

**Former Garages Site on  
Daubeney Road,  
Hackney**

**Heritage Statement**

Client: HACKNEY COUNCIL

AB Heritage Project No: 60204

Date: 12/03/2018

GLHER Data Licence Number: 13335

## Former Garages Site on DaubeneY Road, Hackney Heritage Statement

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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Hackney Council to produce a Heritage Statement to cover a proposed development for Former Garages Site on DaubeneY Road, Hackney.
- 1.1.2 This report will form part of a planning application for the demolition of 25 existing garages and the construction of 11 new two storey homes, along with the creation of a new pedestrian public access route and associated public realm improvements.

### 1.2 Site Location & Description

- 1.2.1 The site is located at 117-121 DaubeneY Road, Homerton, Hackney, E5 0JQ.
- 1.2.2 The site covers an area of approximately 0.15 hectares; centred on NGR: TQ 36088 85697, on the western side of DaubeneY Road.
- 1.2.3 The site contains 25 garages along the north boundary of the site, and a large proportion of the site is vehicular access to the garages or parking provision; access is via a gated entrance at the east of the site from DaubeneY Road. Along the southern boundary of the site is an urban garden for use by a children's centre. The garden has a separate gated access onto DaubeneY Road. At the western side of the site there is a small car park for the terrace of numbers 71-83 Redwald Road. There is a brick wall separating the small car park from the rest of the site, with no access between.
- 1.2.4 The site is located in a primarily residential area of Homerton, c. 440m north of Homerton High Street and c. 770m north-east of Homerton train station.

### 1.3 Statutory Designations

- 1.3.1 There are no designated heritage assets within the site boundary.
- 1.3.2 Within the surrounding 250m Study Area there are 8 heritage assets recorded. The closest of these is a group of three Grade II-listed assets at DaubeneY School, comprising:
- DaubeneY Junior School (MLO83520, NHLE: 1226599), an 1884 London Board School located c. 100m south of the proposed development site;
  - The Forecourt Railings to DaubeneY Junior School (MLO83536, NHLE: 1226673), c. 100m to the south of the site; and
  - DaubeneY Infants School (MLO83521, NHLE: 1226600), located c. 60m south of the application site.
- 1.3.3 The garages located along the northern boundary of the site are ancillary buildings to the modern townhouses fronting Redwald Road, which form part of the wider modern development called the Pedro Street Historic Landscape Characterisation (Figure 2). It is not designated and the garages are not considered to contribute to the character of the area, and are not considered to be of heritage importance.

## **1.4 Proposed Development**

- 1.4.1 The proposed development will consist of a terrace of 11 self-contained residential properties, each at two-storeys in height. Services and utilities will also form part of the development.
- 1.4.2 The proposed dwellings have a uniform design, comprising a living room, kitchen/ diner and W.C. to the ground floor.
- 1.4.3 Three of the dwellings will contain two bedrooms and two bathrooms to the first floor. Six dwellings will contain three bedrooms and two bathrooms. Two of the properties will contain four bedrooms and two bathrooms at first floor level.
- 1.4.4 Each of the properties will have a self-contained garden to the south of the building, backing onto the properties on Colne Road.
- 1.4.5 There is proposed to be landscaping across the north boundary of the site. Cycle and refuse storage is planned to be incorporated into this space.
- 1.4.6 Access will remain in the present location at the eastern boundary of the site onto Daubeneby Road. The site will be opened up to allow access onto Redwald Road.

## 2. AIMS & METHODOLOGY

### 2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

*'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Consultation

- 2.2.1 Consultation was undertaken between Mark Harrison, AB Heritage, and Timothy Walder, Senior Conservation and Design Officer of the Conservation, Urban Design and Sustainability Team of the Hackney Planning Service via e-mail on Tuesday 14<sup>th</sup> November 2017.
- 2.2.2 It was highlighted that the site is not in a Conservation Area and that there are no Listed or Locally Listed buildings contained within the site.
- 2.2.3 It was agreed that the Heritage Statement would focus on the impacts toward the three heritage assets at Daubenev School, mentioned in para.1.3.2.
- 2.2.4 During consultation no study area was formally agreed with Timothy Walder, Conservation Officer. For the purpose of Historic Environment Record (HER) data collation, a study area of 250m was considered appropriate by Mark Harrison of AB Heritage, based on the consultation.

