

SUMMARY OF RESPONSES: HOXTON STREET CONSERVATION AREA APPRAISAL and BOUNDARY REVIEW 2023

Respondent ID	Name	Organisation	Date Received	Comment ID	Respondent's Comments	Comments on proposed boundary extension	Council's Response
HSCA01	Susan Willock	Tenant	09/09/2023	1.01	We are very pleased indeed to learn that these historic buildings - that were specifically constructed for local people on modest incomes by the philanthropic Haberdasher Aske Company, will be considered for inclusion in the Hoxton Conservation Area.		Noted: Aske House is not currently included in the boundary extension. While it is an attractive, good quality early twentieth century building, it is considered that its character is more in keeping with the local authority housing blocks that surround the Conservation Area, rather than the tight urban grain of the surviving Victorian terraces, commercial and industrial buildings which form the character of the Hoxton Street Conservation Area. Therefore it is not proposed to include this building within the Conservation Area boundary.
				1.02	We hope that outstanding maintenance will then be done as a matter of urgency as they are currently in full occupation. Simultaneously, good maintenance is a vital aspect of any conservation area. I attach some recent photographs that also highlight the architectural merit of the buildings and the pride the tenants have in keeping the common parts attractive.		Noted: The Appraisal and Management Plan promotes the benefits of regular maintenance
HSCA02	Susan Holmes Willock	Tenant	10/09/2023	2.01	I support the proposals to include Aske House in the Hoxton Conservation Area		Noted: Aske House is not currently included in the boundary extension. While it is an attractive, good quality early twentieth century building, it is considered that its character is more in keeping with the local authority housing blocks that surround the Conservation Area, rather than the tight urban grain of the surviving Victorian terraces, commercial and industrial buildings which form the character of the Hoxton Street Conservation Area. Therefore it is not proposed to include this building within the Conservation Area boundary.
HSCA03	Meg Thomas	Google UK Ltd	10/09/2023	3.01	My husband and I are fully supportive of this plan!	Fully supportive	Noted
HSCA04	Molly Doran	Local Neighbourhood Group	10/09/2023	4.01	I am writing in support of the proposal to expand the Hoxton Conservation area to include buildings that were not originally included in the Conservation plans of 1983.	My particular interest is in Fanshaw Street, but familiarity with the area under proposal leads me to the conclusion that all buildings proposed should be included.	Noted
				4.02	I have been interested and concerned that Fanshaw Street was not included in the original area covered under the that protection. It shares the same industrial and architectural features and character of buildings included since 1983; the features, construction materials and height are in compliance with the requirements necessary under the original Conservation.		Agreed, hence proposal to include this area within the revised CA boundary
				4.03	Residents in Fanshaw Street are generally long-term residents who collectively make every effort to maintain the spirit of the original buildings; concerns that the building would not be demolished and replaced by larger developments that do not reflect the historical and architectural nature of the area, would be re-assuring, and fair for existing tenants		Noted - any proposals for demolition within a Conservation Area would require planning permission, so including these buildings would afford them greater protection
				4.04	Including Fanshaw St would enable better maintenance and adherence to existing buildings. The landlords are not always meeting acceptable standards in repair of buildings, and ensuring the area is acceptably maintained; to avoid refuse build-up and the vermin associated with it. Consultation with residents and businesses should result in Fanshaw Street being included in the proposal and preserving the wonderful history of the area, buildings and residents.		Noted
HSCA05	Amanda Richardson	Person	10/09/2023	5.01	I fully SUPPORT the proposal to extend the Hoxton Street Conservation area boundary and to include ASKE HOUSE & FANSHAW STREET in the Conservation Area. This is vital to protect its special architectural and historical significance.	I fully SUPPORT the proposal to extend the Hoxton Street Conservation area boundary and to include ASKE HOUSE & FANSHAW STREET in the Conservation Area. This is vital to protect its special architectural and historical significance.	Noted: Aske House is not currently included in the boundary extension. While it is an attractive, good quality early twentieth century building, it is considered that its character is more in keeping with the local authority housing blocks that surround the Conservation Area, rather than the tight urban grain of the surviving Victorian terraces, commercial and industrial buildings which form the character of the Hoxton Street Conservation Area. Therefore it is not proposed to include this building within the Conservation Area boundary.
