



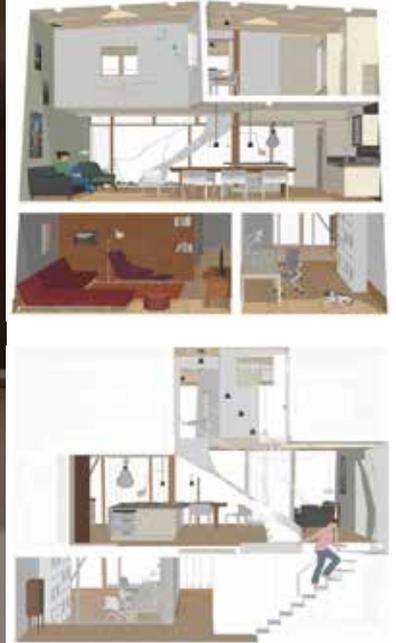
THE HACKNEY SOCIETY

# SPACES 2021

News and views about Hackney's built environment

Issue 72 spring 2021 // ISSN 2047-7465

## Three Rooms Under a New Roof



The project **Three Rooms Under a New Roof** is a roof extension and conversion to the architects' self-build timber home. The couple had built their original home in Stoke Newington in 2005. However, with a growing family and working from home, open plan became less suitable. Thus the spaces were redesigned and subtly added to in order to adapt for two growing children and a growing office.

The addition of a timber roof structure creates new rooms at upper level and transforms the previously open-plan house by generating a rich variety of new spaces to reflect the family's changing needs.

The project exhibits all the carbon-emission offset benefits of a retrofit, while incorporating a carefully considered in-use environmental strategy, its new lattice roof structure enabling more effective natural ventilation by using the stack effect from the double-height spaces below. It used birch ply, stressed-skin technology and traditional timber construction to create the three new rooms under a new roof. The timber was 100% responsibly sourced.

By allowing light to flood through, its helical circulation acts as a transition between all

floors and maximises the dimensions of the main social space, ensuring gatherings around cooking and the family dining table. The scheme has transformed the family's life without the need to move.

Designed by Ullmayer Sylvester Architects, **Three Rooms Under a New Roof** was the winner in the sustainability and climate change category in the Hackney Design Awards 2020. Other awards for this project included the NLA DMI Environmental Leadership Prize, AJ Architecture Award, Timber Trade Award, Blue Print & AJ Retrofit Shortlist.

The judges described the scheme as 'joyful' in its detailing, weaving new space out of fresh air. They commended its spatial sophistication, light quality and

exploration of structure and material: 'What Ullmayer Sylvester has managed to do is revisit what was already an exceptional piece of architecture and somehow make it better'.

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## Morning Lane People's Space By Adam Forman\*

**Hackney Council bought the Tesco Morning Lane site in 2017 for £60m. It signed a five-year Option Agreement with the developer Hackney Walk to bring forward a proposal that included a Tesco store, affordable workspace and housing, 20% affordable but no provision for social rent housing.**

This is the same developer who gave us the Fashion Hub, widely acknowledged as a disaster in terms of jobs, value to the community and regeneration.

Hackney Walk brought forward initial proposals in late 2019 which included a Tesco store reduced by almost 40%, 10,500sqm of retail units, 20,000sqm of workspace and 450 housing units in towers up to 19 storeys.

Morning Lane People's Space (MOPS) was formed by local people concerned about the plans for the Morning Lane site. It quickly became a campaign group after the developer's proposals were made public. It was clear the local people had not been adequately consulted and a well-attended public meeting was held on Trelawney

Estate attended by the mayor, Phil Glanville. Why was Hackney Walk offered the chance to draw up proposals? Why was only a single developer involved in the process? Why could Hackney Council not supervise the development? Does Hackney need a development like this? Did we need more luxury apartments when what was really needed was council homes? These were some of the early questions we wanted answers to.

