements and graffiti. Nevertheless, the Community Garden is well-maintained and provides an attractive area to sit.

6.1.4 Traffic is controlled because of the presence of the street market so it is not excessive, but parked cars on both sides of the street narrow the street, especially at the southern end of the Conservation Area, and dominate the streetscene in places.



Poor quality plastic fascia signage, uPVC windows and unsightly flues undermine the historic character of the street

## 6.2 KEY THREATS AND NEGATIVE ISSUES

6.2.1 The Conservation Area has suffered since its designation with the ongoing loss of historic buildings, eroding its character as a historic commercial thoroughfare. While new development has generally respected the prevailing building heights and materiality of the Conservation Area, it has introduced a wider variety of brick that lacks the subtlety and variation of tone of historic brickwork. It also lacks the character of earlier architecture. Stretches of modern buildings, such as Nos 179-207 Hoxton Street, have resulted in a fragmentation of the historic unity of the Conservation Area.

6.2.2 A key threat is the ongoing loss of modest historic buildings that contribute to the overall character of the Conservation Area, leading to a further erosion of historic character and appearance. This also includes poor quality extensions including mansard extensions. The area is vulnerable to the impact of taller, larger scale buildings which have the potential to erode its special character. Because of the consistency of building heights along the street, taller buildings have the potential to be visually intrusive and overbearing.

6.2.3 The area is also threatened by ongoing loss of historic detailing, especially timber windows, which are at risk of being replaced with detracting uPVC units. Loss of traditional architectural detailing further erodes the character and appearance of the area. There is a proliferation of poor quality shopfronts that obscure or damage historic features such as console brackets and undermine the historic character of Hoxton Street. Internally illuminated box signs, plastic fascia signs, vinyl stickers on shop windows and box shutters are all detracting features that erode the character of the area.

6.2.4 Threats to the public realm include loss of historic bollards and street surfaces, the proliferation of street clutter, and use of poor quality materials such as tarmac for pavements.



The Bacchus pub in 1977 and 2023



Infill buildings fail to replicate the proportions or detailing of historic buildings; street clutter detracts from the character of the area



7

**MANAGEMENT  
PLAN**

# 7.0 MANAGEMENT PLAN

## 7.1 INTRODUCTION

7.1.1 This Management Plan provides area-specific guidelines for development, maintenance and enhancement of the Hoxton Street Conservation Area. Under Section 71 of the Planning (Listed Buildings & 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.

## 7.2 DEVELOPMENT GUIDELINES

7.2.1 All development proposals should preserve or enhance the Conservation Area's character and appearance and conform to local policies as outlined in sections 1.4-1.6. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area. For advice on whether Planning Permission is required for works please contact the Council.

## 7.3 DEMOLITION

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

7.3.2 The full or substantial demolition of buildings or structures identified as making a positive contribution to the significance of the Conservation Area (including Locally Listed Buildings) 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. 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.

## 7.4 NEW DEVELOPMENT

7.4.1 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.

7.4.2 Where neutral and negative buildings exist there is an opportunity for new development to preserve and/or enhance the character and appearance of the Conservation Area.

7.4.3 There are limited areas for new development within the Conservation Area owing to the tight urban grain and dense development of Hoxton Street.

## 7.5 DEVELOPMENT AFFECTING THE SETTING OF THE HOXTON STREET CONSERVATION AREA

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

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



## 7.6 TALLER BUILDINGS

7.6.1 All new taller buildings must respect the setting of the Borough's local character and historic townscapes and landscapes including those in adjoining boroughs. Moreover, in line with Policy LP1 of LP33 (June 2020) taller buildings must 'preserve or enhance the borough's heritage assets, their significance, and their settings'. Within the Hoxton Street Conservation Area there is a strong degree of consistency in storey height, with buildings along the street generally consisting of three to four storeys. There is therefore limited scope for any taller buildings without detracting from the cohesive character of the area.

## 7.7 EXTENSIONS

7.7.1 In accordance with LP1 Design Quality and Local Character of LP33 (June 2020) 'all new development must be of the highest architectural and urban design quality. Innovative contemporary design will be supported where it respects and complements historic character.' This is particularly important within the Hoxton Street Conservation Area when considering extensions as they have the potential to disrupt the appearance of buildings and the character of the Conservation Area. While several buildings have had mansard roof extensions, the potential for upward extension is limited because of the consistency of the prevailing building heights along the street.