HSCA06	paul		10/09/2023	6.01			
HSCA07	Laura Centofanti		10/09/2023	7.01	I am writing to you to express my strong support for the proposed inclusion of Aske House in Fanshaw Street in the Hoxton Conservation Area. It represents a fine example of social housing and deserves to be maintained as an example of good construction and architectural merit.		Noted: Aske House is not currently included in the boundary extension. While it is an attractive, good quality early twentieth century building, it is considered that its character is more in keeping with the local authority housing blocks that surround the Conservation Area, rather than the tight urban grain
HSCA08	Magdalena Boendermaker.		10/09/2023	8.01	I support fully the proposed inclusion of Aske House and the adjacent building in the Hoxton Conservation Area. They both represent the historical, architectural and cultural value of this unique area of London.		Noted: Aske House is not currently included in the boundary extension. While it is an attractive, good quality early twentieth century building, it is considered that its character is more in keeping with the local authority housing blocks that surround the Conservation Area, rather than the tight urban grain
HSCA09	Eslam Soliman		10/09/2023	9.01	I am writing to you to support the inclusion of Aske House in Fanshaw St in the Hoxton Conservation Area as it affords good accommodation for local people and deserves to be maintained for future generations as was intended by The Haberdasher Aske Association when it was first built.		Noted: Aske House is not currently included in the boundary extension. While it is an attractive, good quality early twentieth century building, it is considered that its character is more in keeping with the local authority housing blocks that surround the Conservation Area, rather than the tight urban grain
HSCA10	Nick Doman	N/A - homeowner	11/09/2023	10.01	Looks good but it needs to be put in to action.	Happy for the extension and should be extended further	Noted: no indication what further areas respondent would like to see included
				10.02	This street is so badly maintained, there is rubbished everywhere, no respect from the storefronts for the conservation area. There needs to be enforced changes to rectify these issues Graffiti, plastic signage, there is even holes in some fast food places for kitchen ventilation.		Noted: the management plan includes recommendations for shopfronts and signage
				10.03	Also the report suggests that traffic is controlled. This is false... there is way too much traffic. Much of it is council traffic that takes up the street when idling for no reason. There is far too much traffic to expect the areas conservation to be maintained as road works are constantly needed.		Noted
				10.04	This could be one of the best conserved and beautiful streets in hackney and it's just a constant mess and so poorly maintained. I think we'd all appreciate some forced upgrades. This can not be passive as there is no respect at the moment.		Noted: this area would benefit from a townscape heritage initiative
				10.05	The sad thing is that almost no one knows that it is a conservation area as it's never been treated as such.		The Appraisal and Management Plan should assist in managing the area
HSCA11	Claire Arnott		12/09/2023	11.01	I am in support of Enfield Cloisters being included in the Conservation Area.	I am in support of Enfield Cloisters being included in the Conservation Area.	Noted
HSCA12	Nick	Na	12/09/2023	12.01	The area should be pedestrianised to encourage conservation. This would bring huge incentive to keep the area conserved and it would become an area would visit for this reason	Extend it	Noted
HSCA13	Marina Smedley	Local tenant	16/09/2023	13.01	Fully agree	Fully agree	Noted
HSCA14	Gareth Johnson	N/A	18/09/2023	14.01	As a resident of Hoxton Street, I support the proposed expansion of the Conservation Area and the Management Plan.	I support the proposed Boundary Map.	Noted

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HSCA15	Daniel Block	Owner of Property	18/09/2023	15.01	Looks fine to me.	I just want to confirm that 68 Hoxton is not included. It looks like it is not included after reading the documents. If it is, please contact me.	The boundary line runs through the middle of 68 Hoxton Street: this will be amended to clarify that this building is not included within the Conservation Area
HSCA16	Marc Corbalan	N/A	18/09/2023	16.01	The main comment is around section "4.3 trees". There is a climate and community need to plant trees on high footfall streets like Hoxton Street. As acknowledged in the report 'There are very few street trees along Hoxton Street'. I encourage the council not to waste this opportunity to provide the community with heat shelter in the summer, an uplift to the vibrant shopping destination the street represents.	In agreement with the draft boundary map.	Noted: there is potential for more street trees within the Conservation Area
HSCA17	Richard Parish	Historic England	22/09/2023	17.01	Historic England welcomes the proposal to review and revise these conservation areas and to produce CAAMPs in accordance with the NPPF requirements to maintain an up to date evidence base for the historic environment and to set out a positive strategy for the conservation and enjoyment of the historic environment. Given the detail of the proposed documents we have relatively few comments and consider that the production of these documents will have a beneficial impact on the management of Hackney's rich and diverse historic environment.		Noted
