



**PLANNING SUB-COMMITTEE A**  
Date: **03 March 2014**

**AGENDA ITEM NO:  
NON-EXEMPT**

Application number	N/A
Application type	N/A
Ward	Mildmay Ward
Development Plan Context	Conservation Areas
Licensing Implications	N/A
Site Address:	Various (all properties within proposed Newington Green Conservation Area boundary extension as shown in section 3)
Proposal	Newington Green Conservation Area boundary extension

Case Officer	Luciana Grave / Chris Colville
Team	Design & Conservation
Service	Development Management

## 1. RECOMMENDATION

- 1.1 The Committee is asked to note the outcome of the public consultation and agree the proposed extension of the Newington Green Conservation Area boundary (L.B. Islington CA 12) as shown edged red on Figures 1 and 2 in section 3 below and to instruct officers to bring the designation into immediate effect and to notify local residents, businesses and other known interested parties.

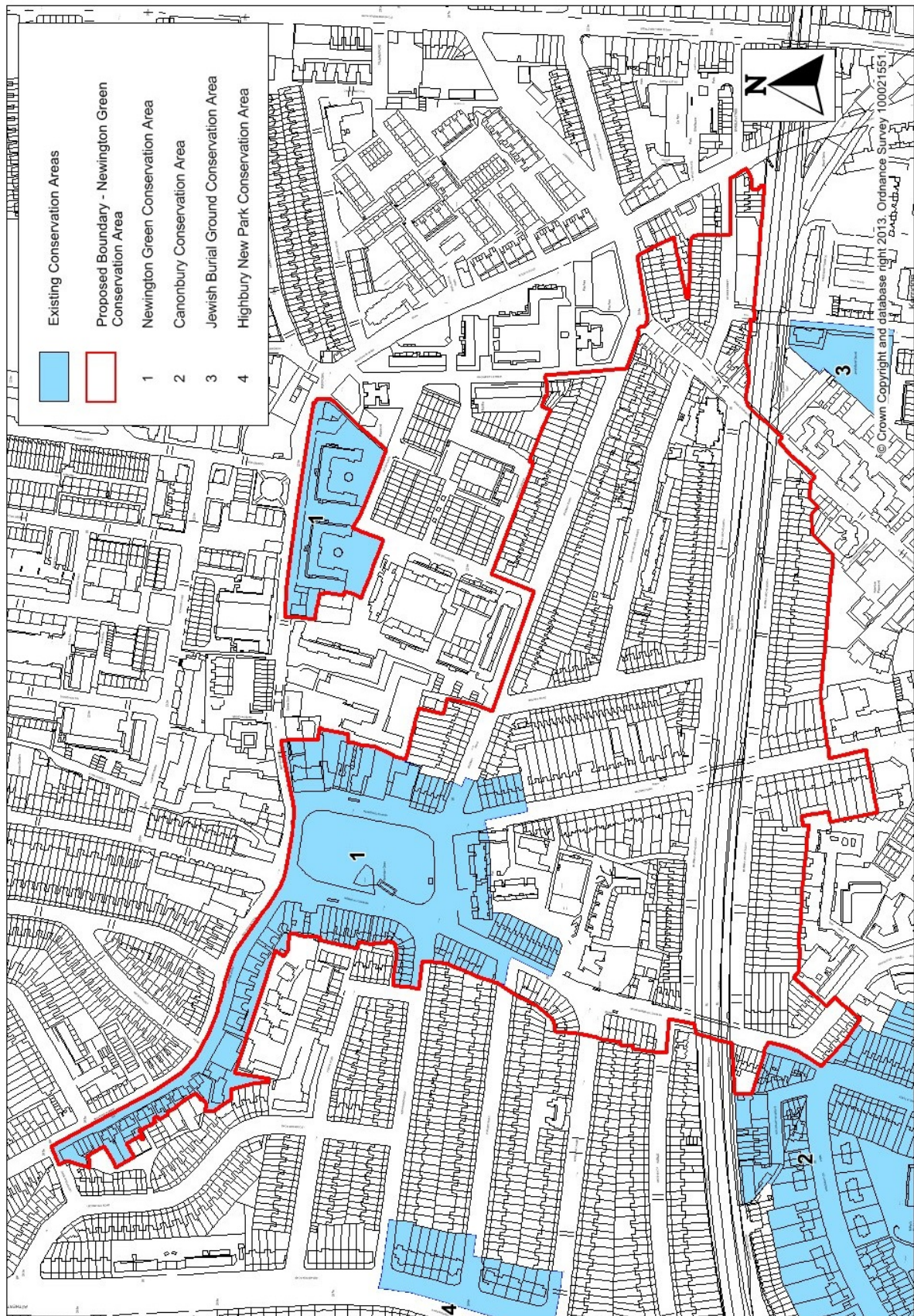
## 2. SYNOPSIS

- 2.1 The report recommends the extension of the existing Newington Green Conservation Area (L.B. Islington CA12) – to incorporate the buildings on King Henry Street, King Henry’s Walk, Mildmay Grove (North and South), Mildmay Park, Mildmay Road, Queen Margaret’s Grove, St Jude Street and Wolsley Road to the southeast and Newington Green Road to the south. The existing conservation area was designated in 1970 and extended in 1992 and again in 2004.
- 2.2 The report also notes the outcome of a public consultation which was carried out in connection with the proposed boundary extension and the draft Conservation Area









**Figure 2** Map showing extent of the existing Newington Green Conservation Area (area in blue indicated as 1) and the proposed extended boundary (marked by the red line). Note that other conservation areas in the vicinity are also shown (areas in blue indicated as 2, 3 and 4).

## **4. BACKGROUND**

- 4.1 Islington has a rich historic environment which includes listed buildings, conservation areas, parks and locally listed buildings. Conservation areas are an important part of the borough's heritage, representing a cross-section of the best surviving examples of the borough's various phases and types of development. Conservation areas are very much part of the cherished local scene.
- 4.2 The London Borough of Islington has designated 41 conservation areas since the relevant statutory provision for their designation and protection was introduced in 1967. The degree of designation across the borough reflects the quality of its historic built environment and its recognised architectural and historic special interest.
- 4.3 The Council has an ongoing statutory duty to review existing and designate new conservation areas where there are appropriate groupings of buildings of architectural and historic significance. In accordance with its statutory duties and as best practice, the Council should provide character appraisals and management plans for its Conservation Areas in order to demonstrate the architectural and historic interest of places, to help others understand this interest and significance and to provide a useful tool in development management decision making and policy making.
- 4.4 The last new conservation area to be designated in Islington was the Holborn Union Infirmary Conservation Area in 2013.
- 4.5 The closest existing conservation areas to the Newington Green Conservation Area are Highbury New Park to the west, Jewish Burial Ground to the south-east and Canonbury to the south-west (please refer to Figure 2 in Section 3 above).

### **The importance of conservation areas**

- 4.6 Historic areas are now extensively recognised for the contribution they make to our cultural inheritance, economic well-being and quality of life. They contribute to the quality of urban spaces and add unique character to the places where we live. They add to our cultural identity and to local distinctiveness. Protecting areas of special interest is in line with the Council's aspirations for a high quality urban environment for both current and future residents.
- 4.7 Public support for the conservation and enhancement of areas of architectural interest is well established. By suggesting continuity and stability, such areas provide points of reference in a rapidly changing world: they represent the familiar and cherished local scene. They contribute to a sense of place and are a source of local pride.
- 4.8 Historic buildings and areas can play a central role in the delivery of a range of public policy objectives including education, economic development, sustainable growth, urban regeneration, cultural development, and supporting local communities. Historic areas of special interest generate higher yields and also have their own intrinsic value. Historic buildings and areas attract inward investment and also have the potential to attract visitors to the Borough.

## **5. RELEVANT LEGISLATION, POLICY AND GUIDANCE**

- 5.1 The requirement for conservation area designation and the subsequent need for



assessments that understand and explain an area's special historic and architectural interest are clearly set out in statute and in national and local policy.

### **Planning (Listed Buildings and Conservation Areas) Act 1990**

- 5.2 The relevant statutory provision for the designation of conservation areas is included in the above Act at section 69. **Section 69(1) states** that:

*'Every local planning authority-*

*(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and*

*(b) shall designate those areas as conservation areas.'*

- 5.3 Section 69(2) of the Act adds that:

*'It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.'*

- 5.4 Section 71 of the Act sets out the local authority's ongoing statutory obligation to *'formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'* Such proposals should then be subject to public consultation and the Council must take any views expressed into account.

- 5.5 Section 72 of the Act sets out the local planning authority's general duty, when exercising its planning functions in respect of conservation areas, to pay *'special attention ... to the desirability of preserving or enhancing the character or appearance of that area.'*

- 5.6 In summary, Islington Council has a statutory duty to both designate and review conservation areas and to provide publicly available documentation that sets out how an area can be preserved and enhanced.

### **The National Planning Policy Framework**

- 5.7 There are two key policies within the National Planning Policy Framework (NPPF) that should be taken into account in relation to the identification of conservation areas. These reinforce the statutory provisions set out in the 1990 Act. At paragraph 127, the NPPF states that:

*'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.'*

- 5.8 The thrust of the policy is that in preparing areas for conservation area designation, the local authority must be absolutely clear on the reasons for designation and that those reasons are based on an area being of special architectural or historic interest.

- 5.9 Paragraph 129 states that

*'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'*

- 5.10 The purpose of this policy is to direct local planning authorities to make assessments of a heritage asset's character. In terms of conservation areas, this would mean setting out the significance of the area in the form of a character appraisal, which has been undertaken as part of the review of the Newington Green Conservation Area boundary. The character appraisal is included in the draft Conservation Area Statement SPD (appendix 1) which will be presented to the Executive for adoption on the 6 March should the boundary extension hereby proposed be designated by the Planning Sub-Committee.

### **The London Borough of Islington's Local Development Framework**

- 5.11 At CS9 (B) of Islington's *Core Strategy* (adopted 2011), the council makes the commitment that the *'Active management of conservation areas will continue through a programme of proactive initiatives for the conservation-led regeneration of historic areas, and potential designation of new conservation areas.'*

- 5.12 In the adopted Development Management Policies (2013), the Council has made a commitment to proactively manage the Borough's conservation areas. Part B of policy DM 2.3 states:

"i) The council will require that alterations to existing buildings in conservation areas conserve or enhance their significance. Similarly, new developments within Islington's conservation areas and their settings are required to be of high quality contextual design so that they conserve or enhance a conservation area's significance. Harm to the significance of a conservation area will not be permitted unless there is a clear and convincing justification. Substantial harm to the significance of a conservation area will be strongly resisted.

ii) The council will require the retention of all buildings and structures which make a positive contribution to the significance of a conservation area. The appropriate repair and re-use of such buildings will be encouraged. The significance of a conservation area can be substantially harmed over time by the cumulative impact arising from the demolition of buildings which may individually make a limited positive contribution to the significance of a conservation area. Consequently, the loss of a building which makes a positive contribution to a conservation area will frequently constitute substantial harm to the significance of the conservation area.

iii) The council will resist the loss of spaces, street patterns, views, vistas, uses, trees, and landscapes which contribute to the significance of a conservation area.

iv) The council will use its statutory powers to ensure that buildings and spaces within conservation areas that are at risk from neglect or decay are appropriately maintained and repaired.

v) Planning applications are required to include a Heritage Statement which demonstrates a clear understanding of the significance of any heritage assets affected by proposals and



the impact on their significance.”

5.13 The supporting text to this policy at paragraph 2.34 states:

“The council will review *Islington’s Conservation Area Design Guidelines* and prepare conservation area statements for all of the borough’s conservation areas. These documents will include character appraisals, management proposals and guidance which will seek to actively manage change within Islington’s conservation areas so that their significance is conserved and enhanced.”

### **Conservation Area Design Guidelines**

5.14 Conservation Area Design Guidelines (CADG) are available for all conservation areas in Islington (with exception to the recently designated Holborn Union Infirmary as the guidelines for this area are currently in draft form and will be presented to the Executive for adoption on 6 March 2014). The existing CADG form supplementary planning guidance documents and are part of the council’s established policies. They set out proposals and principles for the management and enhancement of historic buildings within conservation areas.

5.15 A conservation area statement was prepared as part of the review of the Newington Green Conservation Area boundary. This document summarises the history of the place and outlines the physical changes that have occurred over time. It also assesses the character and significance of the conservation area, which includes an audit of heritage assets within its boundary. It concludes with an assessment of the management implications that arise and relevant policy recommendations regarding future works are provided. It broadly follows the format of the English Heritage guidelines for the designation of conservation areas, which are set out in *Understanding Place: Conservation Area Designation, Appraisal and Management*, March 2011 (revised June 2012).

5.16 The draft Conservation Area Statement SPD (appendix 1) contains three distinct parts. Part 1: Conservation Area Appraisal contains an introduction, overview history, an assessment of the character and significance of the identified area and an audit of heritage assets. Part 2: Design Guidelines outlines relevant council guidance, which should be followed when contemplating future works within the conservation area. Part 3: Management Proposals’ sets out relevant policies and strategies to ensure that development pressure is managed in a way that protects the identified character and significance of the conservation area.

## **6. THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION**

6.1 As set out above, conservation areas enjoy special protection under planning law and through national and local planning policies and guidance. Below are some of the key requirements for works in conservation areas:

- When considering development proposals in its conservation areas, the Council is subject to the statutory duty to pay special regard to the desirability of preserving or enhancing the character or appearance of the area.
- Applicants require permission to demolish buildings in a conservation area. Since October 2013, it has been an offence to demolish unlisted buildings in conservation areas without planning permission.
- Certain permitted development rights are withdrawn in conservation areas. Therefore, applicants may need to apply for planning permission, such as minor roof alterations,

dormer windows or a satellite dish;

- Applicants must give the council six weeks notice, in writing, before any work is carried out to lop, top or fell any tree in a conservation area; and,
- The council has greater control over the erection of advertisements and signs in conservation areas.

## **7. CONSULTATION**

- 7.1 It is not a requirement to consult the public or building owners prior to designation although it is considered to be good practice. A public consultation was carried out in relation to the proposed boundary extension and preparation of the draft Conservation Area Statement SPD.
- 7.2 Prior to formal public consultation, a phase of pre-consultation was carried over an extended period. This involved two meetings with a Mildmay Ward Councillor and local residents with discussions relating to the boundary review of the existing designation.
- 7.3 The public consultation period lasted for 6 weeks from Thursday 5 December 2013 until Wednesday 15 January 2014. During this period, site notices were displayed throughout the conservation area and press notices were also placed in two local papers – the Islington Gazette and the Islington Tribune. Consultation notification was also sent out by letter to stakeholders including:
- English Heritage
  - Transport for London
  - Newington Green Action Group
  - Islington Society
  - London Historic Parks and Gardens Trust
  - Society for the Protection of Ancient Buildings
  - Ancient Monuments Society
  - Council for British Archaeology
  - The Georgian Group
  - The Victorian Society
  - The 20th Century Society
  - The Garden History Society
  - London Borough of Hackney
  - Local residents within the conservation area and other residents within a consultation buffer zone identified just outside the conservation area
  - Other organisations and businesses in the conservation area and their various representatives
- 7.4 Twelve relevant consultation responses were received. Of these, nine were in support of the document and the proposed boundary extension with one against. Another sought clarification on whether a terrace group located on King Henry's Walk would be located within the proposed designation extension determined as part of the boundary review. Those in support included local residents, the Newington Green Action Group and English Heritage. All consultation responses are summarised below.

### **Support**

- 7.5 A resident of Mildmay Road (response received by email on 23 December 2013)



expressed 'firm support for the extension'. They emphasised: 'Extending the conservation area would provide a degree of protection against such unwelcome and intrusive developments, and therefore I would urge Islington Council to adopt it.'

- 7.6 A resident of Wolsley Road (response received by email on 9 January 2014) confirmed 'wholehearted support of the extension'. They highlighted that 'the area contains terraces of houses of architectural and historical interest, whose appearance and integrity merit protection. This will have the added effect of preserving the overall appearance and character of the area.' Furthermore, they also emphasized that 'the conservation area should also protect the area and individual streets from further unsympathetic new development, such as has already occurred at the Mildmay Grove end of Wolsey Road.'
- 7.7 Two other residents of Wolsley Road (x2 responses – received by email on 22 December 2013 and 30 December 2013) expressed their 'full support for the proposals with the hope that they are implemented.'
- 7.8 Other residents of Wolsey Road (x2 responses – received by email on 9 January 2014) were 'fully supportive of the proposals for extending the conservation area' with the hope that they are implemented.
- 7.9 Councillor Joe Calouri, Mildmay Ward councillor (response received by email on 9 January 2014) confirmed his 'support of the proposed extension of the Newington Green Conservation Area. He emphasised that 'it is a much needed and long overdue correction to the original boundaries, and will be a huge help in protecting the unique historical character of the area.'
- 7.10 English Heritage (response received by letter on 14 January 2014) welcomed the publication of the SPD document and confirmed that it provides a comprehensive appraisal of the historic significance of the conservation area.
- 7.11 The Newington Green Action Group (response received by email on 23 December 2013) confirmed their support for the extension of the conservation area highlighting that 'the area contains and extends support for the houses that show an integrated design from early 1850s onwards with the rise of the railways.'

### **Objections/requests for clarification**

- 7.12 A resident of Mildmay Park (received by email on 20 January 2014) requested that the word 'notable', when referring to a mansard roof on their property, be removed from the Conservation Area Statement. The document was amended accordingly.
- 7.13 Another resident of Mildmay Park (received by email on 11 December 2013) expressed their lack of understanding of the Conservation Area Statement and proposal and on this basis objected to it. Clarification was sent to the resident and no further representations were received.
- 7.14 The following responses neither supported or objected to the proposed extension or draft SPD:
- A resident of Newington Green (received by letter on 14 January 2014) sought clarification on tree works and repair works to historic buildings.
  - Another resident (received by email on 11 December 2013 - address not provided) sought confirmation on whether a public meeting was programmed to discuss

proposed boundary change.

- A resident (received by email on 11 December 2013 – address not provided) also sought online location of draft SPD document.

7.15 Given the low response rate and general support, a public meeting to introduce the statement and the proposed extension to the conservation area was not deemed necessary.

## **8. ASSESSMENT OF PROPOSED CONSERVATION AREA EXTENSION**

### **Existing Boundary**

8.1 The Newington Green Conservation Area is located in the northeast of the borough close to its boundary with the London Borough of Hackney. It includes an historic green around which houses have been clustered since Tudor times. This historic area of open space is now a formal garden square set in the middle of a busy traffic island. The buildings which face and relate to the green are varied, but include several groups of buildings of historic and architectural interest, most notably 52-55 Newington Green which date from 1658, London's oldest surviving brick terrace houses. Despite the variety, there is generally an appropriate scale and consistency of materials to the buildings, and to their relationship to the green. Within the existing conservation area designation, a long narrow strip also extends northwest from the green along Green Lanes, which captures those buildings located on the south side of the street as far as Leconfield Road. Also included in the existing designation is a small detached pocket to the east of the green and located on the south side of Matthias Road which includes a number of nineteenth century buildings, an early twentieth century building and two mid-twentieth century council blocks (Congreve House and Patmore House).

### **Proposed Boundary**

8.2 To the south and southeast of the green the proposed extension to the existing conservation area consists of formal groups of mainly residential terraces, which for the most part date from the mid nineteenth century. This residential phase of development is associated with the railway, which arrived in the area in 1850. It includes King Henry Street, King Henry's Walk, Mildmay Grove (North and South), Mildmay Park, Mildmay Road, Queen Margaret's Grove, St Jude Street and Wolsley Road to the southeast and Newington Green Road to the south. The extended conservation area boundary is shown on the map (Figure 1) in section 3 above

8.3 The proposed extension to the Newington Green conservation area possesses historic buildings of special architectural and historic character and appearance which is desirable to conserve and enhance. It is part of the historic and architectural evolution of the area and would reinforce the significance of the existing conservation area. It is therefore recommended to extend the existing Newington Green Conservation Area (LBI CA12) and designate the area identified on the map in section 3 above.

### **Historical Assessment**

8.4 Newington Green started as a small clearing in the Middlesex Forest. First mentioned by name in 1480, it was fringed on at least three sides by cottages, homesteads and crofts. The large fields surrounding Newington Green were leased to London butchers to fatten cattle before slaughter. By 1541 there was a common well on the green and houses are



recorded on the northern side. The New River, constructed to bring a supply of fresh water to London, was completed in 1613 and flowed past Newington Green to the west along what is now Petherton Road. The green has a colourful social history, including associations with many Dissenters during the English Civil War. Another notable resident was Dr. Richard Price (1723-91), who arrived in 1758 as minister to the Nonconformist church. Taking up residence at number 54, Price's arrival set Newington Green's reputation as a centre for radical thinkers and social reformers.

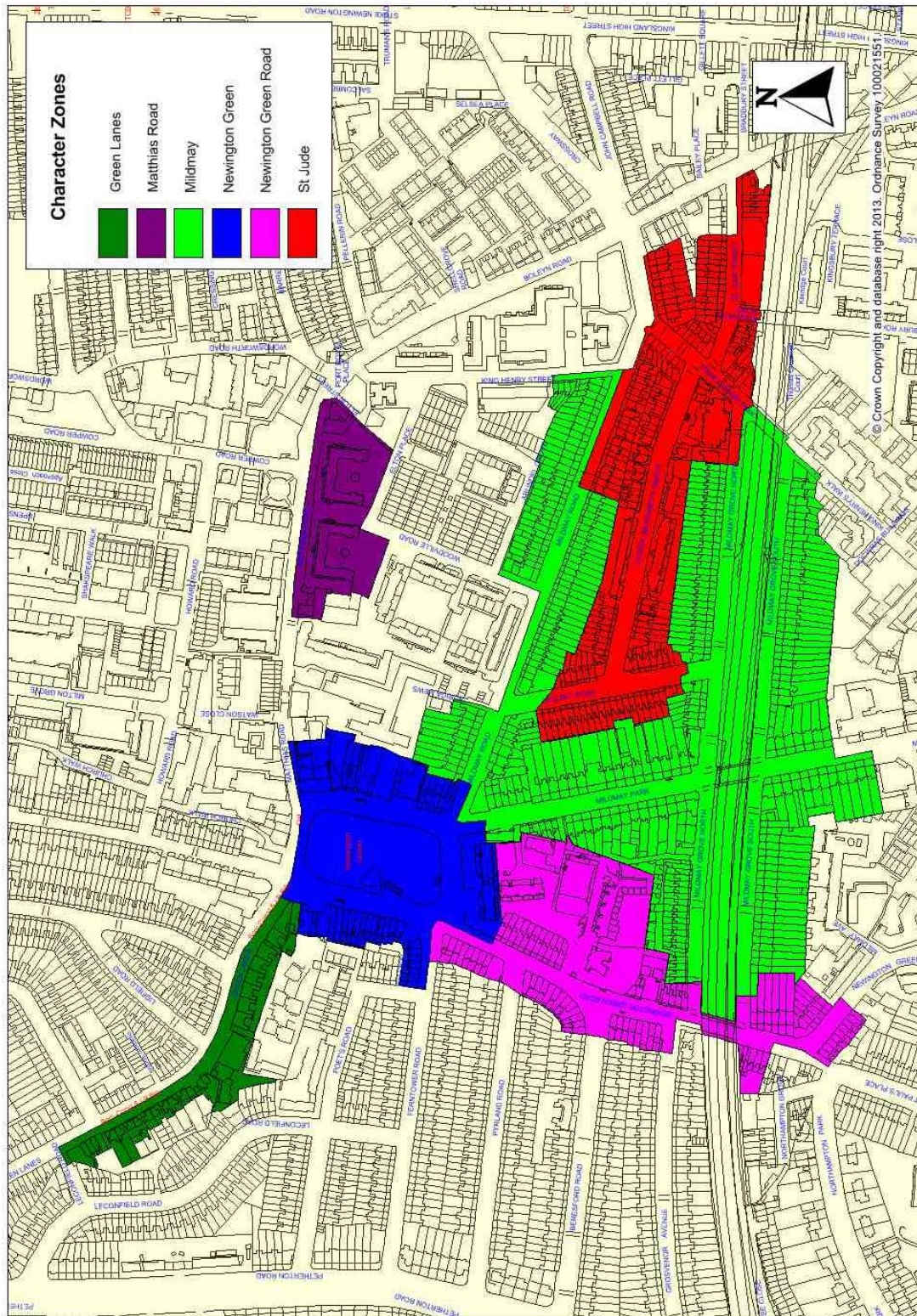
- 8.5 The proposed area of extension to the existing Newington Green Conservation consists mainly of residential terraces, which for the most part date from the mid nineteenth century as the arrival of the railway from 1850 brought new housing development on the fields surrounding Newington Green. The Mildmay Estate to the southeast was leased for building in the 1840s. New roads were laid across the estate at this time. In the early 1850s residential development commenced at Mildmay Park, Mildmay Grove and Mildmay Street to the south and east of the green. St Jude's Church was constructed in 1858 in King Henry's Walk, complimented by a Wesleyan Chapel in Mildmay Park in 1862. By the mid 1850s Mildmay Park, running from the southeast corner of the green to Ball's Pond Road was lined with pairs of substantial stuccoed houses of three storeys, with side porches and basements. At this point, Mildmay Street was partially built up and the lines of Mildmay Grove North and Mildmay Grove South had been laid out on either side of the rail line, which was completed in 1850.