7.7.2 LP1 Design Quality and Local Character requires new development (including extensions) to be 'compatible with the existing townscape' and 'preserve or enhance the significance of the historic environment and the setting of heritage assets.'

7.7.3 Owing to the built nature of the area there is generally very little scope for side and rear extension to the main buildings because of the dense urban development of the street. Where they are considered acceptable it will be important to ensure that they are subservient to the main building and utilise the highest quality materials and exemplary design that complements the area's historic character.

## 7.8 FACADE RETENTION

7.8.1 In line with policy LP3 Designated Heritage Assets, para 5.24 of LP33 2020, '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.'

7.8.2 '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 may be regarded as substantial harm or less than substantial harm according to the circumstances of the case.'

## 7.9 WINDOW AND DOOR REPLACEMENT

7.9.1 Many properties within the Conservation Area have timber sash windows. If possible, original windows or replica windows matching originals 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.

7.9.2 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 framed windows. Where windows have been replaced with detracting uPVC units, the Council would recommend their replacement with more appropriate timber alternatives.

7.9.3 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 12mm. 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. Historic timber doors (including entrance doors and high-level taking-in 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 ARCHITECTURAL FEATURES

7.10.1 Key architectural features as defined in Section 5.3 of this document, such as decorative stucco work, cill bands, contrasting brick detailing, decorative cast iron window guards and historic shopfront details such as console brackets should be retained due to the valuable contribution they make to the character and appearance of the Conservation Area.

## 7.11 CLADDING, RENDERING OR PAINTING OF WALLS

7.11.1 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.

7.11.2 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.

## 7.12 EXTRANEIOUS FIXTURES

7.12.1 Modern extraneous fixtures, including satellite dishes, mobile phone masts, 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.

## 7.13 SHOPFRONTS AND SIGNAGE

7.13.1 Where buildings are in commercial or community use it is accepted that signage may be required. The Shopfront Design Guide 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. Historic shopfronts contribute to the character and appearance of the Hoxton Street Conservation Area and the loss of historic shopfronts and detailing would be harmful to the character of the area. Policy LP7 of LP33 (June 2020) states that advertisements must not 'adversely affect the historic significance of buildings, and be sensitive to the character of an area through size and siting, especially those areas of historic significance'. Where signage is located on building elevations this should complement the composition of the building and not obscure architectural detailing.

7.13.2 The use of illuminated projecting signs often appears incongruous on historic facades. Where projecting signs are considered acceptable it is recommended that these should be non-illuminated and set at fascia level.

## 7.14 BOUNDARY TREATMENTS

7.14.1 Existing boundary treatments should be retained. All development proposals to properties where boundary treatments have been removed in the past should involve their reinstatement. All development proposals should include storage and screening for refuse and recycling bins.