				17.02	We note that both conservation areas fall within the GLA's OAPF for the City Fringe (2015) which sets out policy and guidance in respect of planning uses and priorities. We would suggest that this could be referenced in respect of legislation and Regional Plans. In respect of this you might wish to expand the sections of land use and how this supports the vibrancy and character of the "fringe area". This is particularly pertinent in respect of Hoxton Street, and its historic street market, which also functions as the principal high street for the surrounding areas.		Noted: the Appraisal will be updated to include reference to this policy and expand discussion of Hoxton's historic street market
				17.03	The appraisals do not specifically identify buildings which could be considered to detract from the character and appearance preferring to identify positive and neutral elements. This may accurately reflect the current character (particularly in the light of the redevelopment of 209 to 223 Hoxton Street which would, pre-redevelopment, detract from the areas historic character). However, it is worth considering that such identification can be a positive tool in managing change and where specific elements demonstrably have a negative impact on the character and appearance it is useful to identify these.		The only building which was identified as a detracting element (former Iceland site) has been demolished and is currently under development, therefore is not included on the building contribution map. It is considered that including a category for 'detracting' when there are no buildings identified as such on the map would be confusing.
				17.04	In respect of the proposed extensions to the existing areas we can make the following observations: Hoxton Street North. The extension to include the former public house at No.295, which retains architectural detailing and is a prominent landmark and also the attractive building and former shopfront at 232 is supported.		Noted
				17.05	Hoxton Street West. The School is of clear architectural merit and an important aspect of the social history of the area and the extension is supported.		Noted
				17.06	Hoxton Street South. The industrial buildings clustered around Fanshawe Street are worthy of inclusion and form a strong reminder of the area's light industrial heritage. We would also suggest consideration is given to including the attractive Flats in Fanshawe Street and Aske Street. These appear to have survived the bomb damage which led to much of the housing being replaced in the 1940's. These are architecturally attractive and contribute positively to character of the area, and as such would benefit from inclusion in the conservation area.		Noted: While Aske House is an attractive surviving pre-war block that is of good architectural quality, the Council's view is that it is of a different character to Hoxton Street and relates more closely to the local authority housing blocks that surround the Conservation Area, rather than the tight urban grain of the surviving Victorian terraces, commercial and industrial buildings which form the character of the Hoxton Street Conservation Area. Therefore it is not proposed to include Aske House within the boundary of the Conservation Area.
				17.07	The Greater London Archaeological Advisory Service have been consulted as part of this response and have pointed out that the former site of the C18th Jewish burial ground is opposite MacGregor Ct is just to the east of the proposed extension. This was supposedly cleared in the 1960s to build flats. There is potential that this wasn't fully cleared and it is a relic of the Jewish heritage of the area. As such this would warrant a reference given the potential for potential burials and as acknowledgement of the Jewish heritage of the area.		While there is no proposal to extend the boundary to include this area, its history is relevant and a reference will be included in the Historical Development chapter
HSCA18	Renaud Barnoin		25/09/2023	18.01	This initiative is very much welcomed. I would even go further and ask to owner of building to improve the existing facade of shops and buildings. Some are pointed out in the building and I would encourage the council to ask them to improve some aspects of their building.		Noted: the management plan includes recommendations for shopfronts and suggested enhancements which will enable the Council to better manage these aspects
				18.02	I would ask them to take off the satellite dishes.		Noted
				18.03	A lot of shops have compressors on the street or on roofs of building and they are just a sore for the eye and a disruptive noise, can't you review each one of them and ask them to be removed when there is no authorisation?		Noted
				18.04	The street is not green at all, except for the Hoxton garden, why not add some greenery on the street? It would improve as well the general aesthetic of the street and provide much needed shade.		Noted: While the character of Hoxton Street is predominantly urban, it is considered that there is potential for more street trees within the Conservation Area