### **Architectural Assessment**

- 8.6 The conservation area has a mixed architectural character. The majority of buildings in the area were constructed during the mid to late nineteenth century. There are, however, examples of development from the mid seventeenth century right through to more contemporary buildings. There is also an interesting mix of building types and styles, ranging from simple domestic scaled mid to late nineteenth century residential terraces to mid twentieth century council housing blocks.
- 8.7 Despite this range of buildings, the majority retain a consistent scale of two to three storeys over basement and this is an important part of the area's character. Materials also give a sense of coherence, with most buildings constructed using a palette of yellow stock brick, often with stucco or render to the basement and ground floor. This applies to the mid nineteenth century buildings around the green and to its southeast in particular. Those buildings constructed in the late nineteenth century use a red brick palette for the most part.

### **Character Zones**

- 8.8 The character and appearance of a conservation area will inevitably vary given the different building types, street patterns and layout of open spaces. This is normally the case in larger conservation areas where buildings with a broad range of construction dates combine to provide a cohesive area the character and appearance of which it is desirable to preserve and/or enhance. For this reason, the proposed extended Newington Green Conservation Area has been divided into a number of character zones which each display distinctive qualities, determined while assessing the character and appearance of the conservation area as a whole.



**Figure 3** Character zones within the extended Newington Green Conservation Area as proposed

8.9 The **Green Lanes Character Zone** covers those buildings on the south side of Green Lanes from the northwest corner of Newington Green as far as Leconfield Road. It is characterised by a mix of architectural periods including Newington Green Mansions (1892), numbers 45 to 67 (1820s/30), the Oak Bar public house (1926) and other more recent developments. The scale of buildings generally ranges from two storeys with basements to the more substantial Newington Green Mansions, comprising three storeys with attic storeys. The predominant palette of materials within this character zone



combines yellow stock brick, render and terracotta/red brick.

- 8.10 The **Matthias Road Character Zone** is a small detached pocket to the east of the green on the south side of Matthias Road. It comprises a small group of six buildings including the late 1940s/early 1950s LCC Congreve House and Patmore House, the Army and Navy public house (circa 1926) and the mid nineteenth century group comprising a former 1860s public house with adjoining workshop buildings. These buildings are important in conveying the changes that have occurred over time in this part of the conservation area. The LCC blocks, although not part of the predominantly nineteenth century character of the conservation area are in themselves of merit in terms of design and materials. Similarly, the Army and Navy public house, while isolated from the main part of the conservation area makes a positive contribution to the local streetscape.
- 8.11 The **Mildmay Character Zone** comprises the three-storey terrace groups located on King Henry's Street, Mildmay Grove (North and South) Mildmay Park and Mildmay Road. These are more substantial than those located in the St Jude Character Zone. An important characteristic of Mildmay Grove is the sunken railway line, which separates Mildmay Grove North from Mildmay Grove South. The wall that encloses the railway on both sides is an important feature of these very long streets. Each is lined with trees, which softens the long stretches of boundary wall and complements the mid nineteenth terrace groups. A number of buildings retain notable architectural features such as original entrance porticos.
- 8.12 The **Newington Green Character Zone** is centred on the historic village green around which houses have been clustered since Tudor times. This historic area of open space is now a formal garden square set in the middle of a busy traffic island. The buildings that face and relate to the green are varied, but are mostly nineteenth century in origin. Several groups of listed buildings are included, most notably numbers 52 to 55 Newington Green which date from 1658 and are London's oldest surviving brick terrace houses. Despite the variety, there is generally an appropriate scale and consistency of materials
- 8.13 The **Newington Green Road Character Zone** contains mainly mid nineteenth century terrace groups comprising predominantly three-storey terrace groups of a mixed residential, commercial and retail use. The predominant material is yellow stock brick and render. The character zone also includes those mid twentieth century buildings (Besant Court) located on the former Mildmay Hospital and Compound site. The spatial qualities of this site are of particular importance as the placement of the twentieth century buildings is consistent with the historic layout of the former hospital and compound buildings. This part of the conservation area has never been intensely developed historically and these important spatial qualities should be retained where future development is proposed on the site.
- 8.14 The **St Jude Character Zone** includes St Jude Street, St Jude's Church and School (eastern part of Queen Margaret's Grove), King Henry's Walk, Queen Margaret's Grove and Wolsley Road. It is characterised by more intimately scaled mid nineteenth century terraces with St Jude and St Paul's Church providing a focal point. The church spire is prominent in a number of views within the character zone, particularly from King Henry's Walk, Queen Margaret's Grove and St Jude Street. The scale of buildings ranges from two to three storeys in places. This intimate scale provides a village atmosphere. King Henry's Walk acts as the main arterial route complemented by the secondary St Jude Street, Queen Margaret's Grove and Wolsley Road. The main palette of materials in the area is yellow stock brick and render and stone to the St Jude and St Paul's Church complex.

- 8.15 The above broadly sets out the significance of the conservation area and its proposed extension. A comprehensive assessment of the conservation area's historical and architectural significance, its character and appearance can be found in the Draft Newington Green Conservation Area Statement in Appendix 1.

## **9. IMPLICATIONS**

### **Financial implications**

- 9.1 All the costs arising from approval and advertising of the proposed conservation area extension will be met from the existing Development Management budget. It is unlikely that this designation will bring significant additional workload in terms of Development Management casework.

### **Legal Implications**

- 9.2 All legal implications have been included within the main body of the report. In relation to new works:

- when considering development proposals within its conservation areas, the Council is subject to a statutory duty to pay special regard to the desirability of preserving or enhancing the character or appearance of the area;
- since October 2013, it has been an offence to demolish unlisted buildings in conservation areas without planning permission.
- certain permitted development rights are withdrawn;
- notice must be given to the council prior to any tree works;
- there is greater control over advertisements and signs.

### **Environmental Implications**

- 9.3 It was identified that there will be little-to-no negative environmental implications in connection with conservation area designation. In fact, conservation area designation is one method of protecting and retaining existing fabric and in promoting the repair of buildings rather than their wholesale demolition and redevelopment which could potentially have positive effects through a reduction in construction waste.

### **Equality Impact Assessment**

- 9.4 It is not considered that the proposed extension of the Newington Green Conservation Area will have any impact in terms of Equality. Conservation area designation is one aspect of preserving and enhancing the architectural and historic character of the Borough for the benefit of the wider community.

## **10. CONCLUSION AND REASONS FOR RECOMMENDATIONS**

- 10.1 The area of extension to the existing Newington Green Conservation Area has been identified as possessing special architectural and historic interest as set out in section 8 of this report and in more detail in Appendix 1. The recommendation to designate it as a conservation area will bring with it additional planning controls which will enable the Council to safeguard the retention of the buildings which make a positive contribution to its character and appearance, to prevent further inappropriate alterations and extensions and



opportunities for enhancement through the adoption of conservation area design guidelines and management proposals.

- 10.2 For the reasons set out within this report, the Committee is asked to agree the proposed extension of the Newington Green Conservation Area boundary (L.B. Islington CA 12) as defined on the maps in section 3 above and to instruct officers to bring the designation into immediate effect and to notify local residents, businesses and other known interested parties.

## **List of appendices**

Appendix 1 Draft Newington Green Conservation Area Statement SPD (March 2014)

**DRAFT**



## **Newington Green (CA12) Conservation Area Statement**

**March 2014**

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# Executive summary

## *Background*

This conservation area statement has been prepared as part of a review of the Newington Green Conservation Area boundary. The existing conservation area was designated in 1970 and extended in 1992 and again in 2004. A further boundary review was carried out as part of the preparation of this statement. The proposed revised boundary was designated by **the Planning Sub-Committee on 3 March 2014 (tbc)** prior to the adoption of this statement. Public consultation has occurred as part of this process, which has included a consultation period of six weeks between 5 December 2013 and 15 January 2014. .

This document summarises the history of the place and outlines the physical changes that have occurred over time. It also assesses the character and significance of the conservation area, which includes an audit of heritage assets within its boundary. It concludes with an assessment of the management implications that arise and relevant policy recommendations regarding future works are provided.

The conservation area statement broadly follows the format of the English Heritage guidelines for the designation of conservation areas, which are set out in *Understanding Place: Conservation Area Designation, Appraisal and Management*, March 2011 (revised June 2012).

## *Report content*

This statement contains three distinct parts. Part 1: Conservation Area Appraisal contains an introduction, overview history, an assessment of the character and significance of the identified area and an audit of heritage assets. Part 2: Design Guidelines outlines relevant council guidance, which should be followed when contemplating future works within the conservation area. Part 3: Management Proposals' sets out relevant policies and strategies to ensure that development pressure is managed in a way that protects the identified character and significance of the conservation area.

## *Boundary extension and conclusions*

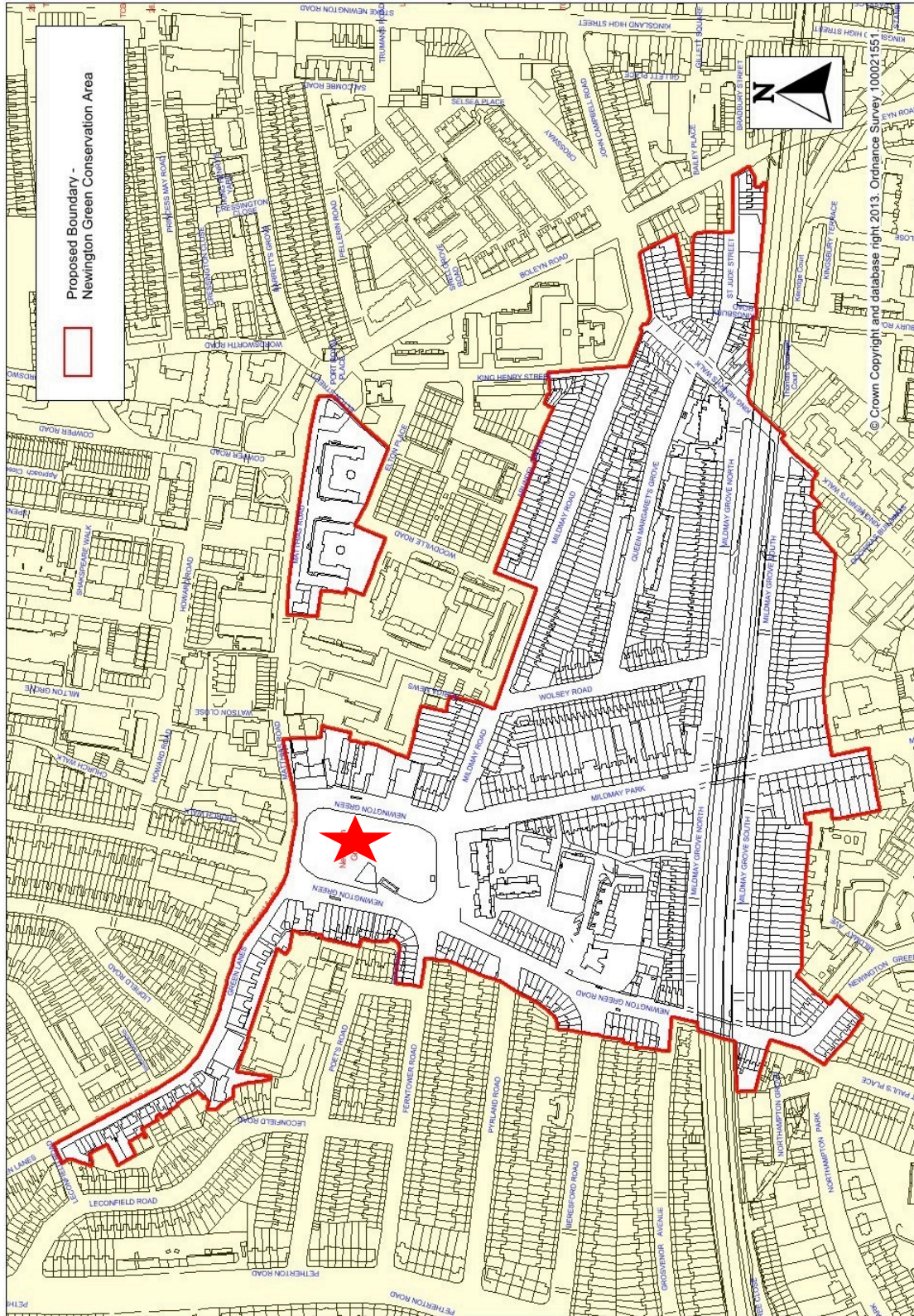
The majority of the new conservation area boundary extension is located to the southeast of the green and extends from Newington Green Road in the west to St Jude Street in the east. This includes King Henry Street, King Henry's Walk, Mildmay Grove (North and South), Mildmay Park, Mildmay Road, Queen Margaret's Grove, St Jude Street and Wolsley Road to the southeast and Newington Green Road to the south. Within the existing conservation area

designation, a long narrow strip also extends northwest from the green along Green Lanes, which captures those buildings located on the south side of the street as far as Leconfield Road. Also included in the existing designation is a small detached pocket to the east of the green and located on the south side of Matthias Road which includes a number of nineteenth century buildings, an early twentieth century building and two mid-twentieth century council blocks (Congreve House and Patmore House). The extended conservation area boundary is shown in the map below.

The Newington Green Conservation Area comprises a number of character zones each having distinctive attributes that contribute to the general character of the wider conservation area. The oldest buildings are located around the green with examples including a mid-seventeenth century terrace, a number of early nineteenth century Georgian buildings and groups of later mid to late nineteenth century terraces. To the south and southeast the terrace groups take on a residential character and date predominantly from the mid to late nineteenth century following the arrival of the railway in 1850. The mid nineteenth century St. Jude and St. Paul's Church, located on the corner of King Henry's Walk and Mildmay Grove North is an important landmark building in the area. Newington Green is also an important area of open and green space within the conservation area.

The green itself has a colourful social history, including associations with many Dissenters during the English Civil War. Another notable resident was Dr. Richard Price (1723-91), who arrived in 1758 as minister to the Nonconformist church. Taking up residence at number 54, Price's arrival set Newington Green's reputation as a centre for radical thinkers and social reformers. Americans such as Benjamin Franklin, Thomas Jefferson and second President John Adams, philosophers David Hume and Adam Smith and early feminist Mary Wollstonecraft were all visitors to number 54 Newington Green. Price had been corresponding with Benjamin Franklin since 1767 and his published works had made him friends among the American colonists. In February 1776 Price published *Observations on the Nature of Civil Liberty, the Principles of Government, and the Justice and Policy of the War with America*, in support of the American rebels. Sixty thousand copies were eventually sold. Several historians credit Price as a huge influence on the American Constitution and it is likely that Price's writings inspired Thomas Paine to name the new country as the United States of America. Price turned down an invitation from the Congress to go to America and organize the financial administration of the newly formed United States. He received the degree of Doctor of Divinity from Yale College in 1781.





Map showing the Newington Green Conservation Area boundary (as extended on 3 March 2014 - tbc). The red star marks the location of the main area of open space at Newington Green.

# Part 1: Conservation Area Character Appraisal

## Introduction

### Background

#### *Purpose*

1. The purpose of this statement is to provide a detailed account of the Newington Green Conservation Area and of Islington Council's approach to its preservation and enhancement. It is intended to guide all those involved in ongoing change in the area, and will be used by the council in assessing the design of future development proposals.

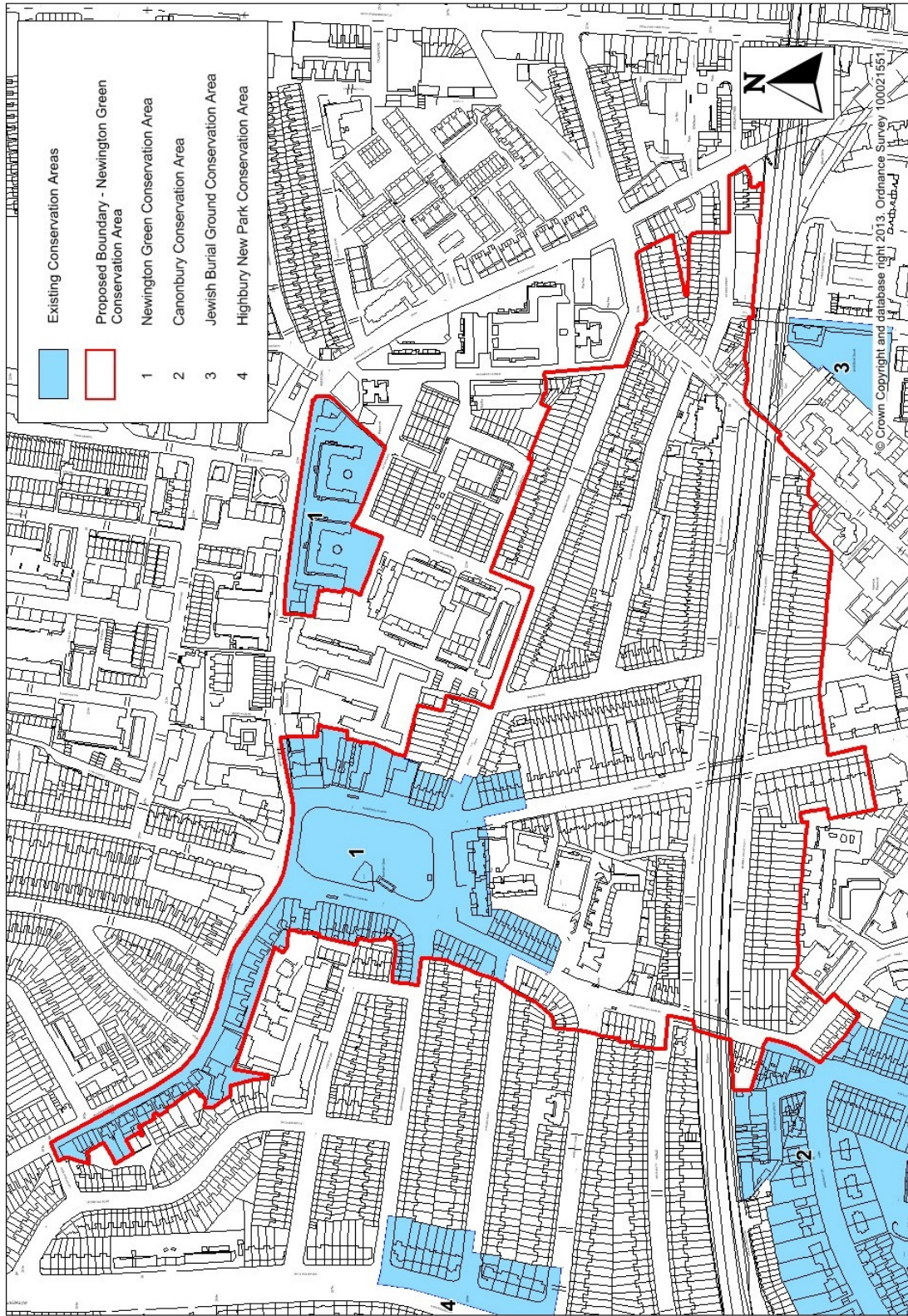
#### *Location*

2. The Newington Green Conservation Area is located in the northeast of the borough close to its boundary with the London Borough of Hackney. The majority of the conservation area is located to the southeast of the green and extends from Newington Green Road in the west to St Jude Street in the east. A long narrow strip also extends northwest from the green along Green Lanes, which captures those buildings located on the south side of the street as far as Leconfield Road. To the east of the green is a small detached pocket located on the south side of Matthias Road which includes a number of nineteenth century buildings and two mid-twentieth century council blocks (Congreve House and Patmore House).

#### *Description*

3. The Newington Green Conservation Area (Figure 1) comprises a number of character zones ( Figure 79) each having distinctive attributes that contribute to the general character of each. The oldest buildings are located around the green with examples including a mid-seventeenth century terrace, a number of early nineteenth century Georgian period buildings and groups of later mid to late nineteenth century buildings. To the south and southeast the terrace groups take on a residential character and date predominantly from the mid to late nineteenth century following the arrival of the railway in 1850. The mid nineteenth century St. Jude and St. Paul's Church, located on the corner of King Henry's Walk and Mildmay Grove North is an important landmark building in the area. Newington Green is also an important area of open and green space within the conservation area.





**Figure 1** Map showing extent of the Newington Green Conservation Area pre-2014 and the boundary extension as designated in March 2014(tbc) (marked by the red line). Note that other conservation areas in the vicinity are also shown.

## *Planning history*

4. The Newington Green Conservation Area was originally designated on 28 July 1970 under the Civic Amenities Act 1967. The conservation area was subsequently extended in September 1992 to include numbers 7 to 33 (odd) Green Lanes, numbers 80 to 90 (even) Mildmay Park, numbers 108 to 128 (even) and numbers 125 to 141 (odd) Newington Green Road (and the Alliance Club to the rear of China Inland Mission). The conservation area was extended further in September 2004 to include the south side of Green Lanes (as far as its junction with Leconfield Road) and a small detached area located on the south side of Matthias Road. The site of the former Alliance Club was also removed from the conservation area given that this building had been demolished in 2004. In 2004, the London Borough of Hackney also designated the Newington Green North Conservation Area, which adjoins the northern edge of Newington Green and includes the Nonconformist (Unitarian) church.

## **Report structure**

5. This statement covers the extended Newington Green Conservation Area boundary as designated on **3 March 2014 (tbc)**. The previously existing and new boundaries are shown in Figure 1.
6. This statement contains three distinct parts. Part 1: Conservation Area Appraisal contains an introduction, followed by an outline history of the area. A broad appraisal of the character and appearance of the area is also included, with particular reference to the range of building typologies, materials and historic details found in the area, open space, gardens and trees and archaeological potential. A description of each character zone is also provided with specific reference to architectural and historic qualities, views and streetscape, the character and relationship of public and green spaces, and any elements that detract from the character of the conservation area. An audit of heritage assets including listed buildings; locally listed buildings; important unlisted buildings and/or building groups; and areas of identified archaeological potential is also included.
7. Part 2: Conservation Area Design Guidelines contains relevant council guidance, which should be followed when contemplating future works within the conservation area.
8. Part 3: Conservation Area Management Proposals sets out relevant policies and strategies to ensure that development pressure is managed in a way that protects the identified character and special interest of the conservation area.

## Legislation & planning policy

### *Relevant legislation*

9. The statutory definition of 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*. A conservation area normally has listed buildings and groups of other notable buildings, open space, or an historic street pattern that make a positive contribution to the area as their focus. An urban space or features of archaeological interest may also contribute to the special character or significance of an area. It is, however, the character of areas, rather than individual buildings that such a designation seeks to preserve or enhance. The most recent legislation dealing with conservation areas is the *Planning (Listed Buildings and Conservation Areas) Act, 1990* (conservation areas are designated under the provisions of Sections 69 to 70 of this Act).
10. Conservation area designation brings with it additional planning controls, control over demolitions and the protection of trees. Section 72 of the Act places a duty on the council and other decision makers to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of conservation areas. This includes exercising control over development proposals that are outside the conservation area but would affect its setting, or views into and out of the area.
11. Once a conservation area is designated the council has a statutory obligation to:
  - From time to time, publish proposals for the preservation or enhancement of the character and appearance of the conservation area.
  - Pay special attention to preserving or enhancing the character of the area when considering planning proposals affecting the area.
12. This statement broadly follows the format of the English Heritage guidelines for the designation of conservation areas, which are set out in *Understanding Place: Conservation Area Designation, Appraisal and Management*, March 2011 (revised June 2012).

### *National policy and guidance*

13. The *National Planning Policy Framework* (NPPF) published in March 2012 provides national government policy on conserving and enhancing the historic environment. This includes the following provisions (Policy 12) on conservation areas (Paragraph 127):

*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of*

*conservation is not devalued through the designation of areas that lack special interest.*

Paragraphs 137 and 138 are also of direct relevance to conservation areas.