The consultation carried out by the developers was derisory, talking to 138 people with very focused questions on development. What did local people really think? Why had the council not organised more meaningful consultation? MOPS decided to carry out our own survey. We had responses (online and face to face) from 10 times the number the developers asked. Our report (available on our website) has been praised as thorough and professional. We have shown it is relatively easy to consult effectively even during the pandemic.

Of what was not wanted on the site private and unaffordable housing came up most

frequently. Most commonly wanted was housing at social rents that local people can afford – not what developers deem affordable. Tesco was seen as a community resource and people wanted to retain it at a similar size. Current plans are to expand the consultation through community workshops and continue to pressure the council over its policy on the site, particularly the absence of council housing from the proposals.

If you agree with us, please sign our petition at <https://you.38degrees.org.uk/petitions/morning-lane-people-s-space-savehackney-central>

Get involved: <https://www.morninglanepeoplespace.org/>

Contact us: [morninglanepeoplespace@gmail.com](mailto:morninglanepeoplespace@gmail.com)

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## 96, 98 and 98a Clapton Common

*This article is a response from Hackney Council to an article by Julia Lafferty in Spaces 71.*

Historically this site included a nationally listed (in 1975) Grade II Regency mansion (formerly The Woodlands, now 98 Clapton Common), an attached 1928 former house (98a Clapton Common) and another locally-listed (prior to 1991) detached house (formerly Stainforth House, 96 Clapton Common). The group has since been renamed 1 to 6 Belz Terrace. The Clapton Common Conservation Area, designated in 1969, was extended to include these buildings in 2013. In considering the planning history of the site, the following is relevant: (1) the Council is bound to consider applications on the basis of the designations then in force, and the national legislation and national and local planning policy then in operation; (2) the Council is required to maintain a consistent pattern of decision making; and (3) in planning policy since the NPPF (National Planning Policy Framework) in 2012, the Council is required to balance harm to the significance of heritage assets against public benefits; the provision of education (whether state, private or faith) is a public benefit.

The loss of Stainforth House under planning application 2009/0741 to provide a new

school and synagogue was difficult to resist. The building which existed in 2009 had suffered diminution of its significance through lawful development including two extensions and the installation of uPVC windows (NORTH/449/96/OUT, NORTH/627/97/FP, NORTH/145/98/FP). In 2009 the site was outside the Conservation Area and national policy at the time (PPG15) provided no protection for locally-listed buildings or the setting of Conservation Areas. The Council sought to obtain enhancements to the listed building through the linked Listed Building Consent application 2009/0883. The original scheme was subsequently both renewed and revised a number of times and opportunities were taken to mitigate the harm caused by the demolition (for example, by requiring recording of Number 96 prior to demolition). On every application the Council used planning conditions to link the new development of a school and synagogue with enhancements to the listed building.

The Council has refused a number of applications at the site including 2013/3869 (Discharge of condition relating to materials, won at appeal), 2014/1431 (Non Material Amendment) and 2017/1658 and 1692,

2020/1279 and 1296 (on conservation and design grounds).

The Council stands by its decision in the 2018/0545 and 0579 cases. The Council's opinion is that this was a well-considered scheme, quite different from that refused in 2017, which removed insignificant and ad hoc extensions to the north of the building and replaced them with an orderly and calm extension which was policy compliant.

The Council adopts a cautious approach to basement extensions beneath or near listed buildings (and has refused a two-storey basement at this site). The listed building historically featured a basement under its original footprint. In the late 20th century this was adapted for use as a mikvah. The 2018/0545 and 0579 permissions included lateral extensions to this basement beneath the proposed side extension and the less significant element of the building at Number 98a and this was considered acceptable, subject to structural information and advice, which was provided as part of the discharge of condition application 2019/2643.

*Continued page 03*

# Beecholme Estate By Julia Lafferty

The Labour Government which came to power after the General Election of July 1945 was faced with a post-war housing crisis. Hundreds of thousands of British people had been displaced by wartime bombing, and public housing was high on the agenda of the new minister with responsibility for housing, Aneurin Bevan.