### 2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
  - Planning (Listed Buildings and Conservation Areas) Act, 1990
  - The National Planning Policy Framework, 2012

2.3.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13335.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or the Greater London Historic Environment Record;
- Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List For England;
- A site visit was undertaken on Tuesday 7<sup>th</sup> November 2017. During the site visit, an inspection of the site and settings was made and digitally photographed.
- Additional relevant documentary resources at the Hackney Archive were accessed on Tuesday 7<sup>th</sup> November 2017.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

## **2.4 Assessment of the Cultural Heritage Resource**

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Hackney Council, and any associated parties they elect to share this

information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (November 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 During the site visit, repair works were being undertaken across the Daubeney School site and much of the Daubeney Junior School and Daubeney Infant School buildings were covered in scaffolding and green netting (see Photo 3).

### 3. HERITAGE REVIEW OF SITE

#### 3.1 Historic Development of Site

- 3.1.1 The growth of the railway encouraged built development around London. The North London Railway company constructed the Eastern Counties and Thames Junction Railway, fully opening in 1844, between Stratford and Canning Town. Homerton station opened on 1<sup>st</sup> October 1868, c. 770m south-west of the proposed development site.
- 3.1.2 Daubeney School was built in 1884. Its first pupils were admitted on 3<sup>rd</sup> May 1886, when 247 boys were enrolled (Commemorative Magazine, 1994).
- 3.1.3 It was constructed by the London School Board. In the 30-year existence of the Board it was responsible for the construction of some 400 schools across London. The origins of the Board lay with the 1870 Education Area Act that sought to provide an education for working class children between the ages of 5 and 13 (Municipal Dreams, 2013). The years preceding the Act saw the greatest change in the British education system when the state replaced the church as the principal source of elementary education (Historic England, 2010).