## 7.15 TREES

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

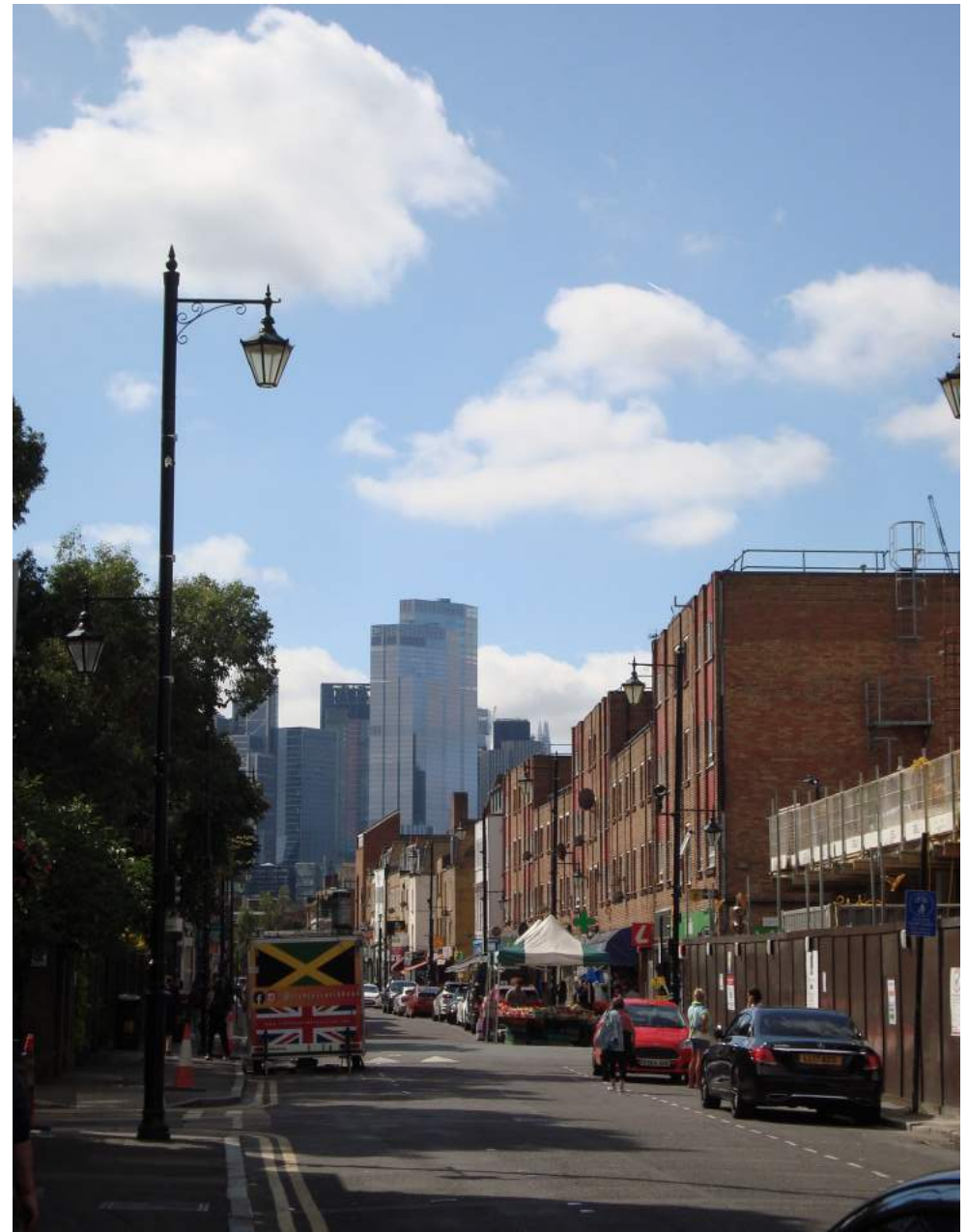
## 7.16 DESIGN GUIDELINES

7.16.1 Hackney's *Residential Extensions & Alterations Supplementary Planning Document (2009)* 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 and mobile phone masts on street facing elevations
- Installation of window bars or door gates
- Removal of traditional shopfronts
- Removal of chimneys

7.16.2 The Council's *Shopfront Design Guide* 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.

7.16.3 Both documents can be found on the Council's website, [www.hackney.gov.uk](http://www.hackney.gov.uk)



Hoxton Street has a consistent 3-4 storey building height that distinguishes the domestic scale of the Conservation Area from the City of London to the south

## 7.17 RETROFITTING

7.17.1 'Retrofitting' is the process of upgrading an existing building to improve its thermal performance and energy efficiency. By adapting existing buildings in a sympathetic manner to respond to climate changes it ensures that these buildings can survive even longer than they already have. Retrofitting will enable buildings to adapt to future weather conditions such as heat waves or sustained periods of cold.

7.17.2 Retrofitting is most effective when a 'whole building' approach is taken. This makes sure all the upgrades work well together and the energy savings are maximised.

## 7.18 RETROFITTING IN CONSERVATION AREAS

7.18.1 Where the building affected is a listed building or within a conservation area the impact of any retrofit measures on the building or area should be assessed and harm to their significance avoided. When considering retrofit options the energy hierarchy should be followed where the focus is initially on 'fabric-first' improvements, in order to achieve the sustainability benefits with minimum harm. Any retrofit measures must be carefully considered to strike a balance between harm to the existing building and the public benefit of the proposals.

7.18.2 While this section sets out some typical retrofit measures and provides general guidance, the complex and sometimes unique nature of historic buildings means that generic guidance has its limitations. Due to the unique nature of heritage assets, the balance of addressing climate change, protecting heritage assets and viability will need to be considered on a case-by-case basis.

7.18.3 Applicants are encouraged to contact the council for pre-application advice. Applicants should take a coordinated or 'whole building' approach to planning and delivering all retrofitting projects as opposed to delivering piecemeal measures.