Bevan made local authorities the lead agencies in the post-war building programme and Hackney's Labour leadership enjoyed a substantial degree of autonomy over what they built. However, all housing schemes required the final approval of both the office of the housing minister and the London County Council which was the planning authority for London. In Hackney the borough engineer and surveyor George Downing was responsible for housing design. On his recommendation, Hackney Council appointed two modernist architects Frederick Gibberd and Graham Dawbarn to design Hackney's main post-war housing estates.

Hackney Council had initially issued guidelines which set a limit of three storeys, but financial constraints and public pressure to achieve faster results led to a trend towards higher building heights. The Beecholme Estate was the first post-war housing scheme to breach the three-storey limit.

Frederick Gibberd's design for Beecholme included a mix of two-storey houses and apartment blocks of three and five storeys, which included one-bedroom and bedsit accommodation. In their presentation on the design to Hackney's Housing Committee in February 1949, Gibberd and Downing explained the modernist concept of 'mixed development' to councillors. This involved an assortment of building types suitable for letting to a range of households which also added visual interest to the scheme.

Beecholme Estate is located on the site of the former Beecholme House, the family home in Upper Clapton of Major John Andre

who in 1780 was executed as a British spy during the American War of Independence. The Estate overlooks North Millfields, an area of open parkland bordering the River Lea, and the architectural merit of the Estate derives principally from the group value of the estate design and the landscape setting both within the Estate and externally in relationship to the neighbouring parkland.

Unlike many of Hackney's post-war housing estates, Beecholme Estate has retained much of its original character. Constructed of London stock brick and arranged around a central communal garden, this 1950s estate has stood the test of time remarkably well and is an example of how design can inspire civic pride. It was on the initiative of the late David White, who until his death in 2013 was secretary of the Beecholme Tenants and Residents Association, that funding was obtained to commission the outdoor furniture which has become an attractive feature of the estate. Designed by sculptor Tim Norris the bespoke curved seating, beautifully crafted in larch wood, encourages residents to meet, talk and relax in the grounds of their estate. In the words of David White: 'The quality of our visual environment directly affects our quality of life. Practical works of art like this repay us many times over and in many ways, not least the fostering of estate "ownership" and care in residents'.

Beecholme Estate has been nominated for local listing by the Clapton Conservation



Areas Advisory Committee as a fine example of post-war public housing designed with imagination and care by one of Britain's leading architects to provide attractive community living which integrates well with its environment.

96, 98 and 98a Clapton Common continued

The Council does not consider the current poor state of the building to be satisfactory and therefore requested that Historic England add the building to their Heritage at Risk Register in October 2020. The Council has written to the owners asking that they undertake emergency works to protect the building. The Council also served a Listed Building Enforcement Notice to the owner on 5 March 2021, identifying 27 breaches to be rectified within 15 months.

## Hackney Design Awards 2020

The winners of the 2020 Hackney Design Awards are Aikin Villas, The Floating Church, St Mary's Centre and Hackney School of Food. Commended schemes were Build Up Hackney, 6 Broadway Market Mews, Three Rooms Under a New Roof, Hackney Gardens, Wenlock Works and Hackney New Primary School.

Build Up Hackney and Hackney School of Food were winners of the inclusivity in design awards. The winner in the sustainability and climate change category was Three Rooms Under a New Roof. In the heritage and restoration category, the winners were Bishop Wood's Almshouses and Shoreditch Park Primary School.

# Women from Hackney's History

*Women from Hackney's History* is a new book from the Hackney Society and Hackney History. It was published on International Women's Day (8 March). Created by Hackney women, the book introduces over 100 women from Hackney's history. The women include:

**Edith Garrud**, the jiu-jitsu expert, led the suffragette Bodyguards and was reported to throw a policeman over her shoulder. She continued to teach martial arts in Stoke Newington after the vote was won.

**Minnie Green**, ayah or Indian nanny, was abused by her drunk employers. She won redress in court and found shelter in the Ayah's Home in King Edwards Road.

**Beatrice Hastings**, who was born in King Edwards Road, was a journalist, polemicist

and poet who lived in Paris with Amedeo Modigliani. She was the lover of Katherine Mansfield and other well-known Bohemians including Man Ray and, probably, Picasso.