14. Following the publication of the NPPF, *Planning Policy Statement 5* (PPS5) was deleted. The Practice Guide attached to PPS5, however, remains a valid and Government endorsed document pending Government's review of guidance supporting national planning policy as set out in its response to the select committee report. Note that the PPS5 Practice Guide will be replaced by National Planning Practice when the latter is formally adopted. The references in the document to PPS5 policies are obviously now redundant, but the policies in the NPPF are very similar and the intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF. The historic environment planning practice guide to PPS5 – *Planning for the Historic Environment* (2010) provides the guidance for the national policy on the protection of the historic environment. Paragraph 14 states that:

*Conservation areas will be designated if they are of special historic or architectural interest, the character and appearance of which it is desirable to preserve or enhance*

15. Throughout this report the word 'significance' has consistently been used in place of 'special interest'. While significance is the predominant term in the NPPF the *Planning (Listed Buildings and Conservation Areas) Act 1990* uses the term special interest when describing the important qualities and features of heritage assets including conservation areas.
16. *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage, 2008) provides guidance on conservation principles. Paragraph 25 states that:

*Conservation areas will continue to be designated at local level, alongside non-statutory local designations, and much of the archaeological resource will continue to be managed by policy, rather than designation.*

17. *Understanding Place: Conservation Area Designation, Appraisal and Management* (published by English Heritage in 2011), provides guidance for local authorities and others on buildings within conservation areas. Paragraph 3.4 states:

*Guidance (both published and available online), which explains why the area has been designated, what constraints and opportunities result from designation, and what policies the local authority has adopted will*

*help home owners, businesses and developers understand how the community wants the area to develop.*

18. *Valuing Places: Good Practice in Conservation Areas* (published by English Heritage in 2011) provides a good practice guide for conservation areas using existing conservation areas as case studies, it states that:

*Actively managed, conservation areas are a highly effective and popular way of protecting the character of places. (Page 3)*

#### *Local policy and guidance*

19. The Development Plan is comprised of the *London Plan - Spatial Development Strategy for Greater London* (2011), *Islington Core Strategy* (2011), *Islington Development Management Policies* (2013), and *Site Allocations and Finsbury Local Plan* (2013).

20. The *London Plan* is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20 to 25 years. Policy 7.8 of the *London Plan* relates to heritage assets and archaeology, and states, in part D:

*Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail*

21. Policy CS9 of *Islington's Core Strategy* (2011) sets out the council's strategic policies on protecting and enhancing *Islington's* built and historic environment. Part B states:

*Active management of conservation areas will continue through a programme of proactive initiatives for the conservation-led regeneration of historic areas, and potential designation of new conservation areas.*

22. Policy DM2.3 of *Islington's Development Management Policies* (2013) outlines the council's heritage policies. It states that:

#### *B. Conservation areas*

- i) *The council will require that alterations to existing buildings in conservation areas conserve or enhance their significance. Similarly, new developments within Islington's conservation areas and their settings are required to be of high quality contextual design so that they conserve or enhance a conservation area's significance. Harm to the significance of a conservation area will not be permitted unless there is a clear and convincing justification.*



*Substantial harm to the significance of a conservation area will be strongly resisted.*

- ii) The council will require the retention of all buildings and structures, which make a positive contribution to the significance of a conservation area. The appropriate repair and re-use of such buildings will be encouraged. The significance of a conservation area can be substantially harmed over time by the cumulative impact arising from the demolition of buildings, which may individually make a limited positive contribution to the significance of a conservation area. Consequently, the loss of a building, which makes a positive contribution to a conservation area will frequently constitute substantial harm to the significance of the conservation area.*
- iii) The council will resist the loss of spaces, street patterns, views, vistas, uses, trees, and landscapes, which contribute to the significance of a conservation area.*
- iv) The council will use its statutory powers to ensure that buildings and spaces within conservation areas that are at risk from neglect or decay are appropriately maintained and repaired.*
- v) Planning applications are required to include a Heritage Statement, which demonstrates a clear understanding of the significance of any heritage assets affected by proposals and the impact on their significance.*



## Historical development

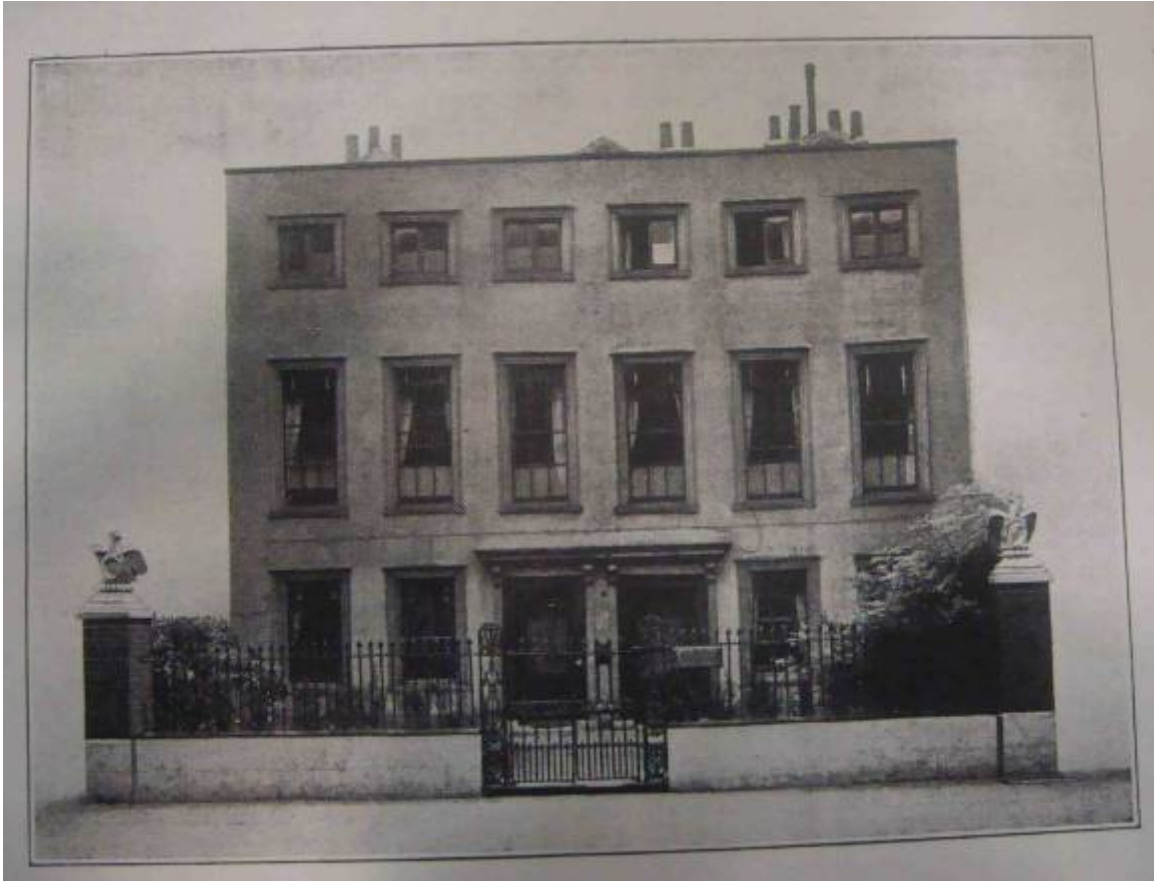
### Origins

23. Newington Green started as a small clearing in the Middlesex Forest. First mentioned by name in 1480, it was fringed on at least three sides by cottages, homesteads and crofts. The north side, all copyhold properties, was divided between the manors of Stoke Newington and Brownswood in South Horney. The remaining sides were mainly free and copyhold properties of Highbury Manor. The area became a popular aristocratic retreat for hunting wild boar, deer and bulls, which roamed in the forest surrounding the green. Henry VIII is believed to have had a hunting lodge on the south side of Newington Green.<sup>1</sup>
24. King Henry's Walk still exists and many other local street names reflect Newington Green's Tudor associations.
25. The large fields surrounding Newington Green were leased to London butchers to fatten cattle before slaughter. By 1541 there was a common well on the green and houses are recorded on the northern side. Richard Heard, a London butcher, acquired two houses, a cottage, and 10 acres on the north side of Newington Green from William Patten in 1570. Heard probably lived in Brownswood Manor sited in 28 acres of meadow and woodland immediately to the north of Newington Green. The New River, constructed to bring a supply of fresh water to London, was completed in 1613 and flowed past Newington Green to the west along what is now Petherton Road. By 1614 there was an inn at Newington Green, possibly the green Man, which was recorded in 1668.<sup>2</sup>
26. William Halliday (1565-1623), Alderman of the City of London, held the Mildmay Estate to the south and southeast of Newington Green in 1611. He had a capital messuage (home, outbuildings and land) with a two acre orchard and garden enclosed with a brick wall and 44 acres occupied by him, together with three tenements or cottages. The main house, which stood on the south side of the green, was of at least six bays and probably three storeys. The estate passed to Sir Henry Mildmay in 1619 when he married Ann Halliday, the daughter and heir of Alderman Halliday. The Halliday (Mildmay) estate, with four houses in addition to the main house (Mildmay House — Figure 2) in 1622, had about seven dwellings in 1649. In 1637 four houses on the estate were let to repairing leases and some very old houses were sold for improvement. The Mildmay Estate had about seven dwellings in 1649 plus the main house. In 1673 four houses on the estate, which lay mainly south and southeast of the green, were let on repairing leases and some older houses were sold for improvement.

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<sup>1</sup> Allardyce, Alex, *The Village that Changed the World: A History of Newington Green London N16* (Newington Green Action Group), p1

<sup>2</sup> Ibid, p3



**Figure 2** Mildmay House, 9-10 Newington Green (demolished circa 1960s)  
Source: Islington Local History Centre

## Seventeenth and eighteenth centuries

27. Gloucester House, a three-storey building of four bays (the future home of Samuel Rogers) located in the southwest corner of Newington Green was built in the early seventeenth century – probably as a pair of houses (Figure 3 – this is now the site of numbers 56 to 61 Newington Green constructed circa 1880s). It was inherited by the Fisher family from Sir Thomas Fowler in 1657. The Fisher/Fowler family were involved in property development in the Lincoln's Inn Fields area from 1613, where Inigo Jones was also building at the same time. This family link between Newington Green and Lincoln's Inn Fields may explain the extraordinary appearance of the terrace built just to the north of Gloucester House a year after Sir Thomas Fowler's death.<sup>3</sup> This historic terrace survives as numbers 52 to 55 Newington Green (Figure 3 and Figure 4) and is a good example of speculative building in London before the Great Fire.<sup>4</sup> The terrace of four brick houses comprising three storeys with basements and garrets was built

<sup>3</sup> Allardyce, Alex, *The Village that Changed the World: A History of Newington Green London N16* (Newington Green Action Group), p4

<sup>4</sup> Cherry and Pevsner, *The Buildings of England - London 4: North* (Yale University Press) p695

in 1658, during the Commonwealth, when relatively little building work was carried out due to the economic consequences of the Civil War. The terrace is also a rare survivor of pre-Great Fire of London suburban development. It replaced a copyhold house, garden, orchards and outhouses belonging to Hugh Thomas. Possibly built by Thomas Pidcock, the terrace of four houses is divided, above stringcourse level, into eight bays by giant order Tuscan pilasters between the first and second floor windows. This was a new façade treatment introduced from Italy by Inigo Jones prior to the Civil War. Each house originally had a gable although number 54 now has a full top storey added in the first half of the eighteenth century. This terrace group was restored between 1987 and 1996.<sup>5</sup>

28. Sir Henry Mildmay's support of Parliament during the Civil War and the rare construction of the terrace on Newington Green during Cromwell's Commonwealth suggest that some of Newington Green's Dissenting population could have been in place by the start of the Civil War in 1642. Its 'convenient but secluded' distance from the City of London is a likely explanation for the hamlet's growing Nonconformist reputation. Several Dissenting ministers, dismissed from their livelihood by the Act of Uniformity (1662), found a haven from persecution at Newington Green. Preaching would take place in secret and, forced to find another source of income, they set up alternative universities or Dissenters' academies for those excluded from Oxford and Cambridge by their refusal to swear conformity to the Church of England. The most influential of the Dissenting academies was founded by Charles Morton (1626-92) in 1667, probably on the site of the current Unitarian Church on the north side of the green (London Borough of Hackney). Other Dissenting academies included that established by Theophilus Gale (1628-78) in 1665.<sup>6</sup>
29. At the same time that the academies were encouraging study and piety at Newington Green, just to the south, John Ball kept a 'house of entertainment' providing bull baiting and other brutal sports at a boarded house called The Salutation. A large pond nearby, which remained until around 1800, was used by duck hunters, gaining the name Ball's Pond.
30. By the 1690s, six houses were built at the northeast corner of the green next to a farmhouse, which in 1663 belonged to Joan Nubler. The existing building at number 35 Newington Green (located just across the borough's boundary in the London Borough of Hackney) is possibly one of these houses as it contains timbers dated to this period.<sup>7</sup>

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<sup>5</sup> Allardyce, Alex, *The Village that Changed the World: A History of Newington Green London N16* (Newington Green Action Group), p5

<sup>6</sup> *Ibid*, pp6-8

<sup>7</sup> *Ibid*, p10



**Figure 3** Circa 1870 view of Gloucester House (centre-left of picture, now demolished). Note Newington Green in the foreground and numbers 52-55 Newington Green (centre-right of picture), which were completed in 1658  
Source: Islington Local History Centre



**Figure 4** Extract from the Rocque map of 1741 showing Newington Green and the extent of buildings around the green at this time. Note that numbers 52-55 Newington Green (arrowed - constructed 1658) are shown in this map. Mildmay House (demolished circa 1960s) and grounds are also highlighted (white circle)  
Source: Islington Local History Centre

31. Development continued at Newington Green and around 1700 a three-storey house was built on the northwest corner at what is now 42 Newington Green (located to the north of the borough's boundary in the London Borough of Hackney). A wrought iron garden gate, the only remnant of this building now remaining on the green, was erected around 1715. The house was owned by James Browning in 1821 when he purchased 9 acres of the Pultney Estate which was adjacent to the house, and a strip of land to the rear of the house which ran down the newly built Albion Road (to the north of Newington Green).
32. At the beginning of the eighteenth century, Newington Green was still little more than a cluster of large houses around the green. Sir Thomas Halton was living at Gloucester House at the southwest corner by 1717. The Weavers Arms Inn was on the west side by 1725, probably established in 1716.<sup>8</sup>
33. To the east of the green, the Coach and Horses Inn stood by 1721 in the lane, which later took its current name (now Matthias Road). To the south, behind Mildmay House on the site of the current Besant Court, the Spring Gardens Inn, built before 1725, was known as Spring Gardens Coffee House by 1765.
34. Additional houses had also been built on the west side of the green, to the north of numbers 52 to 55 (consecutive) Newington Green, including number 44 where Samuel Wright, local philanthropist, lived from 1727. Other residents of Newington Green included Robert Whithead who was minister to the church (1732-36) and was living at number 55 in 1736, and Abraham Price the first manufacturer of wallpaper in England. The buildings at numbers 46 and 47 Newington Green, date from this period. They are likely to have originally been one house, which formed half of a symmetrical pair. The other half of this composition was demolished in the early twentieth century to make way for a new frontage to the China Inland Mission. These buildings originally had a front garden courtyard with pedimented stable blocks to the side. The surviving building was likely divided in two and the existing shops built in the front garden during the Victorian period.
35. In 1740 the Mildmay Estate on the south side of the green included three brick houses; one historic property (at this time), another used as a stable, and one to the southeast corner of the green by the passage to Kingsland, formerly called the workhouse and later converted into a dwelling. In 1742 the 'wildness' of the green was tamed with the introduction of a rail around its perimeter. Grass plots and gravel walks (in a cruciform pattern) were also laid out at this time. Later surveys show not only this cruciform arrangement but additional paths crossing the corners. It was not until the local council's acquisition of the ground in 1876 that the layout became more elaborate, with curving paths, public amenities, shrubberies, plane trees and circular flowerbeds.<sup>9</sup>

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<sup>8</sup> Allardyce, Alex, *The Village that Changed the World: A History of Newington Green London N16* (Newington Green Action Group) p13

<sup>9</sup> *Ibid*, p18



36. Dr. Richard Price (1723-91) arrived at Newington Green in 1758 with his wife Sarah, to become minister to the Nonconformist church. Taking up residence at number 54, Price's arrival set Newington Green's reputation as a centre for radical thinkers and social reformers. Americans such as Benjamin Franklin, Thomas Jefferson and second President John Adams, philosophers David Hume and Adam Smith and early feminist Mary Wollstonecraft were all visitors to number 54 Newington Green. Price had been corresponding with Benjamin Franklin since 1767 and his published works had made him many friends among the American colonists. In February 1776 Price published *Observations on the Nature of Civil Liberty, the Principles of Government, and the Justice and Policy of the War with America*, in support of the American rebels. Sixty thousand copies were eventually sold. Several historians credit Price as a huge influence on the American Constitution and it is likely that Price's writings inspired Thomas Paine to name the new country as the United States of America. Price turned down an invitation from the Congress to go to America and organize the financial administration of the newly formed United States. He received the degree of Doctor of Divinity from Yale College in 1781.<sup>10</sup> In 1789, Price preached a sermon praising the French Revolution. He argued that British people, like the French, had the right to remove a bad king from the throne.
37. Richard Price died on 19 April 1791 and was buried at Bunhill Fields where the sermon was preached by Joseph Priestley, scientist, philosopher and Unitarian minister.
38. Mary Wollstonecraft followed her *Vindication of the Rights of Men* with *A Vindication of the Rights of Women* in 1792. She deplored the regulation of women to a state of ignorance and dependence and demanded 'Justice for one half of the human race.'<sup>11</sup> Wollstonecraft's second daughter, Mary, married poet Percy Shelley in the early nineteenth century and became a famous author with her works including the novel *Frankenstein*.
39. Samuel Rogers (1763-1855) was born at 52 Newington Green. His father, Thomas Rogers, the son of a glass manufacturer from Stourbridge, was a merchant in Cheapside, London. Thomas joined the family business in London and in 1760 married Mary Radford, the daughter of his father's partner, Daniel Radford. The Radford family came from a long line of Dissenters and had settled at 52 Newington Green in 1731 where they also joined the congregation of the church.<sup>12</sup> Samuel was their third of eleven children. In 1767 the family moved to 56 Newington Green, the house formerly occupied by Sir Thomas Halton, which sat at the southwest corner of the green until its demolition in 1881. The community was close; Thomas Rogers, Dr Richard Price and James Burgh

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<sup>10</sup> Allardyce, Alex, *The Village that Changed the World: A History of Newington Green London N16* (Newington Green Action Group) pp19-20

<sup>11</sup> Ibid, p21

<sup>12</sup> Ibid, p23

formed a dinner club, which rotated around their houses. Samuel was educated at Dissenter academies in Newington Green and Hackney and at his father's request joined the banking business in Cornhill. Due to ill health Samuel took long breaks from the banking business and spent time studying English literature. After a series of essays, published in the *Gentleman's Magazine* in 1781, he anonymously published his first collection of poems, *Ode to Superstition with some other Poems* in 1786.<sup>13</sup> Samuel Rogers was an early supporter of the young Charles Dickens who was introduced to the intellectual society through the famous breakfasts. Dickens dedicated *The Old Curiosity Shop* to Rogers when it was published in 1841 and also based the character of Grandfather Smallweed in *Bleak House* on the old poet in 1853.<sup>14</sup>

## Nineteenth century

### *Early nineteenth century*

40. The famous poet, Anna Laetitia Barbauld (1743-1825, nee Aikin) had arrived at the green in 1802 with her husband Rochemont Barbauld, the new minister at the church. John Nelson's *A History of London* (1811) gives an insight into life on the green at the time: 'Newington Green forms a square of respectable houses, chiefly inhabited by gentlemen and merchants . . . On the south side of the green are the remains of an old house, now converted into two, one of which is called Mildmay House Boarding School, and is kept by Mrs Moate.'
41. Cromwell Lodge, located at number 30 Newington Green dates from the early nineteenth century. At the northeast corner of the green, numbers 31 and 32 were built in 1809 (Figure 7 and Figure 8). This pair of Georgian period houses are likely built on the site of Bishop's Place (Tudor period building now demolished with possible associations with Henry VIII - Figure 5 and Figure 6) and comprise three storeys with arched ground floor windows and delicate first floor iron balconies. Both houses have slightly later Regency side extensions.
42. William Hone (1780-1842) author, pamphleteer and radical bookseller, lived in the house formerly occupied by Dr. Richard Price at number 54 Newington Green. His bookshop was in Old Bailey, almost opposite Newgate Prison where public executions were held in the street in front of the prison. Forgery was a common offence at this time, for example, the artist George Cruickshank witnessed two woman hanged for passing forged £1 notes on. Cruickshank was appalled by this act and designed a satirical parody of a £1 note, adorned with symbols of the scaffold and signed 'J. Ketch'. The notes were published by William Hone, incensing the directors of the Bank of England.<sup>15</sup>

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<sup>13</sup> Allardyce, Alex, *The Village that Changed the World: A History of Newington Green London N16* (Newington Green Action Group) p25

<sup>14</sup> Ibid, p26

<sup>15</sup> Ibid, p31

43. The Weavers Arms, located to the south of the green on the east side of Newington Green Road was likely rebuilt as a square detached house set back from the road in the early 1820s. During the 1830s, horse buses running from Newington Green to London were common. Around 1840 Newington consisted of a few good houses, which stood facing the green, with gardens and fields of waving corn behind.<sup>16</sup>



**Figure 5** Extract from Milne map of 1800 showing Newington Green (marked by white star) and the extent of the hamlet at this time. Note that the historic road alignments of Green Lanes (white arrow), Matthias Road (formerly Coach and Horses Lane – red arrow) and Newington Green Road (red line) are evident at this time.

Source: Islington Local History Centre

<sup>16</sup> Allardyce, Alex, *The Village that Changed the World: A History of Newington Green London N16* (Newington Green Action Group), pp32-33



**Figure 6** Bishop's Place formerly located on the site of nos. 31 and 32 Newington Green. It is unknown when this Tudor period building was demolished.  
Source: Islington Local History Centre



**Figure 7** Extract from Burdekin's map of 1828 showing development around Newington Green at this time. Note that numbers 31 and 32 Newington Green (arrowed) are shown in this map.  
Source: Islington Local History Centre





**Figure 8** Numbers 30 (right of picture), 31 (centre) and 32 (left) Newington Green circa 1970. Note that numbers 31 and 32 were constructed 1809 (with later Regency side additions).

*Mid nineteenth century: Arrival of the railway*

44. Nineteenth century development was linked to the improvement in transport to the area. In 1850, the railway arrived with trains operated by the North London Railway Company on this line. Canonbury Station opened in 1858 to the east of its current location as Newington Road and Balls Pond Station. The station relocated to its current location in 1870 and was renamed Canonbury Station.<sup>17</sup> Mildmay Park Station opened in 1880 (this was subsequently closed in 1934<sup>18</sup>). Mildmay Park Station was a late addition to the North London line to cater for the newly created residential area. The station building was located on the east side of Mildmay Park between Mildmay Grove North and Mildmay Grove South with one entrance on Mildmay Park and another on Mildmay Grove North. A covered bridge spanned the four tracks with steps down to the three platforms. When the station opened it catered mainly for commuters going to the City. Passenger

<sup>17</sup> [www.disused-stations.org.uk/c/canonbury/index.shtml](http://www.disused-stations.org.uk/c/canonbury/index.shtml) (updated April 2010) accessed 26 September 2013

<sup>18</sup> [www.disused-stations.org.uk/m/mildmay\\_park/index.shtml](http://www.disused-stations.org.uk/m/mildmay_park/index.shtml) (updated April 2010) accessed 26 September 2013



numbers declined rapidly with the arrival of electric trams and local residents gradually switched from working in the City to working in local industries. Mildmay Park was reduced to a peak hours only service with closure coming in 1934. The street level building survived until 1987.