## 7.19 CONDITION OF THE BUILDING

7.19.1 Buildings in Hoxton Street Conservation Area are generally in a mixed condition and some would benefit from routine maintenance. When considering retrofit it is important to ensure that buildings are well maintained and in a good condition. Dampness and draughts from poor maintenance can be the cause of much higher energy use, longer term structural problems and risks to health. This can lead to failure if retrofit measures such as insulation or draught proofing are not undertaken as part of a 'whole building' approach, or if incorrectly applied they can result in damage to the building and human health.

7.19.2 As such, when considering retrofitting buildings it is important to ensure that the building is in a good state of repair to ensure that the retrofit measures work successfully with the existing building.



## 7.20 RETROFIT PRINCIPLES

7.20.1 In order to retrofit a building to become climate resilient there are three main steps to take:

### Step 1: Start With A 'Fabric-First' Approach

7.20.2 'Fabric-first' means prioritising insulation, draught proofing, air tightness, and ventilation, before all other retrofit measures. Specifying improvements to the building fabric should be the first step in order to minimise heat losses and minimise the heat leaking through your building.

7.20.3 These investments will reduce the amount of energy your property consumes. Basic insulation, such as loft insulation, can often pay for itself within a few years. If you are interested in low-carbon heating such as heat pumps, having a well insulated and air tight building is essential.

### Step 2: Switch To All Electric to Decarbonise Energy Use

7.20.4 Once the energy use has been reduced, the focus should be on decarbonising buildings which means reducing the carbon footprint by moving away from fossil fuels and embracing full electrification.

7.20.5 Currently for most buildings, an electric-powered heating alternative will be an electric storage heater or a heat pump. Heat pumps take ambient heat from the ground, air, or water, and convert this into heat for a building. The most commonly used type of heat pump in urban areas is the Air Source Heat Pump (ASHP) due to the lack of space for the ground collector that is required for Ground Source Heat Pumps.

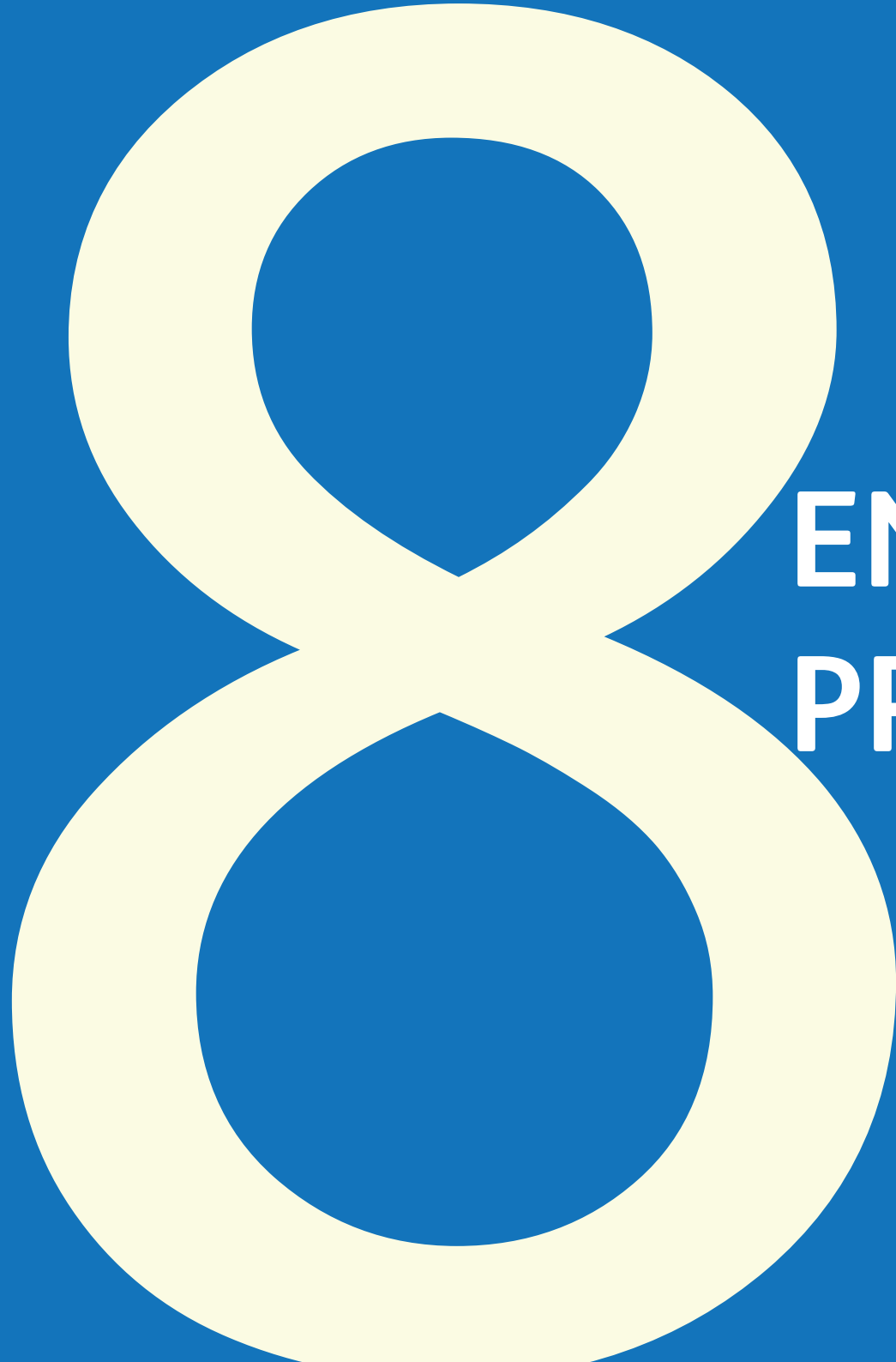
7.20.6 Switching gas-fired hobs to electric induction hobs and incandescent lightbulbs for LED lighting are modest interventions which help reduce carbon emissions.