**Rebecca Jarrett** was a prostitute and brothel keeper who found refuge with the Salvation Army in Hackney. She helped a campaigning journalist to abduct a young girl in order to expose child sex trafficking in Victorian England. Her reward was six months in jail.

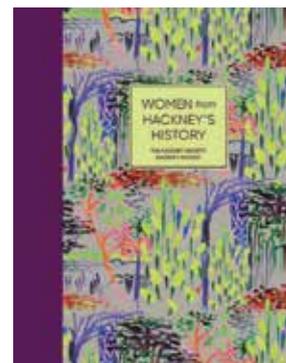
**Hetty King**, burlesque actor, known as the 'king of the male impersonators', enjoyed a stellar career and was billed 'the female Beau Brummell' by the Hackney Empire.

**Alice Marriott** of the National Standard Theatre in Shoreditch played Romeo and Juliet amongst a wealth of roles. She also

ran the theatre.

**Hannah Snell** dressed as a man to search for her errant husband, was press ganged into the army, joined the Royal Marines and won an honourable discharge. She kept a pub called The Female Soldier before settling in Stoke Newington.

*Women from Hackney's History* costs £12 (£8 to Hackney Society members).



## Publications

**Pocket London: Hackney Printed Tour Guide** by

Lachlan Anderson-Frank is an architectural tour of Hackney, suitable for walking or cycling. Open City, £5.50.

**Precious You** by Stoke Newington-based Helen Monks Takhar is a thriller set in and around Manor House. HQ, £12.99.

**Invisible Ink** by Hackney-based GP Martha Leigh is a memoir that covers the author's parents' relationship. It includes the hardships of World War II. Matador, £14.99.

**Homecoming** by Stoke Newington-based writer Luan Goldie is a novel set between two countries (Kenya and England) and across two decades. HQ, £12.99.



**The British Book Awards 2021** has declared Burley Fisher Books the Kingsland Road shop in Haggerston to be Independent Bookshop of the Year in London.

**Shoreditch Park Adventure Playground** This playground is to be refurbished. Hackney Council has awarded it £350,000 for the work. Young people will help redesign a new play hut, which will be built with environmentally-friendly materials.

## Hackney Society Events

As Covid restrictions continue, we are still presenting events online. There is no charge for members or guests. You can register via <https://hackney.hk/events> and nearer the time we'll send you the link to join. It's free to register with an optional donation of £4 to the Hackney Society.

### Hoxton Square and Surrounds

Wednesday 26 May 2021, 7.00pm

**Carolyn Clark**

This virtual tour is by the author of *The Shoreditch Tales*. Coverage will range from market gardens to marketing, from wood to silicone and from dissenters to stuckists.

and kitchen, exercise studio, ground floor event and workshop space, and six studio/meeting rooms for any number of potential uses, including one-to-one counselling, podcast studio, offices, and meeting rooms. For more information, see <https://www.claptoncommons.org/>

### Solar Panels for London Fields Lido

Hackney Light and Power, the Council-owned renewable energy services company, has installed solar panels at London Fields Lido. The panels will help reduce the facility's carbon emissions. The Council is committed to achieving net zero carbon emissions by 2040 and a 45% reduction on 2010 levels by 2030.

### Revamp for Abney Park

A £5m project is set to improve Abney Park, by bringing its chapel back into use and building a new cafe and classroom at its main entrance. The work, £4.4m of which is funded



by the National Lottery Heritage Fund and The National Lottery Community Fund, will also see a new accessible entrance created on Stoke Newington Church Street. The Council will contribute an additional £710,000.

## Noticeboard

### The Common Rooms

Clapton Commons, the community group behind the conversion of former public toilets to Liberty Hall on Clapton Common, has launched a new crowdfunding campaign. The group wishes to develop spaces in the undercroft of St Thomas' Church. It hopes to deliver a community canteen

**Spaces** is published by the Hackney Society. Views expressed in the articles are not necessarily those of the Society.

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