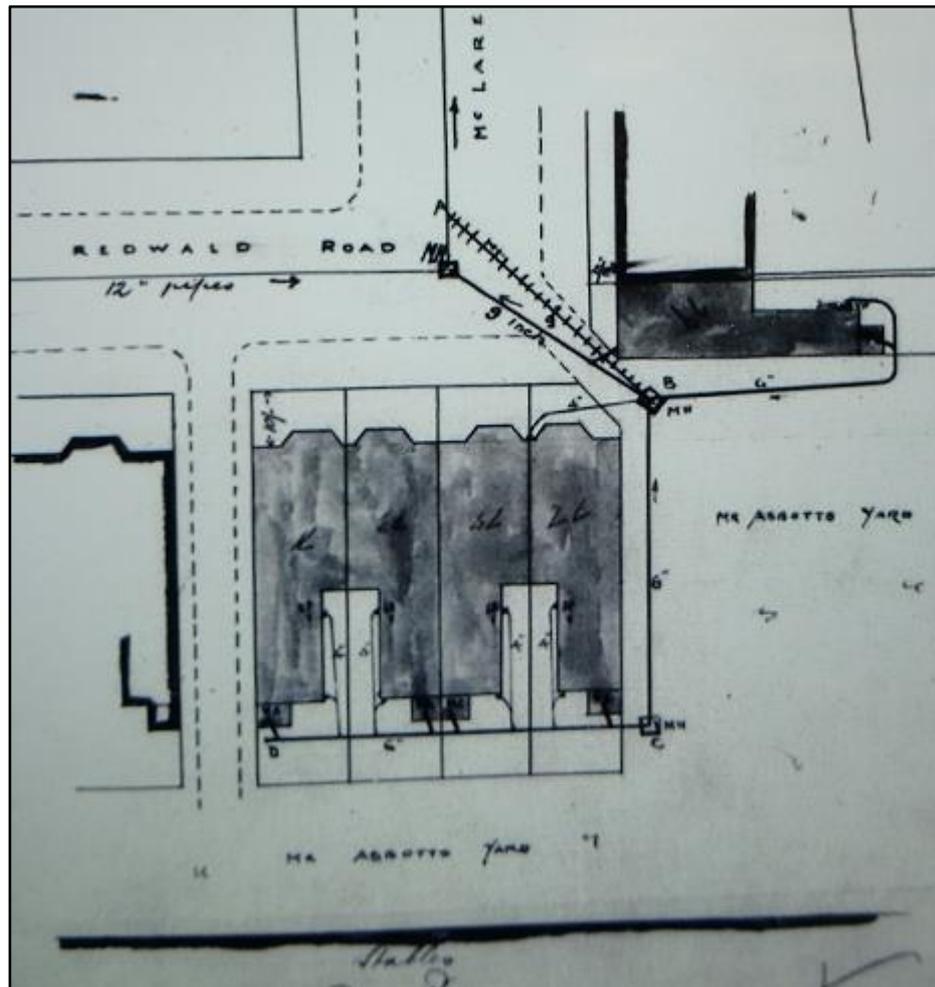


Plate 1. 1893 Drainage Application (Hackney Archives)

- 3.1.4 The earliest available cartographic evidence of the site is from an 1893 Drainage Application (this was in effect an early form of Planning Permission), to the Board of Works for the Hackney District, for proposed properties adjacent to the development site on Redwald Road. The plan (Plate 1), shows the development site listed as “Mr Abbott’s Yard” and stables are also labelled.

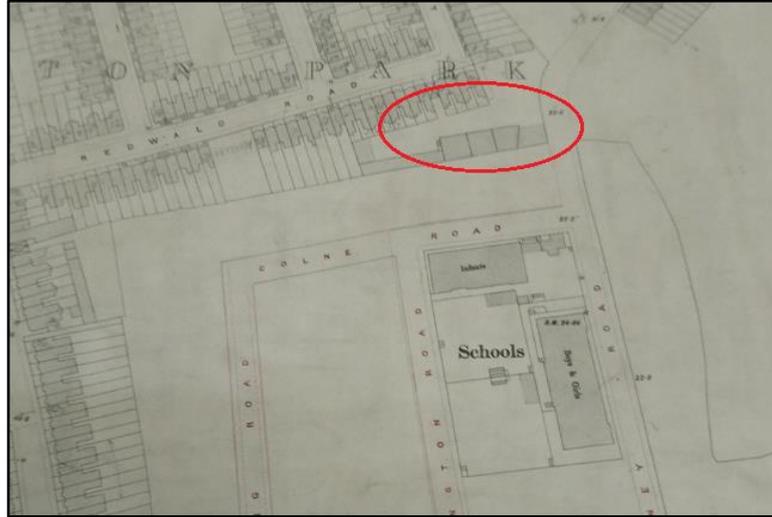


Plate 2. 1894 OS Five Feet to the Mile Map of London, Sheet XLI (Hackney Archives)