45. As noted, the railway brought new housing development on the fields surrounding Newington Green. Shirley Hibberd, a local naturalist, recorded in 1864: 'The nightingales have been singing ... this season as gaily as ever, and bees are thriving amazingly, yet all around us the builders are drawing a close corden of bricks ... the hedgerows are entirely gone, the groves of limes are thinned and their sites marked for houses, and in place of clover fields and florists' grounds ... there are myriads of villas rising on every hand.'<sup>19</sup>

#### *Mid to late nineteenth century: Residential development*

46. The Mildmay Estate to the southeast was leased for building in the 1840s. New roads were laid across the estate at this time.<sup>20</sup> In the early 1850s residential development commenced at Mildmay Park, Mildmay Grove and Mildmay Street (Figure 9) to the south and east of the green. St Jude's Church (Figure 18) was constructed in 1858 in King Henry's Walk, complimented by a Wesleyan Chapel in Mildmay Park in 1862. By the mid 1850s Mildmay Park, running from the southeast corner of the green to Ball's Pond Road was lined with pairs of substantial stuccoed houses of three storeys, with side porches and basements (Figure 10). At this point, Mildmay Street was partially built up and the lines of Mildmay Grove North and Mildmay Grove South had been laid out on either side of the rail line, which was completed in 1850. In the northeast corner of the parish some small streets were built up with terraces between King Henry Street and Boleyn Road, and extended a little west and north of King Henry Street as Arundel Street, Suffolk Place, and Arundel Grove.
47. By 1851 inhabitants of the green included William Browning, an oil merchant who lived in the large house at number 42 Newington Green between 1841 and 1851. Dr. Robert Brett, the High Church medical practitioner, and his thirteen servants also lived at the green. Brett paid for the nearby church of St Matthias (built circa 1849-53 to designs by William Butterfield), which became known as one of London's foremost High Churches.<sup>21</sup> This was built at the same time as his more famous All Saints Margaret Street, St Marylebone. Both are of brick, designed for an urban setting.<sup>22</sup>

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<sup>19</sup> Allardyce, Alex, *The Village that Changed the World: A History of Newington Green London N16* (Newington Green Action Group), p34

<sup>20</sup> [www.british-history.ac.uk/report.aspx?compid=9354](http://www.british-history.ac.uk/report.aspx?compid=9354) (Islington – Growth: Newington Green and Kingsland) accessed 7 October 2013

<sup>21</sup> Allardyce, Alex, *The Village that Changed the World: A History of Newington Green London N16* (Newington Green Action Group), p33

<sup>22</sup> Cherry and Pevsner, *The Buildings of England - London 4: North* (Yale University Press) pp59-60

- 48. Between 1855 and 1858 the streets to the north of the green, east of Albion Road were laid out (now located in the London Borough of Hackney local government area).
- 49. The Wesleyan Chapel in Mildmay Park was constructed in 1862 (demolished circa 1960s). Beresford Road and Grosvenor Avenue (located to the west of Newington Green Road) were also built over the former brickfields at this time.



**Figure 9** Extract from Dower's map of 1853. Note that the earliest phase of residential development has occurred on Mildmay Park (arrowed) at this stage. Source: Islington Local History Centre



**Figure 10** Mildmay Park circa 1904 looking north towards Newington Green (centre-left of picture)  
Source: Islington Local History Centre



**Figure 11** Numbers 6-22 Mildmay Road, constructed circa 1860s (demolished circa 1960s)  
Source: Islington Local History Centre





**Figure 12** St. Jude Street (formerly John Street) circa 1960s. Note that a substantial part of the terrace located on the south side of St Jude Street (right of picture and arrowed) was demolished circa 1960s and replaced by an area of open space adjoining the rail line.  
Source: Islington Local History Centre

50. In the 1860s building was extended over most of the Mildmay Estate, which was sold in lots in 1859, and spread west of Newington Green Road. Mildmay Grove was built up on both sides with three-storeyed stucco terraces with porticos and basements. Mildmay Road had similar terraces, except east of King Henry Street where Mildmay Villas (demolished circa 1960s) contained two-storey pairs with basements, side porches and stuccoed pilasters (Figure 11). Infilling had taken place between John (later St Jude's) Street and the rail line to the south, with two-storey terrace houses opening straight onto the street but with some stucco decoration (Figure 12). By 1865, terraces comprising three storeys had been built in King Henry's Walk, with those built on the northwest side of the Walk constructed in a similar style to those on Mildmay Road. Between Mildmay Road and Mildmay Grove North, terraces comprising two-storeys with basements and stucco dressings were built along Wolsey Road and Queen Margaret's Grove. To the north of Mildmay Road, the small terraces on Woodville Grove were also constructed together with the southern end of Woodville Road (both

demolished circa 1960s). To the north, the ground was still undeveloped as far as those buildings on Matthias Road.<sup>23</sup>

51. Most of the land north of the railway and east of the New River belonged to the Maseres Estate, and was bought in 1852 by Henry Rydon, who began laying out Highbury New Park. The land east of the river, which included Dells Farm, was mainly brickfields until 1862, when Rydon began to lay it out, extending Grosvenor Road (later Avenue) eastward across the New River to Newington Green Road, and similarly extending Beresford Terrace as Beresford Road, which incorporated Dells Farm on its north side. By 1865 a few terraced houses stood at the east end of Grosvenor Road (on both sides) and Beresford Road, on the south side. At this stage, new terraces of shops fronting Newington Green Road had been constructed between the railway and Beresford Road. In 1859 Rydon also bought the house and grounds of the property later known as Gloucester House, that had previously belonged to Samuel Rogers as well as the area to the immediate east of the New River adjoining Green Lanes to the north.
52. Building continued on Rydon's Estate throughout the 1860s and 1870s. Two terraces of shops were built at the southwest and southeast junctions of Grosvenor and Wallace roads in 1867 and 1868 respectively. In addition, houses had been constructed at the eastern end of Grosvenor Road by 1870. These houses comprised three-storeys with basements and were more modest than those at the Highbury end. The railway station was moved from Newington Green Road to Wallace Road in 1870, and houses on the north side of Grosvenor Road to the west of Wallace Road were built as far as the New River by 1872, although the south side was not completed until 1880. Beresford Road was completed in 1871, and the terraced shops between Beresford and Ferntower roads were built in 1868.
53. Building in Ferntower and Pyrland roads located to the west of the green began in 1869. By 1874, 28 houses on Ferntower Road were occupied with the remainder completed circa 1877. The first houses were in a classical style similar to those on Grosvenor Road. In 1870, building began at the southern end of Petheron Road with numbers 2-10 (even) completed by 1872. Leconfield and Poet's roads were laid out in 1873. By 1877 Leconfield Road was almost filled with terraces comprising two-storeys with basements, and Poet's Road was built up between Patherton and Leconfield roads. On the west side number 1 was detached and nearby houses were also well spaced. The eastern side was completed by 1880, with shops at the northern end by the junction with Green Lanes. Most of the western side was filled by 1882. These changes are evident when comparing the Ordnance Survey maps of 1873 and 1894. The 1873 version (Figure 18) shows that development had occurred along the southern part of Beresford Road and on both sides of Grosvenor Avenue at this time, with some development at the eastern end of Ferntower Road. This has changed

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<sup>23</sup> [www.british-history.ac.uk/report.aspx?compid=9354](http://www.british-history.ac.uk/report.aspx?compid=9354) (Islington – Growth: Newington Green and Kingsland) accessed 7 October 2013



radically in the 1894 version (Figure 19) of the map, whereby Poets Road, Pyrland Road and Leconfield Road have all been developed by this stage.

54. In 1866, the small Mildmay Cottage Hospital located to the south of Mildmay Road, was run by the nursing branch of the Mildmay Deaconess Institution, a group of Christian women led by the Vicar of St. Jude's, the Reverend William Pennefather (1816-1873). In 1871, the Mildmay Mission built its conference hall and the adjoining Deaconess house in Newington Green and a new hospital, built in the centre of the compound to replace the former cottage hospital, was built in 1883. The compound was located to the south of the green between Newington Green Road and Mildmay Park (Figure 19). The building was provided by Lady Hay in memory of her son and of Reverend Pennefather and was called the Mildmay Memorial Cottage Hospital. Mildmay House (Figure 13), which was a former boarding school located at numbers 9 and 10 Newington Green, became the Nurses' Home in 1885, along with buildings at the rear of Mildmay Grove North. The grounds behind Mildmay House remained open until 1869. In 1908 it was decided to drop the word Cottage from the name because of recruiting difficulties (nurses apparently did not want to work in cottage hospitals). During the First World War the Hospital offered 23 of its beds to the War Office for use by wounded servicemen. An appeal for funds in 1920, so that the Hospital could be reconstructed for the 'new poor', to provide 110 beds appears to have failed, as by 1944 it treated mainly private patients. At this time it had 47 beds, 12 of which had been added since 1938 for special cases. During the Second World War the area suffered extensive bomb damage, although the Mildmay compound itself survived unscathed. The Hospital joined the National Health Service (NHS) in 1948 under the control of the Archway Group Hospital Management Committee, part of the Northwest Metropolitan Regional Health Board. The Hospital closed in 1958 and was later demolished eventually being replaced by a council housing blocks (Hathersage Court and Besant Court) in the 1950s and 1960s.<sup>24</sup> The Mildmay Mission was reformed and now carries out pioneering work with HIV/AIDS in the United Kingdom and Africa. A memorial stone to Pennefather can be seen in the wall abutting the sunken children's play area behind Hathersage Court (constructed in the 1960s) which was the site of the former Conference Hall.<sup>25</sup>
55. The green itself was bought by Islington vestry and laid out as a park after complaints in 1874 about its condition.<sup>26</sup> In 1876 the Centre of Newington Green was fenced and laid out as a garden by the Metropolitan Water Board (Figure 14).

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<sup>24</sup> [www.ezitis.myzen.co.uk/mildmaymemorial.html](http://www.ezitis.myzen.co.uk/mildmaymemorial.html) accessed 8 October 2013

<sup>25</sup> Allardyce, Alex, *The Village that Changed the World: A History of Newington Green London N16* (Newington Green Action Group), p35

<sup>26</sup> [www.british-history.ac.uk/report.aspx?compid=9354](http://www.british-history.ac.uk/report.aspx?compid=9354) (Islington – Growth: Newington Green and Kingsland) accessed 7 October 2013



**Figure 13** Mildmay House (centre of picture) circa 1942. Note that it formed part of the Mildmay Memorial Hospital at this time.  
Source: Islington Local History Centre

56. By the 1880s the few remaining spaces were filled. Poet's Road was extended to Ferntower Road by I. Edmondson and a terrace located on its north side was completed by 1883. The remainder was soon completed and Dalston synagogue (now demolished) was added in 1885. Edmondson also added shops to two of the four seventeenth century houses to the west side of the green (numbers 52 to 55) circa 1880 to 1882 with the other two being adapted for commercial use. He also replaced Gloucester House with a terrace of shops with housing above (numbers 56 to 61 Newington Green) around this time. Numbers 2 to 10 Ferntower Road (to the immediate west) followed in 1882-1883. In the early 1880s, housing had also begun to spread eastward from Newington Green along Coach and Horses Lane, forming what was later Keppel Row (now Matthias Road). By 1886, the open land east of the green was filled with Matthias Road board school, opened in 1884, and Mayville and Woodville roads, which comprised two-storey terraces. Docwra's Buildings (warehouse style buildings) had been between Mildmay Park and King Henry's Walk but these were demolished circa 1960s (Figure 15).

57. In 1889, Monte Christo House (a Georgian mansion comprising four-storeys) located at the northwest corner of the green and possibly the former home of Samuel Wright, was for sale. At this time, Monte Christo House, which had extensive grounds and was bounded by Green Lanes to the north, was one of the last empty sites in a populous district (Figure 16). It was later acquired and demolished. In 1892, Newington Green Mansions' (Figure 17) was constructed on the former Monte Christo House site.



**Figure 14** Western part of Newington Green circa 1900. Note that the green was fenced and landscaped during the 1870s.  
Source: Islington Local History Centre



**Figure 15** Late nineteenth century Docwra's buildings, which were located between Mildmay Park and King Henry's Walk (demolished circa 1960s). Note that this picture is undated (likely 1950s)  
Source: Islington Local History Centre



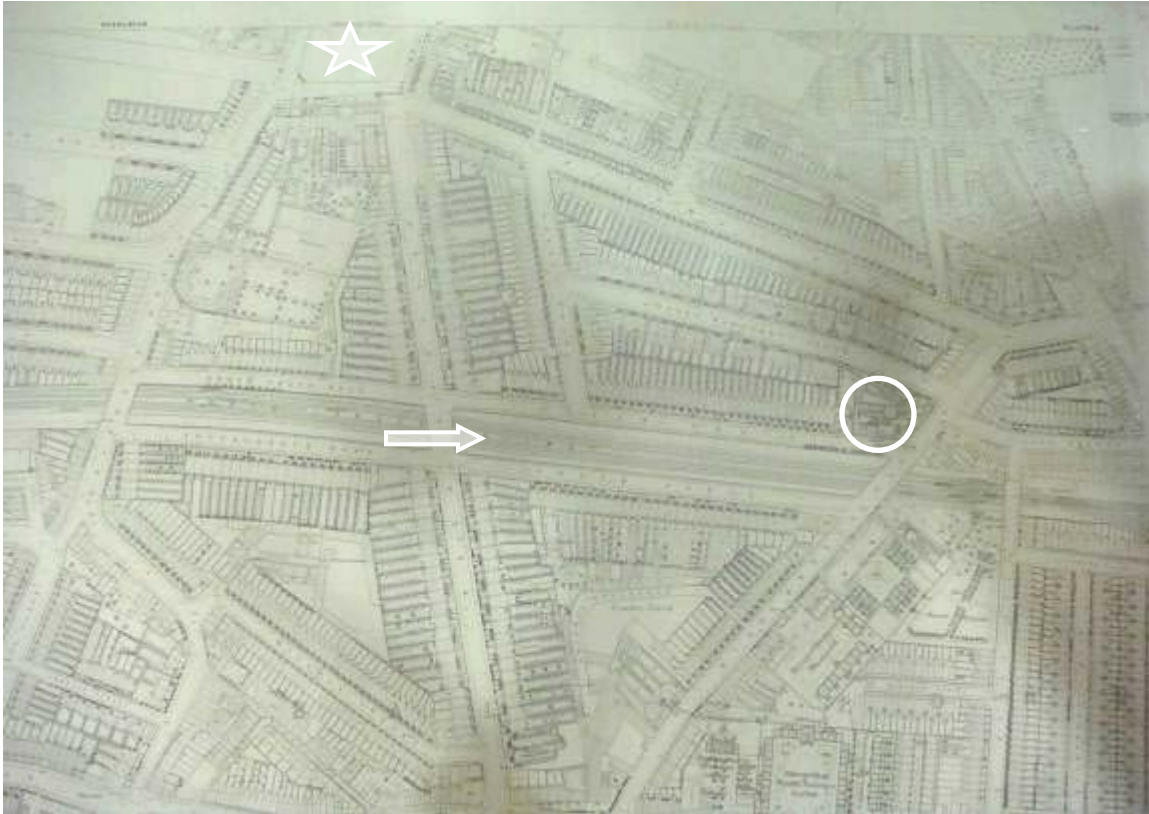


**Figure 16** Ordnance Survey map of 1868 showing northern part of Newington Green (starred) and surrounding area at this time. Note Monte Christo House (arrowed) and its extensive grounds to the west and south. The south side of Green Lanes has also been extensively developed at this stage. The former public house (circled) located on Matthias Road is also evident and survives today. Source: Islington Local History Centre



**Figure 17** China Inland Mission frontage (centre-left) to Newington Green constructed circa early twentieth century and Newington Green Mansions (far right) constructed 1892. Source: Islington Local History Centre





**Figure 18** Ordnance Survey map of 1873 showing extent of development to the south and southeast of Newington Green (marked by star). Note the railway line (arrowed centre of map) introduced circa 1850 and St Jude's Church (circled) completed 1858.

Source: Islington Local History Centre



**Figure 19** Ordnance Survey map of 1894 showing extent of development to the south and southeast of Newington Green (marked by star). Note the site of the former Mildmay Memorial Hospital and Compound (circled)  
Source: Islington Local History Centre

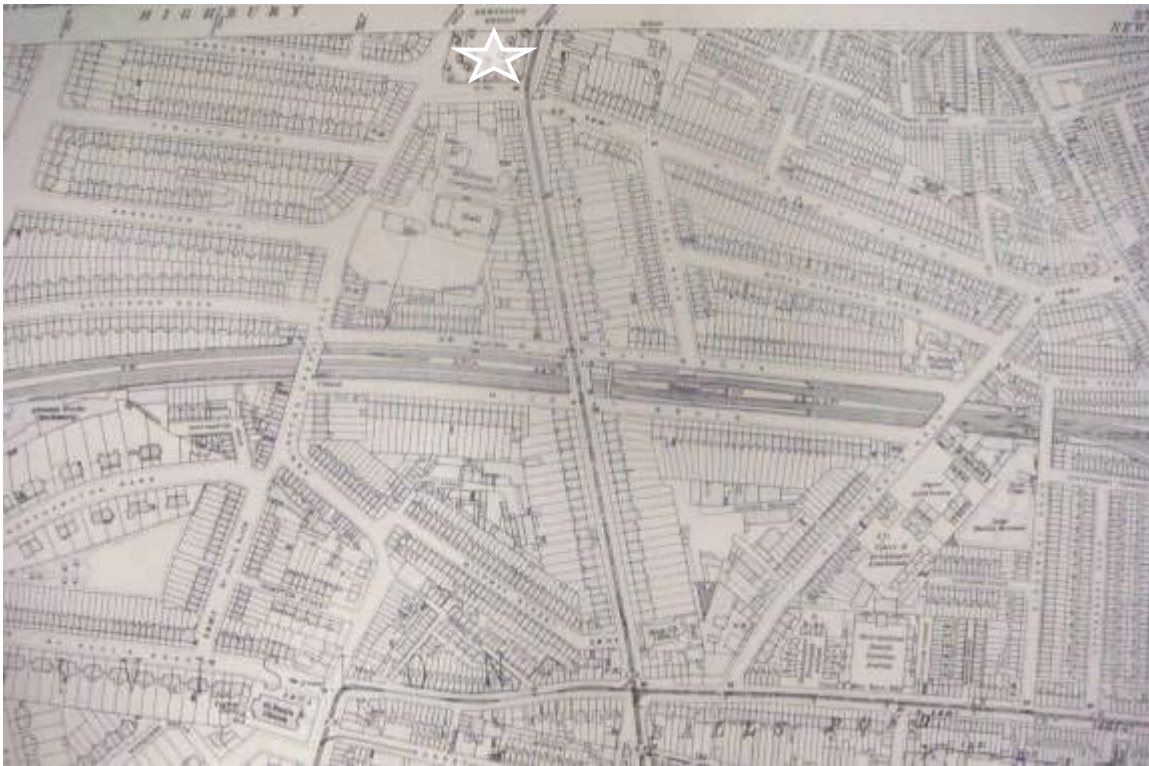
## ***Twentieth century***

### *Early-mid twentieth century*

58. As elsewhere in Islington, social changes occurred in the twentieth century. By 1900 many buildings around the green had become shops, and there were clusters of small shops in Matthias Road, Mildmay Park, King Henry's Walk, Newington Green Road, and Mayville Street. The houses along the principal roads had been built for middle class residents, for whom an additional station had been opened on the east side of Mildmay Park in 1880. In 1934 the station closed because residents worked mainly in local industry. Most houses were subdivided but in 1929 this was not as bad as other parts of the parish. The Mildmay Mission buildings and the west and south sides of the green had less than one person to a room at this time with most of the remainder having only 1 to 1.25 persons. The areas from Mildmay Street to Ball's Pond Road (ie to the south of the conservation area boundary) and from King Henry Street to Boleyn

Road (to the north of the conservation area boundary) were in the mid-range, with 1.25 to 1.50.<sup>27</sup>

59. In 1906, Newington Green was among several open areas to be preserved under the London Squares and Enclosures Act.
60. A small number of changes had occurred between the 1890s and prior to the First World War (Figure 20) but these are insignificant.
61. In 1928 the *Report of the Royal Commission on London Squares* describes the gardens at the centre of the green as 'enclosed by palings and laid out as an attractive ornamental garden with well kept lawns and flower beds . . . and some well grown trees'.
62. Between 1934 and 1942 Dells Farm was replaced by Beresford Lodge (a block of flats) to the west of Newington Green. Another block of flats (Mildmay Court) was built on the corner of Mildmay Park and Mildmay Grove North at this time. Three sets of almshouses were closed: the Bookbinders' in 1927, the Tylers' and Bricklayers' in 1937, and the Dyers' in 1938.



**Figure 20** Ordnance Survey map of 1916 showing extent of development to the south and southeast of Newington Green (marked by star).  
Source: Islington Local History Centre

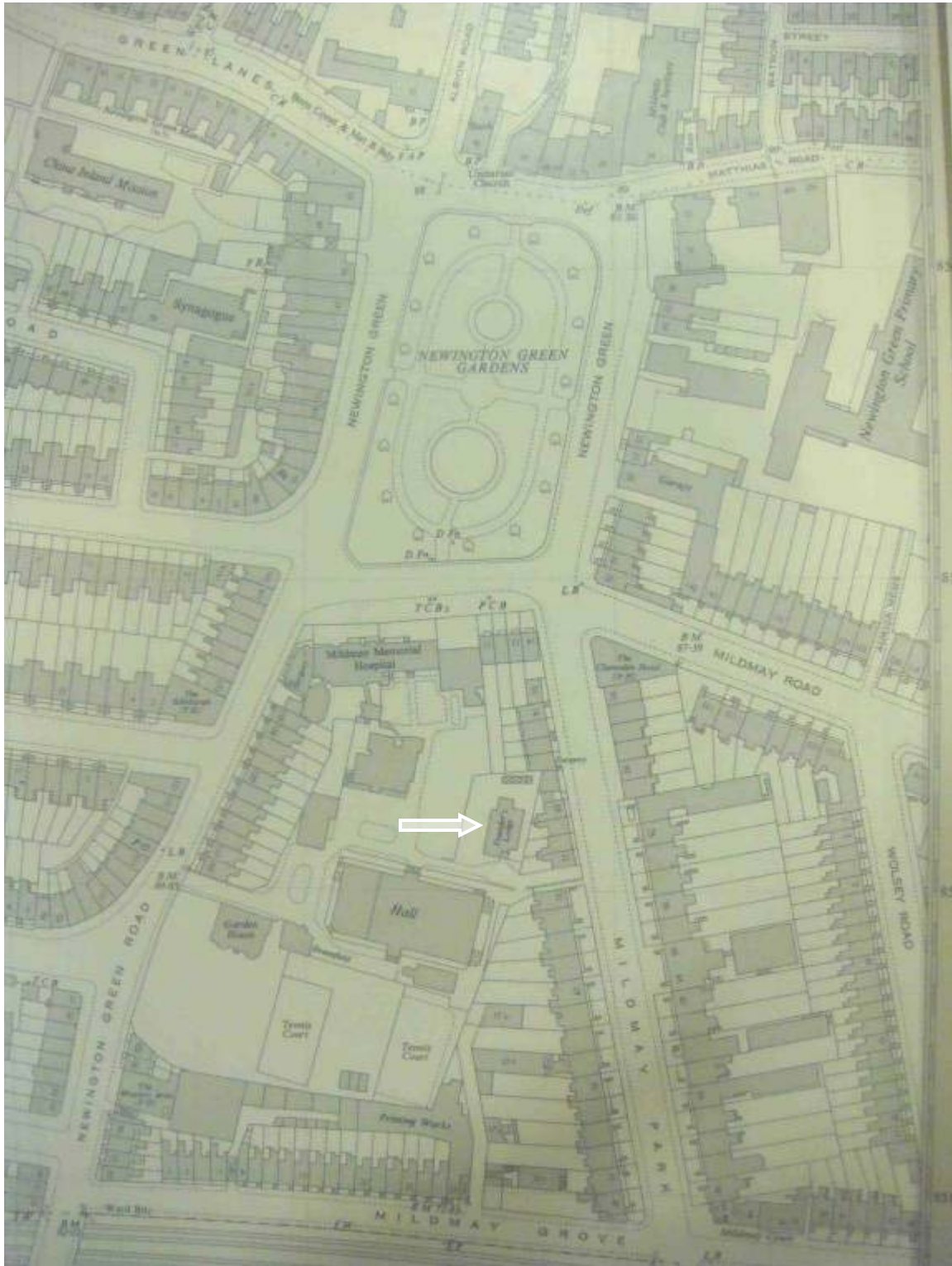
<sup>27</sup> [www.british-history.ac.uk/report.aspx?compid=9354](http://www.british-history.ac.uk/report.aspx?compid=9354) (Islington – Growth: Newington Green and Kingsland) accessed 7 October 2013



63. During the early 1940s the area suffered severe bomb damage particularly to the east of the green. The school on the east side, for example, suffered a direct hit. After the end of the Second World War major changes occurred, when widespread bomb damage made room for council housing. The London County Council's Mayville estate was begun with the completion of Congreve House and Patmore House on Matthias Road; and Campion House, Southwell House, and Meredith House in Boleyn Road; and Webster House in King Henry Street. These were constructed between 1947 and 1952. The 1953 Ordnance Survey map (Figure 21) shows the key changes that have occurred by the early 1950s to the area to the east of the green.