### Step 3: Generate Renewable Energy

7.20.7 Renewable energy can be generated by installing solar panels on roofs. These will be either photovoltaic panels (which generate electricity) or solar thermal panels (which heat water). These are unlikely to generate enough energy for the whole building but can supplement the main supply.

7.20.8 Batteries can also be installed which store electricity for delayed use, either from the excess generated by solar photovoltaic panels or directly from the national electricity grid when the tariffs are lower (during night time). This system helps to reduce the load on the grid and limits the risk of national or local power black out. Within the Hoxton Street Conservation Area the installation of either photovoltaic panels or solar thermal panels can be considered on roofs which are concealed from view (e.g. flat roofs or butterfly roofs) or on secondary roofscapes facing away from the main road.

7.20.9 Other forms of renewable energy may become available at a later date and therefore advice should be sought from a suitably qualified professional.



# 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

8.1.1 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 and render

## 8.2 REPAIRING, RESTORING AND REINSTATING ARCHITECTURAL FEATURES

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

- Timber sash windows
- Timber taking in doors and winches
- Cast iron detailing such as window guards
- Cast iron rainwater goods
- Stucco decorative details around windows and doors
- Cornices where damaged and removed
- Brick chimney stacks
- Removal of paint from tiled and glazed brick surfaces
- Repair of traditional shopfront features such as console brackets and reinstatement of historically appropriate shopfronts
- Introduction of appropriate signage
- Retention and restoration of historic street bollards

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

8.2.3 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.

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

- 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 re-siting of satellite dishes, mobile phone masts, TV aerials and services where their location has a negative impact on the Conservation Area
- The replacement of non-traditional roofing materials with natural slate tiles or (where appropriate) hand-made clay tiles.
- 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
- Removal of graffiti
- The use of further high quality materials in the public realm such as stone paving

## 8.3 OPPORTUNITIES FOR ENHANCEMENT

8.3.1 Historic street furniture and paving should be retained and restored where damaged. Where lost, granite setts should be reintroduced as these positively contribute to the character and appearance of the area. Where street surfaces are being replaced high quality materials should be used for example York stone. Tarmac pavements should be replaced with higher-quality materials.

8.3.2 There is the opportunity for a reduction and rationalisation of street clutter including bins, security cameras and modern bollards, as part of an overall strategy for improving the public realm. Care should be taken that the location of historic bollards is noted and that these are retained in situ and maintained.

8.3.3 Historic shopfront details should be retained and restored where missing or damaged. There is the opportunity for better-quality shopfronts using traditional materials, following the shopfront design guide. The installation of unsightly roller shutters should be resisted.



The facade of St Leonard Parish Relief Offices has been refurbished as part of a regeneration project for the wider hospital site





# APPENDICES

# 9.0 APPENDICES

## 9.1 BIBLIOGRAPHY

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## 9.2 USEFUL CONTACTS

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