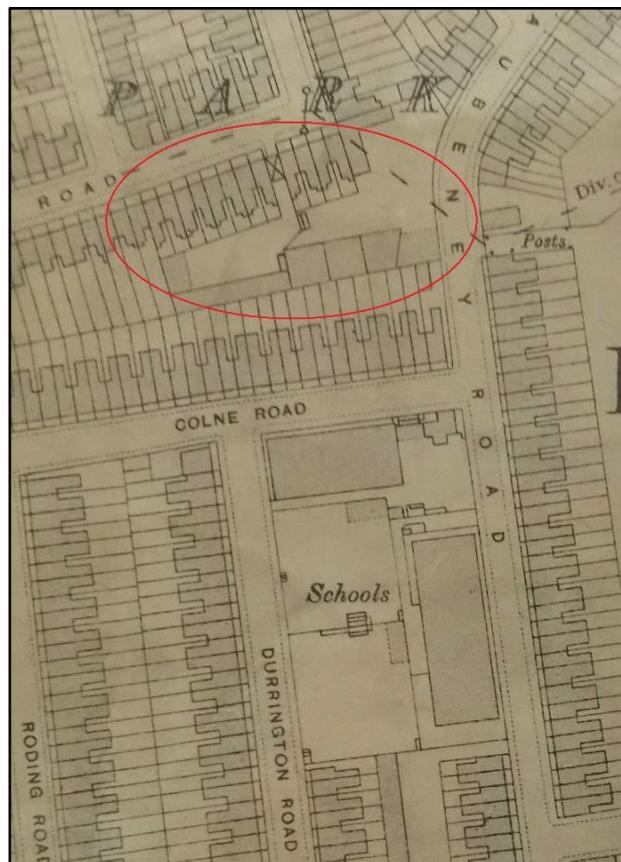
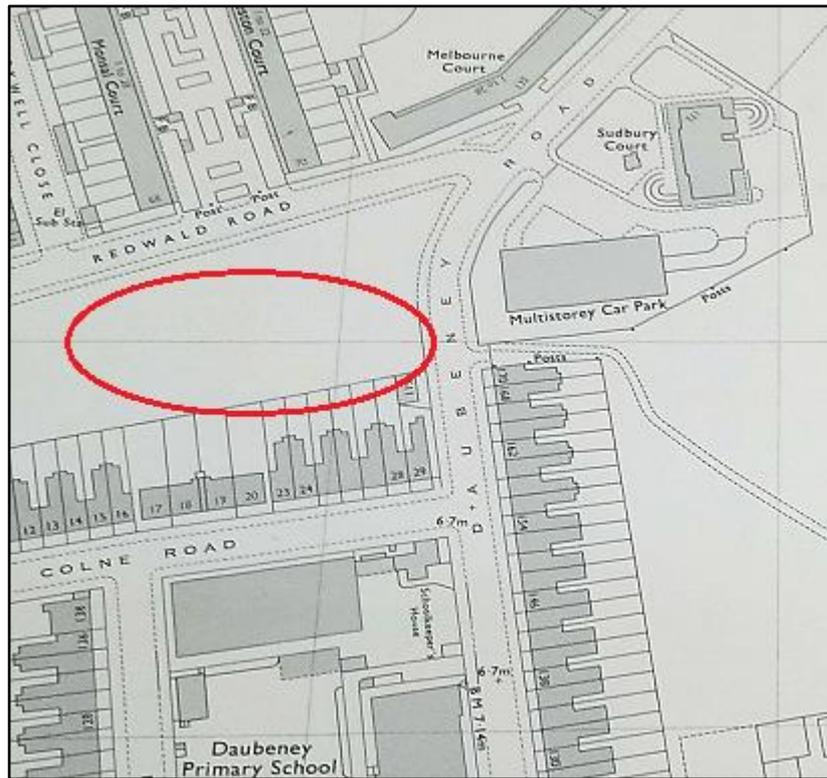


Plate 3. 1915 OS 25-inch Map (Hackney Archives)

- 3.1.5 The 1894 OS Five Feet to the Mile Map of London, Sheet XLI (Plate 2) shows the development site to the west of the bend in Daubeneby Road. As indicated in the 1893 Drainage Application, the layout of the site appears to show stables along the south of the site, with a yard easily accessible from the road for carriages or turning.
- 3.1.6 The Daubeneby School site can also be seen in Plate 2. The position of the school is set away from the terraced housing with undeveloped land to the east of the site towards the River Lea.
- 3.1.7 The 1915 OS 25-inch Map (Plate 3) shows new streets of residential terraced housing such as Roding Road, Durrington Road, Colne Road and onto Daubeneby Road has been laid out and constructed around the school. This changed the original open setting of the school. The layout and Victorian-era terraces are largely unaltered today.
- 3.1.8 It is considered that the plans for a terrace on Redwald Road, shown in the 1893 Drainage Application (Plate 1), purposefully gave space to an access into the development site. Plate 3, from 1915, shows the development site has been split into two. The east of the site appears to retain the aforementioned stables and yard with access from Daubeneby Road. The west of the site has become self-contained with the sole use of access from Redwald Road.
- 3.1.9 There is evidence that the site was in commercial use during the 20<sup>th</sup> century. Kelly's Post Office London Directories from 1934 shows the following business operating from 117-121 Daubeneby Road (the development site): Carlton Pianoforte Works, Reed E. & Sons Surgical Appliance makers, and Adams Geo. W Road Transport Contractor. The 1958 publication of Kelly's Post Office London Directories lists only 121 Daubeneby Road with the occupants as Reed E. & Sons, surgical appliance makers.