**Figure 21** Extract from 1953 Ordnance Survey map showing redeveloped area to the east of Newington Green. Note Congreve House and Patmore House (arrowed) both fronting Matthias Road and constructed between 1947 and 1952.  
Source: Islington Local History Centre



**Figure 22** Extract from 1953 Ordnance Survey map showing Newington Green and area to its south (ie site of the former Mildmay Memorial Hospital). Note that the 'Founders Lodge' (arrowed) is the only surviving building associated with the former Mildmay Hospital complex (demolished in the 1960s). Source: Islington Local History Centre



64. During the 1960s, further development of the Mayville Estate occurred. The early-Jacobean Mildmay House (Figure 13) and the late-nineteenth century Mildmay Hospital buildings (south side of Newington Green) were demolished. The existing Hathersage Court building located on the south side of the green replaced Mildmay House with additional council housing constructed on the area to the south of the main Hospital building. The only building that survives with historic associations with the former hospital and compound is the 'Founders Lodge' (now residences) located to the immediate west of Mildmay Park (Figure 22 and Figure 59). During this time, the nineteenth century terraces located on Mayville Street, Arundel Grove, Woodville Road, and the villas at the east end of Mildmay Road were demolished and replaced with council blocks including Conrad House (comprising twelve storeys), Neptune House, Bronte House and Beckford House.<sup>28</sup>
65. The estate had 352 dwellings in 1967, with another 173 planned in King Henry Street. By 1983 the estate comprised the whole area bounded by Matthias Road (to the north), Boleyn Road (to the east), Mildmay Road (to the south) and Newington Green School (to the west). In King Henry's Walk, the Dyers' and Tylers' sites were rebuilt with Tudor Court between 1952 and 1959. A bombed site, in Queen Margaret's Grove, was rebuilt with Wells Court between 1952 and 1959, and Queen Margaret's Court between 1959 and 1964. The Mildmay conference centre was also replaced by Besant Court between 1952 and 1959, comprising an eleven storey and five storey blocks with seventy dwellings in total (Figure 23). In the early 1960s, the former Mildmay House and adjoining buildings were demolished and Hathersage House, comprising seven storeys and fronting the south side of Newington Green, was constructed between 1964 and 1975. To the south, near Balls Pond Road, several sites were cleared in the 1960s. This included rows of nineteenth century terraces on Mildmay Avenue and Mildmay Street, which were replaced by council housing blocks (John Kennedy Court completed 1975). The remainder of the area between John Kennedy Court and Mildmay Park was also rebuilt, with a library and Haliday House. On the east side of Mildmay Park, Pennefather House had been constructed by the early 1970s.<sup>29</sup>

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<sup>28</sup> [www.british-history.ac.uk/report.aspx?compid=9354](http://www.british-history.ac.uk/report.aspx?compid=9354) (Islington – Growth: Newington Green and Kingsland) accessed 7 October 2013

<sup>29</sup> Ibid



**Figure 23** Besant Court, Newington Green Road circa late 1950s  
Source: Islington Local History Centre

*Late twentieth century*

66. From the early 1970s greater effort was spent on rehabilitation around Newington Green. Housing action areas were declared to the east and west of Newington Green Road where many of the historic terraces had been converted into flats.

In 1970, Islington Council also designated the Newington Green Conservation Area, which at this stage comprised the immediate area around the green.

67. By 1983 the majority of buildings around Newington Green were in commercial use, including the four mid-seventeenth century houses (numbers 52 to 55) on the west side. In 1986, number 55 Newington Green was acquired by the Greater London Council (GLC). On the demise of the GLC ownership passed to English Heritage who later acquired numbers 53 and 54. These were fitted out and sold as private houses in 1994.<sup>30</sup>
68. In 1992, Islington Council extended the Newington Green Conservation Area to include the circa 1892 Newington Mansions block (numbers 7 to 33 Green Lanes odd) located on the south side of Green Lanes, numbers 80 to 90 Mildmay Park (even), numbers 108 to 128 (even) and 125 to 141 (odd) Newington Green Road and the Alliance Club (rear of China Inland Mission). Newington Green was in a run down state by the late 1990s. One problem was that access to the central garden was cut off by multiple traffic lanes and was hidden from view by overgrown vegetation. The Newington Green Action Group was subsequently formed to lobby Islington Council for change.

## Recent changes

### 2000s

69. In 2001 Islington Council launched a consultation exercise with local residents and businesses to create a 'Vision for Newington Green'. Designs for new layouts of the green, together with traffic options, were drawn up and presented to the public. This was followed by detailed designs prepared for the green in 2002. By 2004 the green upgrade had been completed. The upgrade included a reduction in the width of roads, the widening of pavements, the introduction of new pedestrian crossings, a reduction in street clutter and improved lighting. The green was re-landscaped with the provision of a new path layout including east/west access, the introduction of new planting and the construction of a single storey kiosk on the west side which included toilet facilities.
70. The China Inland Mission site at numbers 44 and 45 Newington Green was redeveloped in 2004 as student accommodation by Shaftesbury Student Housing. This included retention of the buildings fronting the green, while the remainder of the site to the rear was reconstructed as four blocks of new student housing for 240 City University postgraduate students.
71. The Newington Green Conservation Area was again extended in 2004 to include the south side of Green Lanes (as far as its junction with Leconfield Road) and a small detached area located on the south side of Matthias Road (to the east).

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<sup>30</sup> Allardyce, Alex, *The Village that Changed the World: A History of Newington Green London N16* (Newington Green Action Group), p51

The redeveloped site of the former Alliance Club was removed from the conservation area at this time. Hackney Council also designated the Newington Green North Conservation Area in 2004, comprising a small area on the north side of the green including the Nonconformist (Unitarian) church.

72. Other new developments at this time included the student housing on Green Lanes (numbers 35 to 43 odd) and a new development on the east side of the green (numbers 20 to 22). A number of small scale residential developments have also occurred, particularly on Wolsley Road (numbers 22a and 22b), Green Lanes (numbers 75 and 77), Queen Margaret's Grove (number 14) and St Jude Street (number 1a).

### Chronology: summary

Date	Phase
1480	Newington Green started as a small clearing in Middlesex forest fringed on three sides by cottages, homesteads and crofts
1541	Common well on the green and houses are recorded on northern side of green
Early seventeenth century	Gloucester House constructed
1611	Mildmay Estate located to the south and southeast of Newington Green held by William Halliday (1565-1623), Alderman of the City of London). Mildmay House likely constructed around this time
1614	Inn at Newington Green, possibly the Green Man which was recorded in 1668
1649	Mildmay Estate had 7 dwellings
1658	Numbers 52-55 Newington Green constructed (possibly by Thomas Pidcock)
1664	Survey shows 27 taxable households and 5 households not chargeable
1673	4 houses located on the Mildmay Estate were let on repairing leases and some older houses were sold for improvement
1690s	6 houses constructed at northeast corner of the green next to farmhouse, which in 1663 had belonged to Joan Nubler. Number 35 possibly one of these
1730s	Numbers 46 and 47 Newington Green constructed (originally one house)
1742	'Wildness' of the green tamed with the introduction of a rail around its perimeter. Grass plots and gravel walks (in a cruciform pattern) also laid out at this time

Date	Phase
1758	<p>Dr. Richard Price (1723-91) arrived at Newington Green with his wife Sarah, to become minister to the Nonconformist church. Took up residence at number 54 Newington Green</p> <p>Other residents of note included Mary Wollstonecraft, early feminist and author who was a friend of Dr. Price</p>
Early nineteenth century	Cromwell Lodge, located at number 30 Newington Green constructed
1809	Numbers 31 and 32 Newington Green constructed (both with mid-nineteenth century extensions)
1821	Weavers Arms in Newington Green Road likely rebuilt as square detached house set back from road
1830s	Horse buses running from Newington Green to London
1840s	Mildmay Estate located to southeast of green leased for building
1850	Arrival of railway with trains operated by the North London Railway Company
Early-mid 1850s	<p>Residential development at Mildmay Park, Mildmay Grove and Mildmay Street (in part)</p> <p>Terraces constructed between King Henry Street and Boleyn Road along Arundel Street, Suffolk Place and Arundel Grove (demolished 1960s)</p>
1852	Most of land north of railway and east of New River (which historically belonged to Maseres Estate) purchased by Henry Rydon, who began laying out Highbury New Park. This included extending Grosvenor Road (later Avenue) eastward across the New River to Newington Green Road
1855-58	Streets to north of Newington Green, east of Albion Road laid out
1858	<p>Canonbury Station opened to the east of its current location as Newington Road and Balls Pond Station</p> <p>St Jude and St Paul's Church constructed</p>
1860s	Terraces comprising 2 storeys constructed along John (later St Jude) Street
1862	<p>Wesleyan Chapel in Mildmay Park constructed (demolished 1960s)</p> <p>Further development along Mildmay Grove and Mildmay Road</p> <p>Beresford Road and Grosvenor Avenue built over the brickfields located to the west of Newington Green</p>



Date	Phase
1865	<p>Terraces comprising 3 storeys constructed along King Henry's Walk, with those on the northwest side in a similar style to those on Mildmay Road</p> <p>Two-storey development along Queen Margaret's Grove and Wolsley Road completed.</p> <p>Small terraces constructed on Woodville Grove together with the southern end of Woodville Road (both located between Matthias Road and Mildmay Road)</p> <p>A few terraces had been constructed at the east end of Grosvenor Road (on both sides) and Beresford Road (south side)</p>
1870	Canonbury Rail Station constructed (relocated from 1858 original location)
1870s	Streets to west of green laid out. These included Ferntower Road and Poets Road
1871	Horsedrawn trams running down Green Lanes and around Newington Green on route to the City of London
1873	Leconfield and Poet's roads laid out
1874	28 houses on Ferntower Road were occupied with the remainder completed circa 1877
1876	<p>Local council acquisition of green.</p> <p>Centre of Newington Green fenced and laid out more elaborately as a garden by the Metropolitan Water Board. This included curving paths (replacing the earlier cruciform pattern), public amenities, shrubberies, plane trees and circular flowerbeds.</p>
1877	Leconfield Road was almost filled with terraces comprising two-storeys with basements, and Poet's Road was built up between Parthenon and Leconfield roads
1880	<p>Mildmay Park Station opened (closed in 1934). This was a later addition to the North London line to cater for the newly created residential areas.</p> <p>Eastern side of Leconfield Road completed with most of the western side filled by 1882</p>
1880s	Housing had begun to spread eastward from Newington Green along Coach and Horses Lane, forming what was later Keppel Row (now Matthias Road)
1880-82	Shops added to ground floor of x2 no. of the 1658 terrace group (nos. 52 to 55) located on the west side of green with other two adapted for commercial use

Date	Phase
1882-83	Gloucester House (former home of Samuel Rogers) demolished and replaced by 56-61 Newington Green (terrace of shops with housing above) and 2-10 Ferntower Road
1885	Dalston Synagogue built in Poets Road (closed and demolished in 1967 following amalgamation with Stoke Newington Synagogue) now number 59 Poets Road (flats)
1889	Monte Cristo House (3 storey Georgian mansion) acquired and demolished
1892	Newington Green Mansions constructed on the former Monte Christo House site  Albion Road (now located in Hackney local government area) alignment widened at its junction with Newington Green
1900	Many buildings around the green had become shops and it was still a comfortable middle-class area
1906	Newington Green among several open areas to be preserved under the <i>London Squares and Enclosures Act</i>
1928	<i>Report of the Royal Commission on London Squares</i> describes gardens at centre of Green as 'enclosed by palings and laid out as an attractive ornamental garden with well kept lawns and flower beds . . . and some well grown trees'
1938	Dell's Farm on Beresford Road replaced by Beresford Lodge, a block of flats built by the Council
Early 1940s	Area suffers severe bomb damage particularly to the east of the green. The school on the east side suffered a direct hit
1947-52	Almost entire area to east of green becomes the Mayville Estate
1960s	Further development of the Mayville Estate  Early-Jacobean Mildmay House and the Mildmay Hospital buildings (south side of Green) demolished (put construction dates above)  Hathersage Court constructed on south side as replacement
1964	One-way traffic system introduced around the green
1970	Islington Council designates the Newington Green Conservation Area
1986	Number 55 acquired by the Greater London Council. On demise of GLC ownership passed to English Heritage who later acquired numbers 53 and 54. Fitted out and sold as private houses in 1994

Date	Phase
1987	Mildmay Park Station building demolished
1992	Islington Council extends Newington Green Conservation Area to include the 1892 Newington Mansions block (nos. 7-33 odd) located on the south side of Green Lanes, numbers 80-90 Mildmay Park (even), numbers 108-128 (even) and 125-141 (odd) Newington Green Road and the Alliance Club (rear of China Inland Mission)
1997	<p>Newington Green in a run down state. Access to central garden cut off by multiple traffic lanes and hidden from view by overgrown vegetation.</p> <p>Newington Green Action Group formed to lobby Council for change</p>
2001	Islington Council consultation exercise launched with local residents and businesses to create a 'Vision for Newington Green'. Designs for new layouts of the green, together with traffic options, were drawn up and presented to the public
2002	Detailed designs prepared for the green
2004	<p>Green upgrade completed. Upgrade included a reduction in the width of roads, widening of pavements, introduction of new pedestrian crossings, reduction in street clutter and improved lighting. The green was re-landscaped with the provision of a new path layout including east/west access, introduction of new planting and the construction of a single storey kiosk which included toilet facilities</p> <p>China Inland Mission site at 44-45 Newington Green redeveloped as student accommodation by Shaftesbury Student Housing. This included retention of the buildings fronting the green, while the remainder of the site to the rear was reconstructed as four blocks of new student housing</p> <p>Newington Green Conservation Area extended to include south side of Green Lanes (as far as its junction with Leconfield Road) and a small detached area located on the south side of Matthias Road. Site of former Alliance Club removed from Conservation Area</p> <p>Hackney Council designates Newington Green North Conservation Area comprising a small area on the north side of the green</p>

## Character and significance of the conservation area

### Definition

73. This section is where the ‘special architectural or historic interest’ or significance of the area that warrants conservation area designation, the ‘character or appearance of which it is desirable to preserve or enhance’, is defined. A number of character areas or zones have also been identified and these are described in detail with the important attributes of each area evaluated further later in this section.
74. Key elements in defining the significance of a conservation area include:
- the relationship of the conservation area to its setting and the effect of that setting on the area;
  - the still-visible effects/impact of the area’s historic development on its layout, character and architectural style and social/historic associations;
  - architectural quality and built form;
  - open spaces, green areas, parks and gardens, and trees;
  - designated and other heritage assets, their intrinsic importance and the contribution they make to the area;
  - local distinctiveness and the sense of place which make the area unique.

The above elements are described in more detail below.

### Character and appearance

#### *General*

75. The Newington Green Conservation Area has four distinct areas in defining its architectural and landscape character. The first is the green itself, which is a large area of open space enclosed on all sides by a one-way road system and groups of historic terraces with a few interspersed contemporary buildings. The size of the space creates a pleasant open setting, with many long views into surrounding areas. Around the perimeter of the green, the streetscape has a varied character with an attractive mix of



**Figure 24** View looking west across Newington Green. Note the grade I listed terrace located at numbers 52 to 55 Newington Green is visible (arrowed)



building ages and types. The historic terraces around the green include a grade I listed mid seventeenth century group, located on the west side of the green (Figure 24). This group is flanked by late nineteenth century terraces on its north and south sides. On the south side of the green, the 1960s Hathersage House is an imposing council block, which is of a larger scale when compared with the other more domestically scaled buildings around the green (Figure 25). To the east of the green early to mid nineteenth century terraces are interspersed with more recent development such as that located at numbers 20 to 22 Newington Green (Figure 26).

76. While the area retains a residential feel, there are also a number of commercial buildings around the green in particular, but these also extend into Mildmay Park (Figure 27), Newington Green Road and are located in small isolated pockets along both Green Lanes and King Henry's Walk.
77. Moving away from the green to the southeast the general character differs as the majority of buildings date from the mid to late nineteenth century. These were constructed as part of the phase of residential development associated with the arrival of the railway in 1850. They range from the more substantial semi-detached villa type buildings located on Mildmay Park (Figure 28) to the more intimately scaled two-storey with basement terraces located on Wolsley Road, Queen Margaret's Grove and St Jude Street



**Figure 25** Western part of the north elevation to the 1960s Hathersage Court. Note that this building is located to the south of the green.



**Figure 26** Numbers 20-22 Newington Green (located on east side of green). Note that this building dates from the mid 2000s



**Figure 27** Numbers 80 (far right of picture) to 92 (centre left) Mildmay Park. Note that this terrace group adjoins the southeast corner of Newington Green

(Figure 29). St Jude and St Paul's Church located on Mildmay Grove (Figure 31), the associated school and Mildmay Lodge (Figure 30) form an important landmark group quite different in character to the surrounding residential buildings.

78. To the northwest of the green, Green Lanes displays a change in character given the distinctive red brick of the Newington Green Mansions block located at numbers 1 to 33.

79. The detached pocket located on the south side of Matthias Road includes two late 1940s/early 1950s council housing blocks (Figure 66) and a number of mid nineteenth century and early twentieth century buildings.

#### *Location and setting*

80. The Newington Green Conservation Area is located in the northeast of the borough close to its boundary with the London Borough of Hackney. The majority of the conservation area is located to the southeast of the green and extends from Newington Green Road in the west to St Jude Street in the east. A long narrow strip also extends northwest from the green along Green Lanes, which captures those buildings located on the south side of the street as far as Leconfield Road. As noted, to the east of the green is a small detached pocket located on the south side of Matthias Road which includes a number of nineteenth century buildings and two mid-twentieth century council blocks (Congreve House and Patmore House).



**Figure 28** Typical 1850s terrace group located on Mildmay Park



**Figure 30** Mildmay Lodge - principal east facing elevation (centre of picture). Note spire to St Jude and St Paul's Church in background



**Figure 29** Circa 1860s terrace group located on the north side of St Jude Street



- 81. The green is the main area of open space in the conservation area with the key streets, such as Mildmay Park, Mildmay Road and Newington Green Road originating from it.
- 82. The sunken railway line in the south of the conservation area also creates a visual buffer between the formal terraces located on Mildmay Grove North and Mildmay Grove South. These two streets are physically connected by three bridges (King Henry's Walk in the east, Mildmay Park which is centrally located and Newington Green Road in the west).

*Streets and spaces*

- 83. The historic street layout and the relationship of built form to open space define the overall framework of an area. Within this framework the fine grain of the streetscape, including plot size and building lines, are important in establishing the pattern and density of development. This has a significant impact on the character of an area, dictating the scale of development and level of enclosure or openness.
- 84. Newington Green is an important area of open space in this otherwise densely developed part of Islington. The layout has changed a number of times historically and today it is less formal than that evident during the nineteenth century. The original layout of paths, for example, formed a crucifix shape but today the pattern is more irregular (Figure 33). The green itself is characterised by a sense of openness with mature trees marking its perimeter (Figure 32). Beyond the open area of the green,



**Figure 31** St Jude and St Paul's Church (south elevation) taken from King Henry's Walk



**Figure 32** View looking northeast across the area of open space at Newington Green

a number of early historic routes survive including Green Lanes, Matthias Road and Newington Green Road.

85. Another area of open space exists on the south side of St. Jude Street adjoining the railway. This area known as the St. Jude Street Garden previously accommodated a terrace group, demolished in the 1960s and is now a public park managed by the Council (Figure 34 and Figure 35).



**Figure 33** Typical path within the area of open space at Newington Green. Note that the layout of the green was upgraded in 2004. The Nonconformist (Unitarian) Church is visible centre of image.





**Figure 34** St Jude Street Garden located on the south side of St Jude Street.



**Figure 35** The play area at St Jude Street Garden

## *Architecture and building types*

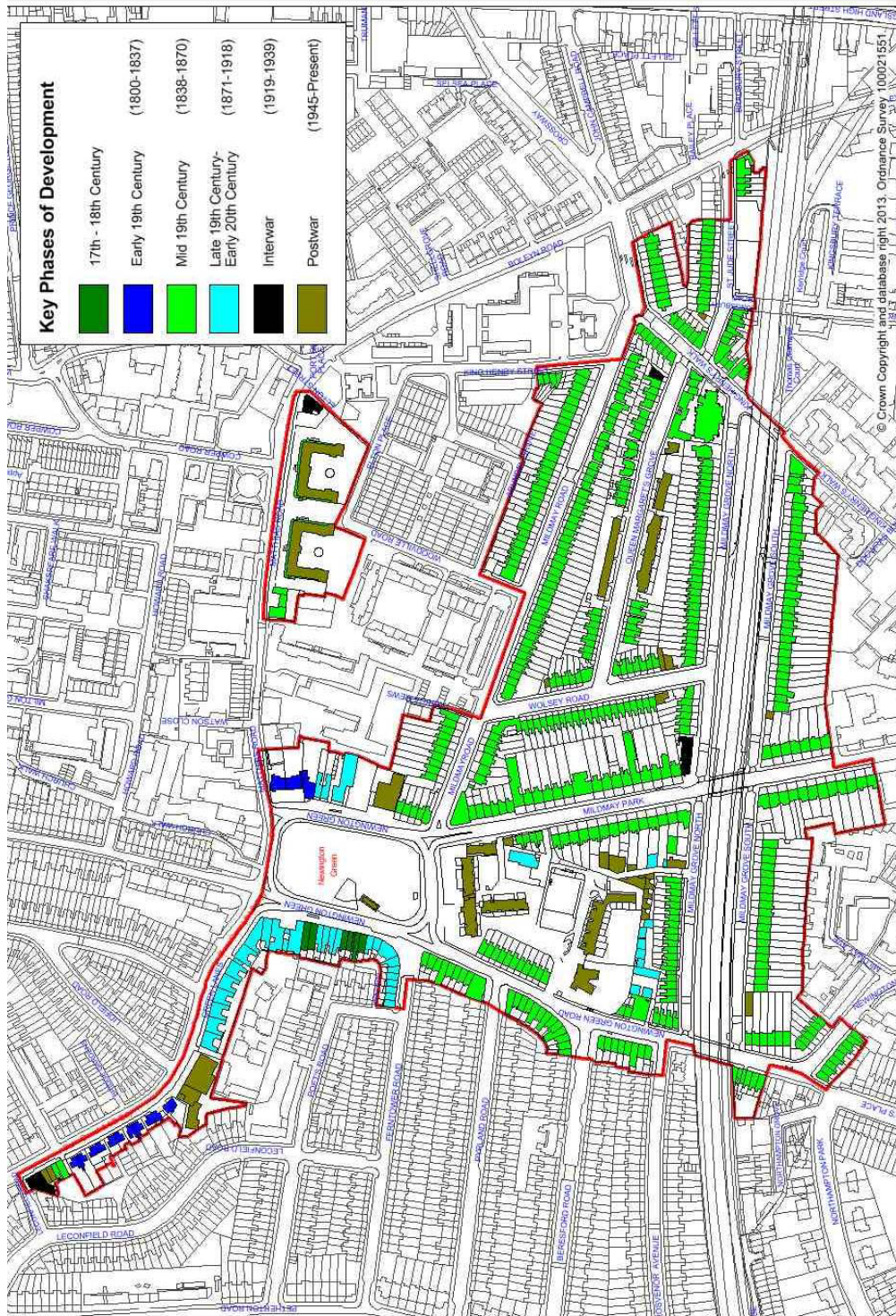
86. Newington Green has a mixed architectural character. The majority of buildings in the area were constructed during the mid to late nineteenth century. There are, however, examples of development from the mid seventeenth century right through to more contemporary buildings. There is also an interesting mix of building types and styles, ranging from simple domestic scaled mid to late nineteenth century residential terraces to mid twentieth century council housing blocks.
87. Despite this range of buildings, the majority retain a consistent scale of two to three storeys over basement and this is an important part of the area's character. Materials also give a sense of coherence, with most buildings constructed using a palette of yellow stock brick, often with stucco or render to the basement and ground floor. This applies to the mid nineteenth century buildings around the green and to its southeast in particular. Those buildings constructed in the late nineteenth century use a red brick palette for the most part.
88. The predominant building types and styles in the conservation area are discussed further below. The text that follows describes individual buildings and groups by construction date: (i) seventeenth and eighteenth centuries, (ii) early nineteenth century (1800 to 1837), (iii) mid nineteenth century (1838 to 1870) (iv) late nineteenth and early twentieth century (1871 to 1918), (v) Interwar (1919 to 1939) and (vi) postwar (1945 to present). These key phases of development are shown in Figure 36.

### **Seventeenth and eighteenth centuries**

89. The earliest buildings in the conservation area date from the mid seventeenth century (circa 1658) and were originally constructed as residences. This group of four buildings is located on the west side of Newington Green at numbers 52 to 55. These buildings are grade I listed and are London's oldest surviving brick terrace. Constructed in red brick laid in an English bond, number 52 has a slate roof with the roofs to numbers 53 to 55 covered in terracotta tiles. Numbers 52, 54 and 55 comprise three full storeys with attic storey fronted by a brick gable and number 53 comprises four full storeys (Figure 37). The ground floors were altered in the late nineteenth century with the addition of shopfronts (of which only number 52 survives). Above, eight bays are divided into four two-bay houses by giant brick pilasters. First floor windows are set in arched panels with sunken square panels within the heads. The window frames are flush with the wall at these levels, with those to numbers 53 to 55 having six over six-pane sash units. The rear elevations are of brown brick with mostly segmental-arched windows, probably of a later date than the front, and substantially rebuilt.
90. To the north, numbers 46 and 47 date from the 1730s. As noted in paragraph 34, this pair is likely to have originally formed half of a symmetrical pair. These



buildings comprise three storeys with pitched roof. They have seen many alterations including inappropriate window replacement and infilling of window openings.



**Figure 36** Key phases of building development within the Newington Green Conservation Area. Note that north is at left of map.





**Figure 37** Numbers 52 to 55 Newington Green. Note that these buildings date from 1658 and are the earliest phase of development surviving in the conservation area. The shopfront to number 52 (far right of picture) dates from the late nineteenth century.

### Early nineteenth century

91. A number of buildings within the conservation area date from the early nineteenth century. Included in this group is a pair of grade II listed Georgian period buildings located at numbers 31 and 32 Newington Green (constructed circa 1809). Each of this pair comprises four storeys over basement with three windows each at first and second floor level to the principal front elevations (Figure 38). Constructed in yellow stock brick set in a Flemish bond with stucco banding between ground and first floor level, all windows are flat arched with gauged brick heads, with the original six-over-six pane sash windows surviving at number 32 at first floor and above. Both have slightly later Regency side extensions.
92. Number 30 Newington Green dates from the early nineteenth century and comprises two storeys with attic-storey and a two-storey side addition (Figure 39). The attic includes an ornate bullseye (*oeil de boeuf*) window to the front elevation centrally positioned with ornate mouldings. Faced in yellow stock brick



the principal frontage also has stucco banding at ground and first floor level. The side addition is faced in stucco at ground level with render at first floor level.



**Figure 38** Numbers 31 (centre of picture) and 32 (left) Newington Green. Note that number 30 is also partially visible (far right).



**Figure 39** Number 30 Newington Green (centre of picture). Note that this building dates from the early nineteenth century with later nineteenth century alterations, including replacement sash windows

93. On Green Lanes, numbers 49 to 67 (odd) consist of five pairs of Regency (circa 1820s/30s) villas, faced in yellow stock brick and all with pitched roofs with a front gable and parapets cusped or stepped up to the centre. Each comprises two storeys over basement with three bays and a blind window located in the central bay (Figure 40). Entrances are set back in attached two-storey wings and are accessed via raised steps. While the majority of windows to the principal front elevations are replacements, a number of mid nineteenth century replacement sashes are evident. The southernmost pair at numbers 49 and 51 has seen substantial alteration, including to its fenestration pattern (Figure 41). Numbers 45 and 47 also date from this period but have been extensively altered. Each comprises two storeys over raised basement and has been rendered over. No original windows appear to survive.



**Figure 40** Numbers 53 and 55 Green Lanes. Note that the original form of this pair is unaltered. The boundary wall and railings date from the late twentieth century. The two-over-two sash windows are likely mid nineteenth century replacements



**Figure 41** Numbers 45 and 47 Green Lanes (left of picture) and numbers 49 and 51 (right). Note that these buildings date from the 1820s/30s but have been extensively altered.

### **Mid nineteenth century**

94. Most buildings within the conservation area date from the mid nineteenth century and were constructed mainly in the 1850s and 1860s following the arrival of the railway in 1850. The main building types and styles are discussed on a group basis below.
95. The earliest group of mid nineteenth century buildings (circa early 1850s) is located on Mildmay Park, where groups of large stucco trimmed semi-detached villas with porches survive. These groups include numbers 32 to 40 (even) located to the south of the railway on the east side; numbers 46 to 78 (even) located to the north of the railway on the east side; numbers 25 to 47 (odd) located to the south of the railway on the west side; and numbers 49 to 75 (odd) located to the north of the railway on the west side.



96. Originally, Mildmay Park was lined with a continuous attached run (both north and south of the railway line) of these semi-detached villas as far as Balls Pond Road. The southernmost groups (ie numbers 1 to 23 odd and numbers 2 to 30 even) suffered heavy bomb damaged during the Second World War and were demolished and subsequently redeveloped. The surviving groups comprise three storeys over basement and some have later mansard additions. Most are constructed in a yellow stock brick, although the principal front elevations to a number of these have been rendered over (number 52, for example - Figure 43), or painted (number 72, for example). While a number of the original single-storey side porches survive unaltered some have been infilled above (Figure 42).



**Figure 42** Numbers 70 (far right of picture) to 74 (centre left) Mildmay Park. Note the original single storey entrance porch to number 74 and the altered porches at numbers 70 and 72 (arrowed)

97. The front garden boundaries to the majority of the above groups have been altered with few exceptions. Originally the front boundary to each would have comprised a dwarf brick wall capped in stone with railings mounted on top. Brick piers, again capped in stone would have supported iron entrance gates. These piers are still evident in places though many have been rendered over.



**Figure 43** Numbers 48 (right of picture), 50 and 52 (left) Mildmay Park. Note that the principal front elevation to number 52 has been rendered over. The mortar to the brickwork of number 48 has also been poorly applied and finished (arrowed).

98. At roof level, while there are unbroken runs with no additions visible above the main parapet line a number of mansard roof additions have been added. These include those on the northernmost part of the west side of Mildmay Park, such as that at number 71 (Figure 45).

99. The timber window frames are set within reveals, and the Mildmay Park group has a consistent pattern of two-over-two pane sash units. This pattern is consistent with that used during the mid nineteenth century. For the most part,



the original pilaster and hood mouldings to windows survive with more decorative console brackets at ground level (Figure 44).

100. At the northern end of Mildmay Park a further two mid nineteenth century terrace groups exist. On the east side the group at numbers 80 to 92 (even) includes the Dissenting Academy public house (formerly the Clarendon public house) located on the corner of Mildmay Park and Mildmay Road (Figure 27). This is a prominent corner building comprising three storeys. The west facing Mildmay Park elevation sees four bays, each with four-over-four pane sash windows at first and second floor level. The window surrounds are adorned with pilasters and ornate hoods including console brackets. The principal elevations are faced in render. At ground level a timber shop front extends the entire length of the Mildmay Park frontage and extends into Mildmay Grove. To the immediate south the building line of numbers 80 to 90 is set back behind that of the Dissenting Academy public house. This group comprises three storeys over basement with shop fronts at ground level, a number of which are notable for their design, materials and proportions. All are faced in yellow stock brick, with the exception of number 88 which is rendered. Numbers 82 and 88 also have inappropriate uPVC replacement windows (Figure 49). On the opposite side of the street, numbers 77 to 83 (odd) comprise three storeys (Figure 50) and are less distinguished than the terrace group at numbers 80 to 90.



**Figure 44** Typical two-over-two sash window to a building on Mildmay Park. Note the original pilasters to window surrounds and decorative hoods with console brackets (arrowed) at ground level



**Figure 45** Mansard addition at number 71 Mildmay Park (centre right of picture). Note that this is one of a handful of such additions on Mildmay Park.

101. In the east of the conservation area, St Jude Street (Figure 46), Queen Margaret's Grove (Figure 47) and Wolsley Road (Figure 48) comprise mainly two-storey terraces, which are of a more intimate scale than those on Mildmay

Road and Mildmay Grove (North and South). The integrity of the St Jude Street terrace group located at numbers 1 to 27 St Jude Street is relatively uncompromised, with the exception of the cornice line to the main parapet of the principal front elevation.



**Figure 46** Numbers 1 to 27 St Jude Street (odd). Note that this terrace group dates from the mid nineteenth century





**Figure 47** Numbers 2 to 8 (even) Queen Margaret's Grove. Note that this terrace group dates from the mid nineteenth century



**Figure 48** Numbers 15 to 17 (odd) Wolsley Road. Note that these buildings date from the mid nineteenth century.



**Figure 49** Numbers 80 (left of picture) to 90 (right) Mildmay Park. Note the range of window types within this terrace, which include mid nineteenth century six-over-six timber sashes (with slim side lights) and more recent uPVC replacements (example arrowed).



**Figure 50** Numbers 77 to 83 (odd) Mildmay Park (west side)

102. The terrace group located at numbers 125 to 141 (odd) Newington Green Road was completed in the 1860s and is a mixed residential and retail group



containing the Edinburgh Public House (Figure 52) at its southern end. It provides a consistent approach to the southwest corner of the green and relates well to the corner of Newington Green and Ferntower Road (Figure 51).

103. On the opposite side of the street, numbers 108 to 128 (even) is a purely residential terrace group. It is a relatively intact group comprising three storeys with basements. Faced in render at basement, ground and first floor level to the front elevation it is unusual in that only the second floor is faced in yellow stock brick. It retains its original cast iron railings, which are quite fine. Overall, it is one of the most intact mid nineteenth century terrace groups within the conservation area displaying a rare architectural unity in this respect (Figure 53).
104. Another relatively intact group exists at numbers 15 to 19 Newington Green. The run of original entrance porticos to this group is of particular note (Figure 74).
105. On Mildmay Grove North and Mildmay Grove South the mid nineteenth century terrace groups comprise three storeys over basement. The roof lines vary throughout these groups, with a pitched roof and overhanging eaves supported by ornate console brackets on numbers 51 to 109 Mildmay Grove North (Figure 54). Elsewhere the main roofs are concealed behind a raised parapet (Figure 55). The predominant facing material is yellow stock brick to the upper floors and stucco at basement and ground level. A number have been rendered over completely, for example, the terrace group located to the western end of Mildmay Grove North. Original entrance porticos survive throughout these terrace groups.



**Figure 51** Numbers 125 to 141 (odd) Newington Green Road. Note that this group was constructed during the 1860s.

106. The Earl of Radnor public house is a notable building located on the corner of Mildmay Grove South and King Henry's Walk. It is an elegant mid nineteenth building addressing the corner with an unusual curved elevation with blind windows at first and second floor level.
107. Mildmay Road runs southeast from Newington Green and includes both three-storey with basement and two-storey with basement terrace groups. The majority comprise three storeys with basement (Figure 56) and alterations such as window replacement are evident throughout. The palette of materials is consistent with other parts of the conservation area and comprises mainly yellow stock brick with stucco or render at ground and basement level. A small number of two-storey with basement groups exist to the eastern end of Mildmay Road (numbers 21 to 57 odd - Figure 57). The roofline is unbroken within this group with a distinctive cornice line and chimney stacks. The two-over-two sash windows are original to this group. At the eastern end of Mildmay Road a small group exists at numbers 1 to 19 (odd), which adjoins King Henry's Walk. These comprise three storeys with basement. Again the roofline is unbroken with prominent chimney stacks. While the boundary treatments to this group have been altered most retain original features such as windows and associated pilaster mouldings.
108. To the east of the green, at numbers 67 to 71 (odd) Matthias Road, is a former 1860s public house with adjoining workshop buildings. Number 71 is the most substantial and comprises three storeys with a symmetrical three bay façade. The principal façade is relatively intact with an inscription at cornice level that reads *Reid & Compy's Entire*. Some ground level alterations have occurred. A two storey workshop range is attached to the former public house, set in a courtyard between it and a later nineteenth century three-storey single bay house. This isolated group is of historic interest having escaped much of the nearby twentieth century development.



**Figure 52** The Edinburgh Public House located on the corner of Newington Green Road and Pyrland Road



**Figure 53** Numbers 108 to 128 Newington Green Road. Note that this is one of the most intact terrace groups within the conservation area.





**Figure 54** Western end of terrace group located at numbers 51 to 109 Mildmay Grove North



**Figure 55** Pitched roofs set behind raised parapets to a terrace group located on Mildmay Grove South. Note picture is taken from Mildmay Grove North





**Figure 56** Eastern part of terrace located at 59 to 119 Mildmay Road.



**Figure 57** Part of two-storey terrace group located at numbers 21 to 33 (odd) Mildmay Road

## Late nineteenth and early twentieth century

109. The final years of the nineteenth century and the time up until the outbreak of the First World War was a period when the conservation area witnessed some further change.
110. The most notable of these was the Newington Green Mansions block located on the south side of Green Lanes, which was completed in 1892. This group forms an important landmark where it turns the corner onto Newington Green (Figure 58). The spirelet at roof level is distinctive and draws the eye. Typical of the Queen Anne revival style, it is characterised by the use of terracotta brick and six-over-one pane sash windows, which were common during this period. The building comprises three storeys with an attic storey concealed behind a series of brick gables for the most part. The gables are interspersed with mansard roof slopes clad in natural slate adorned with tall slender dormer windows, which mimic the pointed brick gables adjacent. At ground level the shopfronts are largely replacements, though original architectural detailing survives such as ornate console brackets.



**Figure 58** Newington Green Mansions, which occupies a prominent corner site on the northwest corner of Newington Green. Note the spirelet, which is a notable landmark feature in the area.



111. The Mildmay Hospital and Compound buildings (located between Newington Green and Mildmay Grove North) of which only the 'Founders Lodge' building survives was also a notable group. Accessed from Mildmay Park, the surviving building is an important remnant of the former hospital complex and is now known as C. L. R. James House. It comprises two storeys with a steeply pitched roof with overhanging eaves above (Figure 59). Typical of this period, the building is asymmetrical in form combining yellow stock brick with red brick dressings to the windows and doors. On the east side of Newington Green Road a historic boundary wall also survives from this period and provides a strong urban edge to this part of Newington Green Road by complementing the historic terrace groups located to its north and south (Figure 60).



**Figure 59** C.L.R James House formerly known as 'Founders Lodge' as part of the Mildmay Hospital and Compound complex. Note that this building dates from the late nineteenth century



**Figure 60** Historic boundary wall to the former Mildmay Hospital and Compound site (bottom of picture). Note that this wall likely dates from the mid to late nineteenth century and provides a boundary to the Besant Court development (right), where it adjoins Newington Green Road.

112. The former China Inland Mission building located on the west side of Newington Green is an imposing Edwardian Baroque façade constructed in the 1900s (Figure 61). It comprises an arched gate at ground and first floor levels with an open colonnade above. A pair of distinctive bullseye windows, sit at third floor level with a keystone to each and stone mouldings above.
113. To the southwest corner of the green, numbers 56 to 61 (inclusive) Newington Green and numbers 2 to 10 (even) Ferntower Road date from the early 1880s (Figure 62). This terrace group comprises three storeys with retail premises at ground level and residences above. Faced in red brick with rendered mouldings, including raised pilasters to window surrounds linked by an ornate string course, the pitched roof has overhanging eaves supported by console brackets above the second floor windows. The majority of windows in this group are replacements, with the exception being numbers 56 and 57, which retain some original one-over-one sashes (consistent with this period) to the principal front elevation. The dormers to this pair also retain some historic two-over-two sashes.



**Figure 61** China Inland Mission façade located on the west side of Newington Green.





**Figure 62** Numbers 56 to 61 (inclusive) Newington Green (terrace group between the arrows). Note that this group replaced the former Gloucester House in the early 1880s.

114. To the north and northeast of the terrace group located at numbers 9 to 37 Mildmay Grove North are a number of mews. These include Linden Mews, where a group of two-storey mews buildings date from the late nineteenth century. Comprising two storeys these are consistent with the predominant palette of materials used in the conservation area (ie yellow stock brick).

## 1919 to 1939 (Interwar)

115. A small number of buildings were constructed during the Interwar period (circa 1919 and 1939) and these are spread across the conservation area.
116. On the corner of Mildmay Grove North and Mildmay Park is the circa 1930s Mildmay Court (located at number 44 Mildmay Park). This building occupies a long narrow corner site and comprises three storeys with a narrow frontage to Mildmay Park and a longer frontage to Mildmay Grove North (Figure 63). The longer Mildmay Grove North elevation is flat and comprises eight bays with a strong horizontal emphasis. The facing materials combine red brick and render bands and the original crittall (steel) windows survive. The design of these windows reflects the strong horizontal proportions of this building (ie four long central panes of glass flanked by four narrower panes on each side). This building is also consistent with the established mid nineteenth century scale of this part of the conservation area.
117. The Army and Navy Public House (also known as Port Royal Place) is a 1930s public house, built as part of the London County Council (LCC) Mayville Estate. Constructed as an asymmetrical brick composition with corner bay, it comprises two storeys plus steep mansard (Figure 64). It is in a Queen Anne style, with Art Deco detailing and an unusual level of design and ornament, including parapet urns, elaborate lead down pipes and prominent chimney stacks.
118. The Oak Bar, located at number 79 Green Lanes occupies a corner site on the northwest boundary of the conservation area. It is a mock Tudor style public house, constructed in 1926 and is locally listed. The building comprises three storeys, with a steeply pitched roof and a centrally positioned dormer window flanked by a pair of pointed gables. Two projecting bays on the green Lanes frontage have casement windows each clad in copper between floors. The building has half-timber details on the second floor surmounted by gables at roof level. There are six tall-stepped chimney stacks constructed in red brick with copper flashings. At ground level two large arched entrances sit below each projecting window bay with a smaller arched entrance on the side elevation (Figure 65).



**Figure 63** Mildmay Court located on the corner of Mildmay Grove North (shown) and Mildmay Park. Note that this building was constructed circa 1930s.



**Figure 64** Army and Navy public house located on the south side of Matthias Road. Note that this building dates from the 1930s.





**Figure 65** Principal front elevation to the Oak Bar public house located at number 79 Green Lanes. Note that this building was constructed in 1926.

### **1945 to present (Postwar)**

119. There are a number of buildings, which have been constructed since the Second World War within the conservation area. Most of these examples date from the late 1940s, the 1950s and 1960s with a handful of more recent examples. These are discussed further below.
120. Of particular interest are Congreve House and Patmore House located on the south side of Matthias Road. These two blocks of LCC housing were constructed between 1947 and 1952. The balconies fronting Matthias Road have a strong horizontal emphasis and extend along the full length of the frontage, eventually curving round at each end onto the wings (Figure 66). Both blocks are laid out in a 'U' plan and are faced in red brick mounted on concrete construction, with the cantilevered concrete supports visible at the base of each balcony.
121. On the south side of the green, Hathersage Court is an imposing 1960s building comprising seven storeys with a render face (Figure 25). The principal building line of the north elevation (fronting the green) has a substantial set back from the public highway. To the rear, a large wing exists which is aligned in a north-south direction.



122. To the south of Hathersage Court is Besant Court, which is accessed from Newington Green Road. Constructed in the 1950s, it comprises a number of buildings, which includes an imposing ten-storey tower block (Figure 67). The building line of the Besant Court tower block is set well back from Newington Green Road. The nineteenth century boundary wall fronting Newington Green Road provides a strong urban edge consistent with the historic terraces to its north and south.
123. On Queen Margaret's Grove, Wells Court located on the south side and constructed in the 1950s comprises four storeys (Figure 68). Directly opposite, Queen Margaret's Court dates from the late 1950s and comprises three storeys.
124. More recent developments (circa 2000s) include number 37 Green Lanes, 75 and 77 Green Lanes, residences located at 42a Mildmay Grove South and 1a St Jude Street, a single-storey kiosk on the west side of the area of open space at Newington Green and numbers 35 to 43 (odd) Newington Green.



**Figure 66** North and east elevation to Congreve House located on the south side of Matthias Road. Note that this is one of two buildings constructed by the London County Council between 1947 and 1952



**Figure 67** West elevation to Besant Court, constructed circa 1950s. Note the nineteenth century boundary wall which marks the edge of the site where it adjoins Newington Green Road



**Figure 68** Wells Court (centre-left of picture), which is located on Queen Margaret's Grove was constructed during the 1950s.

### *Local materials and details*

125. Other features and details in the streetscape also contribute to a sense of local distinctiveness. These can range from boundary treatments and street furniture, to trees and hard landscaping. Individually and collectively they contribute to the overall quality of Islington's streetscape as well as enhancing individual areas of character within the borough.

### **Shopfronts**

126. Shopfronts, including well-designed contemporary ones, can be of great importance in contributing to the character and appearance of both individual buildings and the wider conservation area. They can also be of historic and architectural interest in their own right.

127. While the conservation area has a primarily residential character, there are pockets of terrace groups with a mixed commercial, retail and residential use. These groups are of varying quality and include numbers 80 to 90 Mildmay Grove, numbers 47 to 59 (odd) and 60 to 70 (even) King Henry's Walk and a number of groups around Newington Green, along the west side of Newington Green Road and Green Lanes. There are relatively few unaltered shopfronts, which retain their traditional proportions or elements of their original surrounds, including console brackets and pilasters. The following are notable examples:

- Number 57 King Henry's Walk is part of a terrace group with shopfronts at ground level, most of which have been altered. It retains traditional proportions and a simple timber surround and makes a positive contribution to the streetscape (Figure 69).
- Number 52 Newington Green has a late nineteenth shopfront, which is relatively unaltered. Again it retains traditional proportions and details (Figure 37).

128. In addition to these shopfronts, there are also seven public houses within the conservation area. Best preserved of these are the Edinburgh (Figure 52) and Weavers Arms (Figure 70) both located on Newington Green Road. Each date from the mid nineteenth century and retain their traditional timber frontages. The other public houses are:

- The Army and Navy public house, Matthias Road
- The Dissenting Academy public house, Mildmay Park
- The Oak Bar public house, Green Lanes
- The Railway Tavern public house, King Henry's Walk
- The Earl of Radnor public house, corner of King Henry's Walk and Mildmay Grove South





**Figure 69** Part view of the terrace group located at numbers 47 to 59 (odd) King Henry's Walk. Note the fine detail and proportions of the shop front to number 57 (arrowed)



**Figure 70** The Weavers Arms located at number 98 Newington Green Road. Note the timber frontage.

129. Islington Council will seek to retain original or historic shopfronts and shopfront detail wherever possible and new signage should use materials and detailing sympathetic to the age and style of the individual building and wider conservation area.

### **Railings, boundary walls and enclosures**

130. Railings and boundary walls can contribute significantly to the character of conservation areas. They add interest and variety of scale in the street scene and provide a sense of enclosure, separating spaces of different character and often marking the boundaries between public and private spaces.
131. Railings make an important contribution to the character of the Newington Green Conservation Area, with examples of railings of interest from each period of the area's development, reflecting the variety of architectural styles in the area.
132. Terraced buildings from the early to mid nineteenth century would originally have been set behind cast or wrought iron railings. A number of these survive today with notable examples including the boundary railings to numbers 108 to 128



Newington Green Road (Figure 53), numbers 9 to 37 (odd) Mildmay Grove North, numbers 30, 31 and 32 Newington Green and other more interspersed examples throughout the conservation area (Figure 71, Figure 72 and Figure 73).



**Figure 71** Mid nineteenth century rail and gate post detail on Wolsley Road





**Figure 72** Mid nineteenth century boundary railing detail on Wolsley Road





**Figure 73** Historic nineteenth century railings located on Mildmay Road

### **Street furniture**

133. Islington has a fascinating collection of historic street furniture. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter from detracting from the character of the conservation area. While little historic street furniture survives within the conservation area, the modern replacements are generally sympathetic to the character of the area. This includes street lamps (Figure 74), seating within the main area of open space at the green and traffic bollards. The green was refurbished in 2004 and most of the street furniture dates from this time.



**Figure 74** Contemporary street furniture located to the southeast corner of Newington Green. Note the street light (far right of picture), which is a contemporary addition sympathetic to the general character of the conservation area. The terrace group shown is that located at numbers 15 to 19 Newington Green

### **Hard landscaping and original street surfaces**

134. Traditional surface treatments such as setts and paving can be important elements in the streetscape of an area. Paving, if well designed, maintained and in high quality materials, contributes to the character of an area, providing the backdrop to the surrounding buildings.
135. There are few remaining historic surfaces within the Newington Green Conservation Area, with the exception of a small area of York stone and some granite kerbs to the front area of the grade I listed numbers 52 to 55 Newington Green (Figure 75).
136. The majority of road and pedestrian surfaces are now a mixture of contemporary concrete paving, brick pavements and tarmac.