Plate 4. 1961 OS 1:1250 Sheet 3685NW Map (Hackney Archives)



**Plate 5. 1972 OS 1:1250 Sheet 3685NW Map (Hackney Archives)**

- 3.1.10 Council-led modern residential developments were common in the 1960s and 1970s. A large-scale scheme was constructed north of the site. Comparing the 1961 OS 1:1250 Sheet 3685NW Map (Plate 4) and the 1972 OS 1:1250 Sheet 3685NW Map (Plate 5), shows the removal of terraces on Redwald Road and Daubenevy Road and the demolition of the development site. These were replaced by high-density housing, particularly Sudbury Court, a high-rise tower block.
- 3.1.11 Although not depicted on the 1972 OS map (Plate 5), townhouse developments as part of the modern scheme were constructed onto Redwald Road soon after. At this point, the garages were constructed, and the site took its present form.

### 3.2 Land at Daubeneby Road

- 3.2.1 The proposed development site has no heritage significance. It does not contain any designated heritage assets.



Photo 3. Looking East from the end of the garages at West of site.



Photo 4. Looking West into site from Daubeneby Road entrance

### 3.3 Daubeneby School

#### Description

- 3.3.1 Daubeneby School is a group of Grade II-listed heritage assets. The group comprises of:
- Daubeneby Junior School (MLO83520, NHLE: 1226599), located c. 100m south of the proposed development site.
  - The closest asset in the grouping is Daubeneby Infants School (MLO83521, NHLE: 1226600), located c. 60m south of the application site.
  - Also designated are the Forecourt Railings to Daubeneby Junior School (MLO83536, NHLE: 1226673) located c. 100m south of the site.

- 3.3.2 The School site is bounded to the south and west by a London stock brick wall, with additional modern fencing to raise the height. The Junior School (Photo 4) fronts the east of the site onto Daubeneby Road and the Infant School (Photo 5) fronts the north of the site onto Colne Road. The iron railings with finials are set into low Portland stone plinths along the site boundaries in front of the school buildings.



**Photo 3. Caretakers Lodge, looking South-West**

- 3.3.3 A small caretakers lodge is located in the north-east of the site, at the corner of Daubeneby Road and Colne Road (Photo 3). It is not designated, but as a well-maintained and original part of the School scheme therefore it is considered to have heritage value.



**Photo 4. Daubeneby Junior School, looking North-West**

- 3.3.4 The Junior school is a tall two-storey building, 17 bays in length (Photo 4). It is constructed of London stock brick, with red brick window surrounds and string course. The frontage is punctuated by 5 gables above the bays and 6 chimney stacks. There are cross-wings at the

north and south ends of the buildings. The gable-ends contain a taller central window and are identical at either end. The building has sash windows with glazing bars.



**Photo 5. Daubenev Infant School looking South**

- 3.3.5 The Infant school is built in a similar style (Photo 5). It is 5 bays in length, 3 of which are gabled, and the gable-ends of the cross-wings, which front Colne Road, have tall central windows, to conform with the Junior School. In some contrast, there are round-headed arches to the window openings. The windows themselves are also sash-style with glazing bars.

#### **Heritage Setting**



**Photo 6. Looking South-East onto Daubenev Road from Entrance to site**

- 3.3.6 The setting of the School is defined by the Victorian terraces which surround it, on Daubenev Road, Durrington Road and Colne Road. The Victorian streets were constructed shortly after the school, but are of the same era. The streets were planned with dwellings fronting onto the

school as a central square. The Victorian housing streets and Daubney Schools are considered to make a positive contribution to the setting of one another.