**Figure 75** Historic York stone paving (centre top of picture) to the front of numbers 52 to 55 Newington Green. Note the contrast with the concrete paving (bottom of picture)

### *Trees and soft landscape*

137. Trees and green spaces are vital to the quality of urban environments in both visual and environmental terms. They contribute significantly to the character and appearance of conservation areas and the local streetscape, providing a soft edge within urban landscapes as well as bringing environmental benefits. Often a single tree can provide a focal point, whilst avenues or a group of mature trees may form part of an historic planting scheme or an estate layout.
138. The Newington Green Conservation Area has a number of areas of green open space. The green is the largest of these areas and is particularly important both in terms of visual amenity and as a habitat for local wildlife.
139. The green is surrounded by attractive mature Plane trees (Figure 76). These tall trees line its perimeter, with some other species interspersed. The green, however, is not covered by any Tree Preservation Orders (TPOs).
140. Around the green, only a small number of buildings (mainly on the east side) are set back from the street, with small front gardens containing small shrubs and trees. These are also important and contribute to the spacious character of the green. To the west of the green the wide paved pedestrian areas fronting the buildings on this side also make a positive contribution to this spatial quality.
141. In the southeast of the conservation area a small cluster of mature trees located around St Jude's and St Paul's Church also contribute to the local streetscape. The majority of these are protected by TPOs.
142. On Mildmay Grove North and Mildmay Grove South regular street tree plantings contribute to the streetscape character of these long avenues (Figure 77 and Figure 78).





**Figure 76** Mature Plane trees located on the west side of the main area of open space at Newington Green



**Figure 77** View looking east along Mildmay Grove North. Note the street trees planted at regular intervals, which contribute to the streetscape character



**Figure 78** View looking east along Mildmay Grove South. Note the street trees planted at regular intervals, which contribute to the streetscape character

### *Characteristic land uses*

143. Land uses also contribute significantly to the character and appearance of a conservation area. These not only have a direct influence on the building typology or make up of an area but also on the nature and use of public spaces and streets. Particular uses may be of historic importance and will have dictated the evolution of an area.
144. The Newington Green Conservation Area has a mixture of uses that contribute to its character.
145. The predominant land use in the area is now residential, with a mixture of housing types including small terraced housing and larger blocks of flats.
146. The area has historically attracted commercial and retail uses and retains this connection today, particularly around Newington Green; along Newington Green Road and Mildmay Park and in a small pocket along King Henry's Walk.

## Character zones (sub areas)

### *Definition*

147. The character and appearance of a conservation area will inevitably vary given the different building types, street patterns and layout of open spaces. This is normally the case in larger conservation areas where buildings with a broad range of construction dates combine to provide a cohesive area the character and appearance of which it is desirable to preserve and/or enhance. For this reason, the Newington Green Conservation Area has been divided into a number of character zones which each display distinctive qualities, determined while assessing the character and appearance of the conservation area. There are six character zones within the Newington Green Conservation Area as follows:

- Green Lanes
- Matthias Road
- Mildmay
- Newington Green
- Newington Green Road
- St. Jude

Each is discussed in more detail below and is shown in Figure 79.

### *Green Lanes*

#### **General character**

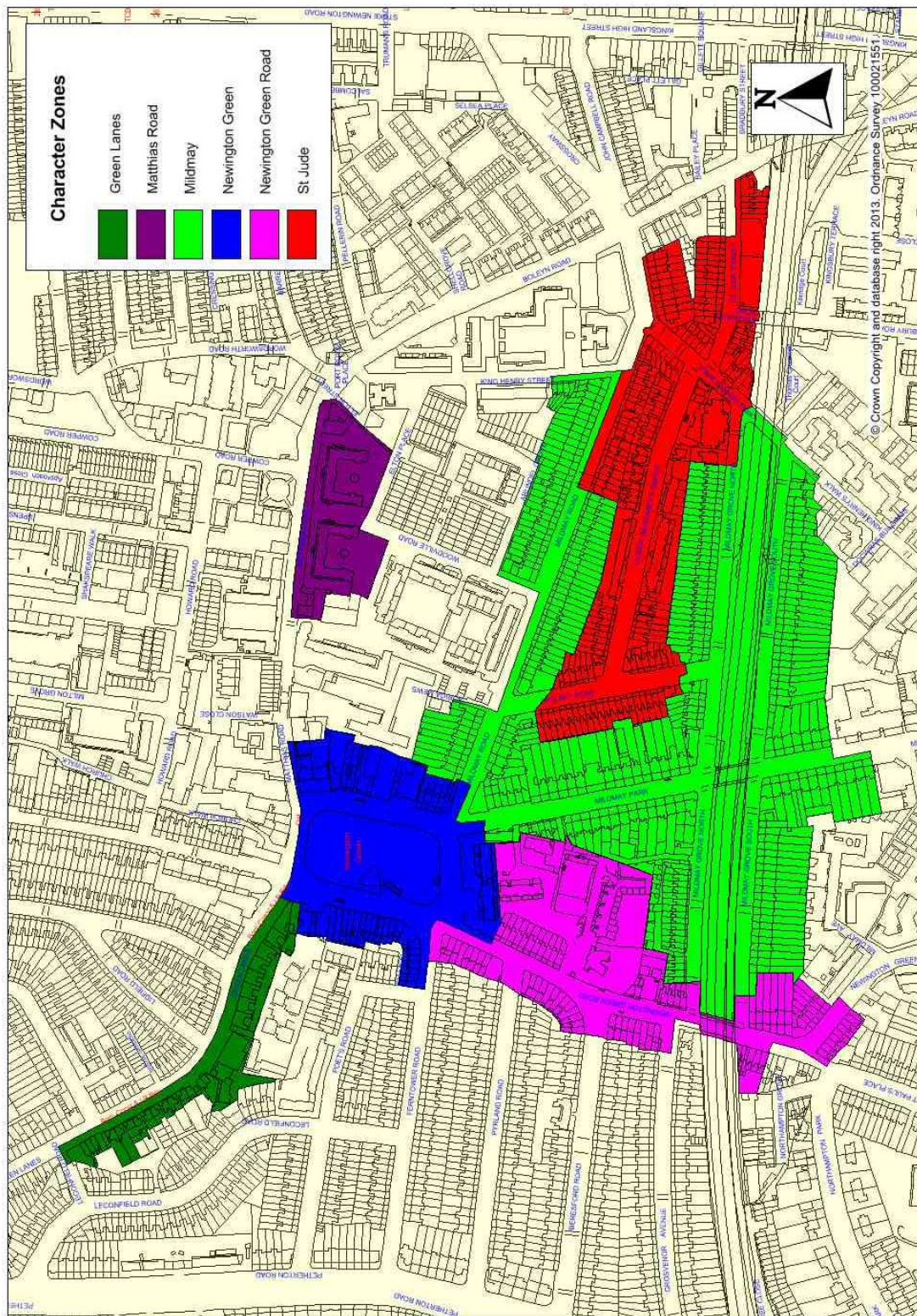
148. The Green Lanes Character Zone covers those buildings on the south side of Green Lanes from the northwest corner of Newington Green as far as Leconfield Road. It is characterised by a mix of architectural periods including Newington Green Mansions (1892), numbers 45 to 67 (1820s/30), the Oak Bar public house (1926) and other more recent developments. The scale of buildings generally ranges from two storeys with basements to the more substantial Newington Green Mansions, comprising three storeys with attic storeys. The predominant palette of materials within this character zone combines yellow stock brick, render and terracotta/red brick.

#### **Negative features**

149. The majority of windows to the Regency (circa 1820s/30s) villas located at numbers 45 to 67 (odd) Green Lanes are replacements, often inappropriate. The southernmost pair located at numbers 45 and 47 have been extensively altered although their original form is still discernable. An enhancement opportunity exists where future works are proposed to these buildings.



150. A twentieth century infill exists between numbers 47 and 51. An enhancement opportunity exists where redevelopment of this infill is proposed.



**Figure 79** Character zones within the Newington Green Conservation Area.



## *Matthias Road*

### **General character**

151. The Matthias Road Character Zone is a small detached pocket to the east of the green on the south side of Matthias Road. It comprises a small group of six buildings including the late 1940s/early 1950s LCC Congreve House and Patmore House, the Army and Navy public house (circa 1926) and the mid nineteenth century group comprising a former 1860s public house with adjoining workshop buildings. While there is a lack of cohesion in terms of scale, placement of buildings and materials these buildings are important in conveying the changes that have occurred over time in this part of the conservation area. The LCC blocks, although not part of the predominantly nineteenth century character of the conservation area are in themselves of merit in terms of design and materials. Similarly, the Army and Navy public house, while isolated from the main part of the conservation area makes a positive contribution to the local streetscape.

## *Mildmay*

### **General character**

152. The Mildmay Character Zone comprises the three-storey terrace groups located on King Henry's Street, Mildmay Grove (North and South) Mildmay Park and Mildmay Road. These are more substantial than those located in the St Jude Character Zone. An important characteristic of Mildmay Grove is the sunken railway line, which separates Mildmay Grove North from Mildmay Grove South. The wall that encloses the railway on both sides is an important feature of these very long streets. Each is lined with trees, which softens the long stretches of boundary wall and complements the mid nineteenth terrace groups. A number of buildings retain notable architectural features such as original entrance porticos.

### **Negative features**

153. Within the Character Zone inappropriate window replacement has occurred extensively in places, particularly to the terrace groups on Mildmay Road. There is an opportunity to enhance this part of the conservation area by replacing inappropriate twentieth century windows with more appropriate windows that match originals that survive within terrace groups.
154. This part of the conservation area has also seen inappropriate boundary treatment replacement. This has resulted in breaks in the boundary treatment run in places, which has adversely impacted the streetscape in each case. Where replacement boundary walls or railings are proposed, any originals that survive within a terrace group should be referenced.

## *Newington Green*

### **General character**

155. The Newington Green Character Zone is centred on the historic village green around which houses have been clustered since Tudor times. This historic area of open space is now a formal garden square set in the middle of a busy traffic island. The buildings that face and relate to the green are varied, but are mostly nineteenth century in origin. Several groups of listed buildings are included, most notably numbers 52 to 55 Newington Green which date from 1658 and are London's oldest surviving brick terrace houses. Despite the variety, there is generally an appropriate scale and consistency of materials.
156. The green is an important area of open space in this otherwise densely developed part of Islington. The layout has changed a number of times historically and the today it is less formal than that evident during the nineteenth century. The original layout of paths, for example, formed a crucifix shape but today the pattern is more irregular. The green itself is characterised by a sense of openness with mature trees marking its perimeter. A number of key views exist within and beyond the open area of the green, a number of early historic routes survive including Green Lanes, Matthias Road and Newington Green Road.

### **Negative features**

157. Hathersage Court is an imposing 1960s development located on the south side of the green. Its design, materiality, scale and height are inconsistent with the more domestically scaled groups of nineteenth century terraces located on the southwest and southeast sides of Newington Green. Where redevelopment is contemplated in the future, it is important that any new development is compatible with the established scale and materiality of the existing buildings located on the green.

## *Newington Green Road*

### **General character**

158. The Newington Green Road Character Zone contains mainly mid nineteenth century terrace groups comprising predominantly three-storey terrace groups of a mixed residential, commercial and retail use. The predominant material is yellow stock brick and render. The character zone also includes those mid twentieth century buildings (Besant Court) located on the former Mildmay Hospital and Compound site. The spatial qualities of this site are of particular importance as the placement of the twentieth century buildings is consistent with the historic layout of the former hospital and compound buildings. This part of the conservation area has never been intensely developed historically and these

important spatial qualities should be retained where future development is proposed on the site.

### **Negative features**

159. There have been a number of inappropriate shopfront replacements within the terrace groups located on the west side of Newington Green Road. Where replacement is proposed this should be carried out using an appropriate design and suitable materials.

#### *St. Jude*

### **General character**

160. The St Jude Character Zone includes St Jude Street, St Jude's Church and School (eastern part of Queen Margaret's Grove), King Henry's Walk, Queen Margaret's Grove and Wolsley Road. It is characterised by more intimately scaled mid nineteenth century terraces with St Jude and St Paul's Church providing a focal point. The church spire is prominent in a number of views within the character zone, particularly from King Henry's Walk, Queen Maragaret's Grove and St Jude Street. The scale of buildings ranges from two to three storeys in places. This intimate scale provides a village atmosphere. King Henry's Walk acts as the main arterial route complemented by the secondary St Jude Street, Queen Margaret's Grove and Wolsley Road. The main palette of materials in the area is yellow stock brick and render and stone to the St Jude and St Paul's Church complex.

### **Negative features**

161. There have been a number of inappropriate shopfront replacements within the terrace groups located on King Henry's Walk. Where replacement is proposed this should be carried out using an appropriate design and suitable materials.
162. Within the character zone inappropriate window replacement has occurred in places. There is an opportunity to enhance this part of the conservation area by replacing inappropriate twentieth century windows with more appropriate windows that match originals that survive within terrace groups.

### **Assessment of significance**

#### *Definition*

163. The character of a place is defined by the style and scale of buildings and their relationship with open space and the public realm.



164. Conservation Principles Policies and Guidance (English Heritage, 2008) defines the significance of a place as *'The sum of the cultural and natural heritage values of a place, often set out in a statement of significance'*.

It goes on to state that:

*A 'statement of significance' of a place should be a summary of the cultural and natural heritage values currently attached to it and how they inter-relate, which distils the particular character of the place. It should explain the relative importance of the heritage values of the place (where appropriate, by reference to criteria for statutory designation), how they relate to its physical fabric, the extent of any uncertainty about its values (particularly in relation to potential for hidden or buried elements), and identify any tensions between potentially conflicting values.*

and that:

*To identify the cultural and natural heritage values of a place, its history, fabric and character must first be understood. This should include its origins, how and why it has changed over time (and will continue to change if undisturbed), the form and condition of its constituent elements and materials, the technology of its construction, any habitats it provides, and comparison with similar places. Its history of ownership may be relevant, not only to its heritage values, but also to its current state.*

### *Statement of significance*

165. The following statement of significance summarises the important qualities of the Newington Green Conservation Area.
166. The Newington Green Conservation Area has important historical significance. The oldest buildings are located around the green with examples including a mid-seventeenth century terrace, a number of early nineteenth century Georgian buildings and groups of later mid to late nineteenth century terraces. To the south and southeast the terrace groups take on a residential character and date predominantly from the mid to late nineteenth century following the arrival of the railway in 1850. The mid nineteenth century St. Jude and St. Paul's Church, located on the corner of King Henry's Walk and Mildmay Grove North is an important landmark building in the area.
167. The green has a colourful social history, including associations with many Dissenters during the English Civil War. Another notable resident was Dr. Richard Price (1723-91), who arrived in 1758 as minister to the Nonconformist church. Taking up residence at number 54, Price's arrival set Newington Green's reputation as a centre for radical thinkers and social reformers. Americans such

as Benjamin Franklin, Thomas Jefferson and second President John Adams, philosophers David Hume and Adam Smith and early feminist Mary Wollstonecraft were all visitors to number 54 Newington Green. Price had been corresponding with Benjamin Franklin since 1767 and his published works had made him friends among the American colonists. In February 1776 Price published *Observations on the Nature of Civil Liberty, the Principles of Government, and the Justice and Policy of the War with America*, in support of the American rebels. Sixty thousand copies were eventually sold. Several historians credit Price as a huge influence on the American Constitution and it is likely that Price's writings inspired Thomas Paine to name the new country as the United States of America. Price turned down an invitation from the Congress to go to America and organize the financial administration of the newly formed United States. He received the degree of Doctor of Divinity from Yale College in 1781. The area is historically significant for these reasons.

168. The Newington Green Conservation Area has architectural significance as an area with a wide range of important building types dating from the mid seventeenth century to the early twentieth century. It comprises a number of character zones each having distinctive attributes that contribute to the general character of each and the wider conservation area. The predominant building type is mid nineteenth century terrace groups located to the south and southeast of the green. Other architectural periods are represented, with the oldest brick terrace group (1658) in London surviving on the west side of the green.
169. The Newington Green Conservation Area has cultural landscape significance as an important area of open space in this otherwise densely developed part of Islington. The layout of the green has changed a number of times historically and today it is less formal than that evident during the nineteenth century. The original layout of paths, for example, formed a crucifix shape but today the pattern is more irregular. The green itself is characterised by a sense of openness with mature trees marking its perimeter. A number of key views exist. Beyond the open area of the green, a number of early historic routes survive including Green Lanes, Matthias Road and Newington Green Road.

## Audit of heritage assets

### *Introduction*

170. This section identifies the heritage assets located within the proposed boundary of the Newington Green Conservation Area. This includes listed buildings, locally listed buildings, key unlisted buildings and building groups and areas with archaeological potential.

### *Listed buildings*

171. Statutory Listing protects the building by law. This protection includes both the exterior and interior of the building. It also includes any object or structure fixed to the building, as well as any freestanding objects or structures, which lie within the curtilage of the building and were erected before 1 July 1948.

172. Detailed list descriptions are available from the Council or via the National Heritage List (managed by English Heritage). The listed buildings in the conservation area are identified in the table below.

<b>Name/Number</b>	<b>Road/Street</b>	<b>Grade</b>
St Jude and St Paul's Church of England Junior, Mixed and Infants School	King Henry's Walk	II
Mildmay Lodge (numbers 1, 2 and 3)	King Henry's Walk	II
St Jude and St Paul Church	Mildmay Grove	II
Numbers 31 and 32	Newington Green	II
Numbers 52 to 55 (inclusive)	Newington Green	I

### *Locally listed buildings*

173. A locally listed building is a building, structure or feature, which whilst not listed by the Secretary of State for its national importance, is felt by the council to be of local importance due to its architectural, historical or environmental significance. Buildings are added to the local list in recognition of their value as irreplaceable historic assets, which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of

buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the local list. It is not necessary to apply for Listed Building Consent for works to a locally listed building. The usual planning controls apply, but the special interest of these buildings will be a consideration when determining planning applications. A grading system is used for locally listed buildings in Islington. Buildings are graded either A (highest quality), B or C. Individual shopfronts can also be locally listed but these are ungraded.

174. The locally listed buildings within the conservation area are identified in the table below.

<b>Name/Number</b>	<b>Road/Street</b>	<b>Grade</b>
The Royal Oak ( <i>The Oak Bar</i> - formerly Royal Oak Public House) (Number 79)	Green Lanes	A
Numbers 53 to 67 (odd)	Green Lanes	C
Number 21	Green Lanes	Shopfront
Number 23	Green Lanes	Shopfront
Number 57	King Henry's Walk	Shopfront
Army and Navy Public House (Number 1)	Matthias Road/Elton Street	B
Numbers 67 to 71	Matthias Road	B
Number 84	Mildmay Park	Shopfront
Number 90	Mildmay Park	Shopfront
Numbers 46 and 47	Newington Green	A
China Inland Mission (numbers 44 and 45)	Newington Green	A
Number 56	Newington Green	Shopfront
Number 60	Newington Green	Shopfront
Numbers 74 and 76	Newington Green Road	B
The Weavers Arms (number 98)	Newington Green Road	Shopfront
The Edinburgh Public House, (number 125)	Newington Green Road	Shopfront



### *Key unlisted buildings and building groups*

175. Within the conservation area there are a number of notable unlisted buildings or terraces, which make a positive contribution to its character and appearance. These are listed under the character zone in which they are located.

#### **Green Lanes Character Zone**

176. The following are notable unlisted buildings or terrace groups located within the Green Lanes Character Zone:

- Newington Green Mansions located at numbers 1 to 33 Green Lanes (includes number 43 Newington Green)

#### **Matthias Road Character Zone**

177. The following are notable unlisted buildings located within the Matthias Road Character Zone:

- Congreve House and Patmore House

#### **Mildmay Character Zone**

178. The following are notable unlisted buildings or terrace groups located within the Mildmay Character Zone:

- 1 to 7 (odd) King Henry's Street;
- 1 to 37 (odd) Mildmay Grove North;
- 39 to 49 (odd) Mildmay Grove North;
- 51 to 109 (odd) Mildmay Grove North;
- 2 to 40 (even) Mildmay Grove South;
- 42 to 98 (even) Mildmay Grove South;
- 100 to 106 (even) Mildmay Grove South. Note that this group includes the Earl of Radnor public house at number 106;
- 25 to 47 (odd) Mildmay Park;
- 49 to 75 (odd) Mildmay Park;
- 77 to 83 (odd) Mildmay Park;
- 30 to 42 (even) Mildmay Park;
- 48 to 78 (even) Mildmay Park;
- 80 to 92 (even) Mildmay Park. Note that this group includes the Dissenting Academy public house at number 92;
- 1 to 19 (odd) Mildmay Road;
- 59 to 119 (odd) Mildmay Road;
- 121 to 133 (odd) Mildmay Road;
- 26 to 86 (even) Mildmay Road; and

- 122 to 142 (even) Mildmay Road.

### **Newington Green Character Zone**

179. The following are notable unlisted buildings or terrace groups located within the Newington Green Character Zone:

- 15 to 19 (consecutive) Newington Green;
- 27 Newington Green;
- 28 and 29 Newington Green;
- 30 Newington Green;
- 48 to 51 (consecutive) Newington Green;
- 56 to 61 (consecutive) Newington Green; and
- 2 to 10 Ferntower Road.

### **Newington Green Road Character Zone**

180. The following are notable unlisted buildings or terrace groups located within the Newington Green Road Character Zone:

- 31 to 47 (odd) Newington Green Road;
- 67 to 75 (odd) Newington Green Road;
- 83 to 97 (odd) Newington Green Road;
- 99 to 123 (odd) Newington Green Road;
- 125 to 141 (odd) Newington Green Road. Note that this group includes the Edinburgh public house located at number 125 which is locally listed;
- 66 to 76 (even) Newington Green Road;
- 78 to 88 (even) Newington Green Road;
- 90 to 102 (even) Newington Green Road. Note that this group includes the Weavers Arms public house located at number 98 which is locally listed;
- 108 to 128 (even) Newington Green Road;
- 75a Mildmay Park (former 'Founders Lodge' now C.L.R James House).

Note that the nineteenth century boundary wall fronting Newington Green Road, located between numbers 102 and 108 also makes an important positive contribution to the character and significance of the conservation area.

### **St Jude Character Zone**

181. The following are notable unlisted buildings or terrace groups located within the St Jude Character Zone:

- 1 to 27 (odd) St Jude Street;
- 2 to 14 (even) St Jude Street. Note that this group includes the Railway Tavern public house located at number 2;

- 48 to 58 (even) St Jude Street;
- 47 to 59 (odd) King Henry's Walk;
- 52 to 58 (even) King Henry's Walk;
- 60 to 70 (even) King Henry's Walk;
- 21 to 57 (odd) Mildmay Road;
- 1 to 15 (odd) Queen Margaret's Grove;
- 2 to 12 (even) Queen Margaret's Grove;
- 41 to 71 (odd) Queen Margaret's Grove;
- 1 to 21 (consecutive) Wolsey Road;
- 22 to 28 (consecutive) Wolsey Road; and
- 29 to 34 (consecutive) Wolsey Road.

### *Archaeology*

182. The green and the immediate area around it form Archaeological Priority Area 11: Newington Green Hamlet (APA11). The area covered by APA11 reflects the original 1970 Newington Green Conservation Area designation. An Archaeological Priority Area is an area, which is known to be of archaeological importance because of past finds, excavations or historical evidence.

The following buildings and open spaces are located within APA11:

<b>Name/Number</b>	<b>Road/Street</b>
Numbers 1-9 (inclusive)	Green Lanes
East end from rear of 61 Newington Green Road	Hedley Row
Numbers 111-113	Matthias Road
Clarendon Hotel Public House (number 89)	Mildmay Park
Numbers 1-32 (consecutive), 43-61 (consecutive), Hathersage Court (numbers 1-5, 10-27, 40-57)	Newington Green
N/a	Newington Green Gardens
Numbers 137-141	Newington Green Road

### *Landscape, open space and trees*

183. The *London Squares Preservation Act* 1931 lists over 400 of London's squares. The 1931 Act states that a protected square may not be used for any purposes

other than an ornamental garden, pleasure ground or ground for play, rest or recreation, and that no building, structure or erection shall be created or placed on or over any protected square except such as may be necessary or convenient for the use or maintenance of the square for an authorised purpose. The Act provides for the protection of a number of locations in Islington, including Newington Green (identified as 'Garden enclosure bounded on all sides by the roadway of Newington Green'). The following Tree Preservation Orders (TPOS) are in place in the conservation area:

- 97 Mildmay Grove North (tree T1)
- 101 Mildmay Grove North (tree T2)
- Newington Green Mansions (group of trees G2 and tree T7)
- 44 Newington Green (group of trees G1)
- 14 Queen Margaret's Grove (tree T1 and tree T3 x 2 no.)
- St Jude and St Paul's Church (tree T1 x 2 no., tree T3 x 2 no., tree T5 and tree T6)



## Conservation area boundary

### *Background*

184. The Newington Green Conservation Area was first designated in 1970 and extended in 1992 and again in 2004. It included the green, the buildings located around it, the south side of Green Lanes as far as Leconfield Road, and a number of terrace groups located on Mildmay Park and Newington Green Road. A further boundary review was carried out as part of the preparation of this Statement. The revised boundary was designated on **3 March 2014 (tbc)** prior to the adoption of this Statement as a Supplementary Planning Document (SPD).