**Significance**

- 3.3.7 As a Grade II-listed group of heritage assets, Daubney School is considered to be a heritage asset of Local to Regional importance (in line with Table 1).
- 3.3.8 Much of the heritage value of Daubney School is derived from its architectural merit. It is a well-maintained example of a London Board School, common in the late 19<sup>th</sup> Century. The high-quality buildings were designed to be attractive to improve the appearance of the areas which they served.
- 3.3.9 Daubney School also derives collective heritage value as a group of assets. The site retains its original plan form, with separate Junior and Infant schools, including railings to the boundaries of Daubney Road and Colne Road.

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## 4. IMPACT ASSESSMENT AND RECOMMENDATIONS

### 4.1 Predicted Impact of Proposed Development

- 4.1.1 The proposal is for the demolition of 25 existing garages and the construction of 11 new two storey homes, along with the creation of a new pedestrian public access route and associated public realm improvements.

### 4.2 Predicted Impacts

- 4.2.1 The proposed development will maintain the residential character of the area through the construction of 11 self-contained properties two-storeys in height, respecting the general heights and massing of the surrounding dwellings. This is thought to have a beneficial indirect effect on the setting of Daubenev School. The development is considered to make an improvement to the site, and part of the initial concept of London Board Schools was to aid in improving districts. This is in line with Hackney Unitary Development Policy ST2 which states: *the council will seek to ensure that all new development will be in keeping with, or enhance, the local character of established areas of townscape* (London Borough of Hackney, 1995).
- 4.2.2 The site is proposed to be laid out with the properties accessed from within the site (Figure 3). No properties will front onto Daubenev Road and access will be retained in the same position on the east of the site. Changes to the current frontage such as the gates, landscaping and ground covering would be considered to have a Negligible magnitude of impact, in line with Table 2, due to a barely distinguishable change to the views along Daubenev Road, particularly from outside the school, or any impact on the heritage setting. This results in a Not Significant overall effect, in line with Table 3.
- 4.2.3 The properties proposed in the development will be two-storeys in height. The height of the proposed development is considered to have a Negligible magnitude of impact on the heritage setting of the school, in line with Table 2. This is due to the terrace on Colne Road screening the site from the school resulting in no intervisibility between the development and Daubenev School. This results in a Not Significant overall effect, in line with Table 3.

### 4.3 Outline Recommendations

- 4.3.1 No further heritage works are recommended, as the proposed development is deemed to have a Not Significant overall effect, and heritage works would not reduce the magnitude of impacts. However, the final decision regarding further work rests with the Local Planning Authority.

## 5. REFERENCES

### 5.1 Documentary & Cartographic Sources

- Historic England, 2015, Photographing Historic Buildings Notes 2015

### 5.2 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979  
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment [http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA\\_2.pdf](http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf)
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[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
- Planning (Listed Buildings and Conservation Areas) Act, 1990  
[http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga\\_19900009\\_en.pdf](http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf)

## Appendices

## Appendix 1      Planning Policy

### Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

### Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

### National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

## **Local Planning Policy**

### **Hackney Unitary Development Plan (UDP)**

*The Council will seek good design and solutions which both preserve or enhance historic buildings and areas and facilitate the expression of the social, economic and cultural traditions of ethnic minority communities in the Borough.*

*The Council will seek to ensure that all new development will be in keeping with, or enhance, the local character of established areas of townscape.*

### **Hackney UDP Policies:**

#### **EQ18 Setting of Listed Buildings**

The Council will normally not permit any development which adversely affects the setting of a listed building.

Unsympathetic development may seriously detract from the appearance and/or setting of a listed building.

#### **ST2**

The council will seek to ensure that all new development will be in keeping with, or enhance, the local character of established areas of townscape.

14. The Borough contains streets which date from different periods and which were developed in different ways, for example medieval village streets and Victorian terraces. This is still reflected in the surviving street form, and therefore houses and streets are varied in character. The local character of

an area can be assessed by reference to such criteria as design characteristics, density of development, streetscape, plot form, roofscape, urban grain, materials, historic character, boundaries, landscaping and street furniture. In some streets and areas these elements are very consistent presenting a coherent character whilst others present a more varied appearance due to the pattern of development over different periods, changing architectural styles and social change. New development need not slavishly conform to what exists, however, it should respect the character of the local townscape as established by reference to the above criteria.



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