### *Boundary review: summary*

185. The Newington Green Conservation Area Statement was prepared as part of a boundary review of the Newington Green Conservation Area. It identifies a revised conservation area boundary that incorporates a large pocket to the south and southeast of Newington Green. This includes King Henry's Street, King Henry's Walk, Mildmay Grove (North and South), Mildmay Park, Mildmay Road, Queen Margaret's Grove, St Jude Street and Wolsley Road to the southeast and Newington Green Road to the south. These streets and residential terrace groups date predominantly from the mid nineteenth century and are associated with the arrival of the railway in 1850. The extended conservation area boundary is shown in Figure 1.

### *Public consultation and adoption*

186. As part of developing the conservation area statement, preliminary consultation was undertaken with key interested stakeholders including one of the local Ward Councillors and a number of local residents. This involved two meetings, one in July 2013 and another in early October 2013.
187. The statutory period of public consultation on the Newington Green Conservation Area Statement took place from 5<sup>th</sup> December 2013 to 15<sup>th</sup> January 2014. This involved consulting local residents, local businesses, local residents' groups and other statutory consultees such as English Heritage and other local amenity societies. The conservation area statement was adopted as a Supplementary Planning Document (SPD) by council's Executive in **March 2014 (tbc)**. The conservation area boundary extension was designated by council's Planning Sub-Committee on **3 March 2014 (tbc)**, prior to the adoption of the SPD.

## **Part 2: Conservation Area Design Guidelines**

### **Introduction**

188. The council will operate special policies in the Newington Green Conservation Area in order to conserve and enhance its significance as an area of special architectural and historic interest. In accordance with section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* there is a desirability to preserve or enhance the character and appearance of such areas.
189. This section provides design guidelines for demolition, alterations and extensions to existing buildings, new buildings and other general planning issues. In addition, general advice is provided on repair and maintenance. These guidelines have been set out to offer clear guidelines to those proposing works, which may impact on the significance of the conservation area and to inform the assessment of planning applications.
190. The Newington Green Conservation Area is located in the northeast part of the London Borough of Islington. It includes an historic green around which houses have been clustered since Tudor times. This historic area of open space is now a formal garden square set in the middle of a busy traffic island. The buildings which face and relate to the green are varied, but include several groups of buildings of historic and architectural interest, most notably 52-55 Newington Green which date from 1658, London's oldest surviving brick terrace houses. Despite the variety, there is generally an appropriate scale and consistency of materials to the buildings, and to their relationship to the green. To the south and southeast of the green the conservation area consists of formal groups of mainly residential terraces, which for the most part date from the mid nineteenth century. This residential phase of development is associated with the railway, which arrived in the area in 1850.

### **Demolition**

191. The council will require the retention of all buildings, which make a positive contribution to the significance of the conservation area. The appropriate repair and re-use of such buildings will be encouraged.
192. The significance of a conservation area can be substantially harmed over time by the cumulative impact arising from the demolition of buildings, which may individually make a limited positive contribution to its character and appearance. Consequently, the loss of a building, which makes a positive contribution to the character and appearance of a conservation area will constitute substantial harm to the significance of the conservation area.

193. The council will encourage the removal of intrusive or poor quality twentieth century buildings and extensions where such proposals conserve and enhance the significance of the conservation area. Removal of intrusive or poor quality twentieth century buildings and extensions is likely to be a public benefit.
194. When considering demolition, all opportunities should be taken to enhance the significance of the conservation area. Demolition can enable the reinstatement or creation of new important green open spaces and reveal new views of significant historic buildings.

### **Alterations and extensions to existing buildings**

195. The council will require that alterations to existing buildings in the conservation area conserve or enhance its significance. Harm to the significance of the conservation area will not be permitted unless there is a clear and convincing justification. Substantial harm to the significance of the conservation area will be strongly resisted.
196. The council will encourage the removal of intrusive or poor quality twentieth century alterations and extensions where such proposals conserve or enhance the significance of the conservation area.

#### *Historic fabric*

197. Historic fabric will always be an important part of a historic building's significance. Retention of as much significant historic fabric as possible should therefore be a fundamental part of any proposals, together with the use of appropriate materials and methods of repair.

#### *Architectural detailing and features*

198. All significant historic architectural detailing and features should be retained. The council will encourage the re-instatement of lost significant historic architectural detailing where such proposals conserve or enhance the significance of the conservation area.
199. Planning permission will not be granted for the demolition or removal of the entrance porticos at numbers 16 to 19 (consecutive) Newington Green or those that survive on Mildmay Grove North, Mildmay Grove South and Mildmay Road.

#### *Windows and doors*

200. All new windows and doors should accurately replicate, in terms of profile and detailing, the existing windows and doors where they are historic and appropriate. The council will encourage the wholesale replacement of poor quality twentieth century windows and doors with designs that replicate the form

of the lost originals. These can normally be referenced from surviving historic windows on adjacent buildings within a terrace group or within the conservation area. Timber windows should have integral, not stuck-on, glazing bars with a putty finish. Thick double-glazing, stuck-on glazing bars, metallic/perforated spacer bars and trickle vents will not be permitted. UPVC windows will not be permitted. Metal windows will not be permitted unless appropriate for the age and style of the property.

### *Wall surfaces*

201. Planning permission will not be granted for the painting, rendering or cladding of originally unpainted brickwork.

### *Services*

202. Proposals for new plumbing, pipes, soil stacks, flues, vents, ductwork, grilles, security alarms, lighting, cameras or other appurtenances fixed to any external faces of a building should be designed to minimise their visual impact. All new external rainwater goods and soil pipes should be formed in metal and painted black.
203. Where inappropriate services have been placed on principal front elevations previously, these should be relocated to a less prominent location when replacement is proposed. This is of particular relevance to relatively unaltered terrace groups such as numbers 108 to 128 (even) Newington Green Road, which has suffered a proliferation of flues over time. Any new flues should be modest in size and finished in a dark colour, preferably black.
204. The council will resist the erection of large ventilation ductwork on the rear elevation of commercial properties where this has an unacceptable visual impact.

### *Roof terraces*

205. Planning permission will not be granted for roof terraces which are visible from the street or other public areas. Roof terraces will not be permitted to the rear of properties where these, and the visual clutter that arises from roof terraces, would detract from the character of the rear elevation. Where roof terraces are acceptable they should be designed so that railings or glazed balustrades are positioned so that they are not visible from important public or private views.

### *Extensions*

#### **Front, rear and side extensions**

206. Any proposals for extensions should take into account bulk, height, massing, materials, proportions, relationship with adjacent heritage assets, use, building



alignment and general treatment of setting. Front and rear gardens, as open spaces and their potential for attractive planting, make an important contribution to the significance of the conservation area. The infilling of existing front lightwells to properties will be resisted. The excavation of new lightwells to front elevations will be resisted where this does not respect the character of the host building, results in the unacceptable loss of front garden space or requires railings placed close to the front boundary which leads to visual clutter. Rear extensions, both above or below ground, that result in the unacceptable loss of rear garden space and potential for planting will be resisted. The unacceptable loss of front or rear garden space will be resisted whether planted or hardsurfaced as hardsurfacing does not preclude planting in the future.

207. In order to respect the scale and integrity of a significant historic building it is important that any extensions are adequately subordinate to the mass and height of the building. Full width rear extensions higher than one storey or half width rear extensions higher than two storeys, will not normally be permitted, unless it can be shown that no harm will be caused to the character of the building and the wider area. Normally, the two-storey part of the extension should be on the staircase side of the rear elevation so that the original windows to the principal rooms of the property, which make an important contribution to its character, are retained and unobscured. Rear extensions should terminate at least one full storey below the original eaves level of a property. Gaps and open spaces between properties can be important, especially where they provide views of trees or open sky, and side extensions which have an unacceptable impact on this arrangement will be resisted.
208. There may be circumstances when extending a building in a way which is a continuation of the existing form, using matching materials and details, is important. The upper storeys to rear extensions, which are most visible, should usually be traditional architecture which replicates the form and materials to the host building in order to reduce their visual impact. In other cases, such as single storey extensions, high quality contemporary contextual design, such as utilising contrasting high quality materials or a lightweight glazed form, may be acceptable. An assessment of the existing built form and options appraisal including impact assessment and pre-application advice from the council's Design and Conservation team will help determine the best approach for designing extensions.
209. All new facing brickwork to historic buildings' extensions should match the original brickwork in respect of colour, texture, bond and pointing. The bricks should be reclaimed or new Imperial (not metric) bricks (usually London yellow stock). The use of brick slips will not be permitted. Historic layers of soot to original bricks result in them having a blackened appearance. This patina of age has aesthetic value and is evidence of the past, which contributes to significance. New bricks should match the underlying colour of the original bricks and not the surface soot. However, in some circumstances it may be necessary to soot

wash the new brick to match the appearance of the original brickwork. The bond of the brick should exactly replicate that to the historic building (which will generally be Flemish bond). The use of cement mortar should be avoided and the use of lime mortar is encouraged. Pointing should be flush/slightly recessed with the face of the brick. Weatherstruck pointing (which projects from the face of the brick) will not be permitted even if the existing building has been inappropriately re-pointed using this method in the past. Brick arches to new windows should be gauged brick arches and should be very finely pointed. Brick arches constructed from soldier courses will not be permitted.

210. Window openings should be set back within an adequate reveal. Windows should be appropriately proportioned and positioned. Excessive areas of blank elevation should be avoided.
211. When contemporary lightweight glazed extensions are acceptable in principle, slim steel frames, frameless/structural glazing and extra-clear (colourless) low-iron glass is encouraged. Thought should be given to constructability at the design stage. Proposals for frameless/structural glazing, in particular, should ensure that the design is achievable in terms of construction.
212. Painted cement render, which requires regular maintenance should be avoided. Self-coloured renders can sometimes be appropriate.

## **Roofs**

213. Roofs to extensions should be designed to lessen their visual impact. While there are benefits in terms of sustainability green-roofs can require more bulk than traditional alternatives and will not be appropriate in all circumstances. The use of traditional materials such natural Welsh slate and lead is encouraged.
214. Roof extensions will not be permitted where a section of roofscape remains substantially unaltered and is without roof extensions. Where the roofscape has been substantially altered sometimes a traditional mansard roof extension might be acceptable where appropriate, such as to an historic property, or a contemporary style roof extension provided it is not visible from the street or other public spaces. The loss of the original roof form to listed buildings will not be permitted.
215. There is a variety of existing roof forms in the area, including parapets with hidden roofs, gables, dormers and exposed pitched roofs. The roofscape is an important part of the streetscape. As these roof details form an important part of the visual and architectural character of both the buildings, terrace groups and the wider conservation area, alterations which are not in keeping with the existing buildings can be very damaging to the appearance of the street and the area as a whole. It is also important that existing original detailing should be retained wherever

possible or reinstated where missing. With this in mind, the council will have special regard to roof alterations and the following guidance should be followed:

- Where new dormers to rear roofslopes are acceptable they should be no wider than a window to the rear elevation and should be centrally placed or aligned with the fenestration to the rear elevation. New dormer windows should have narrow lead cheeks. Rooflights to rear elevations should be minimized to avoid cluttering the roof. No new dormers or rooflights will be permitted to the front roof slopes of properties where these alterations would be visible from the street or public spaces. These include but are not restricted to the following properties:

*Ferntower Road*  
2-10 (even)

*Green Lanes*  
1 to 51 (Newington Green Mansions)

*King Henry's Walk*  
52 to 58 (even)

*Mildmay Grove North*  
39 to 47 (odd); 51 to 109 (odd)

*Mildmay Grove South*  
2 to 40 (even); 42 to 98 (odd)

*Newington Green*  
15 to 19 (consecutive); 28 to 32 (even); 46 to 61 (consecutive)

*Newington Green Road*  
125 to 141 (odd); 108 to 128 (even)

*Queen Margaret's Grove*  
1 to 15 (odd); 41 to 71 (odd); 2 to 12 (even)

*Wolsey Road*  
22 to 28 (consecutive); 30 to 34 (consecutive)

- Traditional natural slate roof coverings should be retained and not replaced by inappropriate materials such as artificial slate.
- Existing historic chimney stacks and pots should be retained.

- Where traditional mansards are permitted, the rear elevation should be covered in natural slate, not in vertical brickwork, so as to maintain the butterfly or other original profile at the back.
- The erection of plant rooms, air conditioning units and other services (including water tanks and radio or satellite equipment) at roof level will not be permitted where this can be seen from the street or other public spaces.

### *Shopfronts*

216. Several original or historic shopfronts exist within the conservation area, which make an important positive contribution to its character and should be retained. The council considers that the design of many other shopfronts in the area could be improved by the removal of inappropriate signage or by being replaced with traditional painted timber shopfronts. Changes and alterations will be expected to conform to the council's *Shopfront Design Guide*. Hand painted or individually applied lettering to timber shopfront fascias is encouraged. Permission will not be granted for external security shutters. Internal mesh, grill or timber security shutters should be used if essential. Flashing internal or external lighting, and/or internally illuminated or bulky projecting box signs will not be permitted. Traditional slim hanging signs may be acceptable but should not have attached lighting as this can result in an overly bulky appearance, they should be illuminated by light fittings attached to the fascia directed towards the sign.

217. Planning permission will not be given for removal of existing shopfronts on the following buildings:

#### *Green Lanes*

Numbers 11, 21 and 23

#### *King Henry's Walk*

Number 57

#### *Mildmay Park*

Numbers 84 and 90

#### *Newington Green*

Numbers 52, 56 and 60

#### *Newington Green Road*

Number 98 (The Weavers Arms public house)

Number 125 (Edinburgh public house)

218. Many of the shops in Newington Green, Ferntower Road and Green Lanes retain original framing features, which are consistent with other shops in the parade.



This consistency is a strong beneficial feature of the conservation area's character.

## **New buildings**

219. Where new buildings are deemed acceptable in principle the council will require them to be of high quality contextual design so that they conserve or enhance the conservation area's significance. Harm to the significance of the conservation area will not be permitted unless there is a clear and convincing justification. Substantial harm to the significance of the conservation area will be strongly resisted.
220. New buildings should be carefully designed to respect the setting of any significant historic buildings by virtue of their scale, proportion, height, massing, alignment and use of materials.
221. New buildings should also be carefully located at an adequate distance to any significant historic buildings and be subordinate to their mass and height. Gaps and open spaces between properties can be important, especially where they provide views of trees or open sky, and new buildings which have an unacceptable impact on this arrangement will be resisted.
222. The openness of rear gardens makes a substantial positive contribution to the significance of the conservation area. The construction of garden studios, or other structures, can have an unacceptable impact on the openness of rear gardens. Overtime the cumulative impact arising from their construction will harm the conservation area. Where such structures are acceptable, by virtue of their small scale and low height, they should be adequately set-in from the boundary walls by a minimum of 450mm in order to reduce their impact.
223. When considering new buildings all opportunities should be taken to enhance the significance of the conservation area. Replacement buildings can enable the reinstatement or creation of new green open spaces and reveal new views of historic buildings.
224. Removal of intrusive or poor quality twentieth buildings and extensions, and restoration of a green open space will be encouraged as a public benefit.
225. High quality robust materials such as brick are encouraged. The use of brick slips will not be permitted. High quality bonds such as Flemish is encouraged. Pointing should be flush/slightly recessed with the face of the brick. Weatherstruck pointing (which projects from the face of the brick) will not be permitted.

226. Window openings should be set back within an adequate reveal. Windows should be appropriately proportioned and positioned. Excessive areas of blank elevation should be avoided.
227. Other high quality robust contextual materials, such as terracotta, may be appropriate. However, metal cladding and large areas of glazed curtain walling or rendered surfaces are unlikely to be acceptable.
228. Where some render is acceptable self-coloured renders should be used and painted cement render, which requires regular maintenance, should be avoided.
229. Proposals for development adjacent to the conservation area should have regard to their impact on its setting.

### **Boundary treatments**

230. The council will require the retention of original boundary walls, railings and other historic ironwork. The council will encourage the removal of sections of poor quality twentieth century boundary treatments and their replacement with new boundary treatments, which replicate the original boundary walls and railings. Normally, other examples of original railings will exist within a terrace group and these should be replicated.
231. Planning permission will not be granted for the removal or demolition of historic railings including but not restricted to the following properties:

*Green Lanes*

Numbers 51 to 67 (odd)

*Mildmay Grove North*

Numbers 9 to 37 (odd)

*Newington Green*

Number 32 (China Inland Mission); numbers 30, 31 and 32

*Newington Green Road*

Numbers 108 to 128 (even)

*St Jude Street*

Numbers 1 to 27 (odd)

232. Dustbin and meter enclosures will be allowed only where discreetly located so as to be invisible from the street.
233. The unusual gates located between numbers 9 and 11 Green Lanes (Newington Green Mansions) should be retained.

## **Hard landscaping, open space and trees**

234. The council will seek to improve the quality of paving, street furniture and open space in the area.
235. The quality of the streetscape around the green itself has been much improved by the 2004 programme of environmental improvements. Where areas of poor pedestrian paving remain, these should be improved. Poor or damaged paving should be replaced by traditional 900 x 600mm slabs. Crossovers should be surfaced with granite setts. The reinstatement of traditional hard-landscaping materials, such as York stone and granite setts is also encouraged. Bollards should always be replaced in iron from the council's approved range, which together with litter bins, pedestrian guardrails and street lighting, should provide a co-ordinated range of street furniture.
236. The council will seek to achieve new areas of private and public green open space in the area as part of any new development proposals.
237. The council will encourage further tree planting and soft landscaping throughout the area, where this existed historically. Examples of where such tree planting exists or existed previously include Mildmay Gove North, Mildmay Grove South and Mildmay Park.
238. The council will seek the removal of above ground car parking where it exists in front garden areas.
239. The council will seek the retention of all trees that contribute to the character and appearance of the conservation area. Conservation area designation gives the council special powers to protect important trees.

## **Land use**

240. The council will operate its land use policies so as to enhance the significance and vitality of the area. Planning permission will not be granted to change, expand or intensify uses, which would harm the significance of the conservation area.
241. Proposals for change of use and new uses within the conservation area shall be considered on their merits and should aim to conserve and enhance the significance of the conservation area and should comply with the policies in Islington's Development Plan. The Newington Green Conservation Area contains a mix of residential, commercial and residential uses.

## **Advertisements and signage**

242. Advertisements and signage can often detract from the visual amenity of the area. The council will therefore seek to ensure that signs, display panels and advertisements are appropriately located and are of a suitable size and design. Any new signage should not block views of or detract from the historic buildings within the conservation area. Internally illuminated signs will not be permitted.
243. The council will not give advertisement consent for new hoardings and will seek to remove any which do not have consent. Advertisement hoardings give an impression of clutter and lack of interest in an area. They also often obscure the nature and detailing of any building to which they are attached. The council is opposed to the proliferation of advertisement hoardings in the area and will take enforcement action against the owners, advertisers and their agents to secure the removal of unauthorised hoardings.

## **Sustainability**

244. Conservation area designation seeks to retain existing buildings and the design features that contribute to their significance. Keeping buildings in good repair is the best way to reduce wasted energy. If buildings are allowed to fall into disrepair and elements must be replaced, more energy is used in removing the damaged element and replacing it with new than if the element was repaired. It is advisable to repair and re-use materials where possible when carrying out building work and to buy reclaimed, recycled materials.
245. Consumption can be greatly reduced by undertaking *passive* adaptations. Specialist companies can draft proof existing windows and internal secondary glazing can reduce heat loss, noise and condensation without the need to replace windows.
246. The generation of energy from renewable sources is another way to achieve greater sustainability. Solar thermal systems and Solar PV systems normally require a rooftop installation or replacing the roof cover with special panels or tiles. Care should be taken to ensure that the installation does not have a negative visual impact on the host building or the wider conservation area. In this regard, where the principal of installation is accepted any panels or tiles should be placed on the rear roof slope of a building. Permission will not be granted for solar panels which are visible from the street or public spaces. Where solar panels are acceptable solar slates have a lesser visual impact and are encouraged. Wind turbines may vary in size and power but are unlikely to be an appropriate renewable energy option in urban areas.
247. Ground source heat pumps should avoid damage to tree roots. Roof top panels, turbines and other external works should be carefully considered so as to avoid



visual harm. Installations of this nature should only be considered once energy consumption has been addressed through the other measures listed above.

### **Non-designated heritage assets including locally listed buildings**

248. Non-designated heritage assets, including locally listed buildings, should be identified early in the design process for any development proposal, which may impact on their significance. The council will require the retention of all locally listed buildings and all other significant non-designated heritage assets, which are identified as having significance. Appropriate repair and re-use of non-designated heritage assets will be encouraged. Proposals, which harm a locally listed building or other significant non-designated heritage assets will not be permitted unless there is a clear and convincing justification. Substantial harm to or loss of a locally listed building or other significant non-designated heritage assets will be strongly resisted. A list of the locally listed buildings located within the conservation area is provided at paragraph 177. This list is reviewed and updated on a regular basis.

### **Guidance on repair and maintenance**

249. The council offers a series of Design and Conservation Guides, which provide information on repair and maintenance works to historic buildings. These are available on the council's website.

#### *Materials*

250. All repair work shall be like-for-like using materials that are as close as possible to the existing significant historic fabric.

#### *General maintenance*

251. Although repair and maintenance work to buildings within conservation areas does not normally require consent, it is good practice to carry out repairs and maintenance appropriately. This is important as it avoids the unnecessary replacement of historic and original elements and retains the character of the conservation area.

#### *Windows and Doors*

252. Historic windows and doors should be maintained in order to avoid the need for replacement. Where they are beyond repair, like-for-like replacement is encouraged.
253. It is an unsustainable approach to propose to replace timber windows, which are capable of being repaired, with uPVC windows. The latter's manufacture

consumes high levels of energy, they are incapable of being repaired and have a life span of only 20 years or less, after which they go to land-fills.

254. Historic timber windows are usually made from the highest quality seasoned Baltic softwood and if maintained will last for centuries, unlike modern kiln dried softwoods which have a much shorter lifespan. Refurbishing historic timber windows is, therefore, a sound financial decision.

### *Roofs*

255. All historic slate roof coverings should be retained and any replacement slates should be natural Welsh slate to match the existing. Welsh slate is both attractive and very durable. While it may be more expensive than some artificial slates, natural slate represents better value for money and involves less future maintenance. Some artificial slates have a tendency to curl, warp or delaminate within a very short period of time.

### *Brickwork*

256. All brickwork repairs should match the original brickwork in respect of colour, texture, bond and pointing. The bricks should be reclaimed or new Imperial (not metric) yellow stock bricks.
257. Historic layers of soot to original bricks result in them having a blackened appearance. This patina of age has aesthetic value and is evidence of the past, which contributes to significance. Brickwork should not be cleaned other than a gentle surface clean using a nebulous water spray. New bricks should match the underlying colour of the original bricks and not the surface soot. However, in some circumstances it may be necessary to soot wash the new brick to match the appearance of the original brickwork.
258. The use of lime mortar is encouraged for repointing of historic brickwork. The use of cement should be avoided with historic bricks as it can have harmful implications. Pointing should be flush/slightly recessed with the face of the brick. Weatherstruck pointing should not be used as it can have a harmful impact on the appearance the building. Brick arches to windows should be very finely pointed.

## **Part 3: Conservation Area Management Proposals**

259. It is expected that the effective management of the Newington Green Conservation Area can, for the most part, be met through effective policy and the use of existing development management and planning enforcement powers. The analysis of the character and appearance of the conservation area in this statement identifies those elements the council will seek to protect, as well as negative features, which may present opportunities for change or enhancement. How this will be achieved is discussed in more detail below.

### **Boundary review**

260. The council will review the conservation area boundary from time to time. This has been carried out as part of the preparation of this statement and, as a result, the existing boundary was extended to incorporate large areas of residential development to the south and southeast of the current designation.

### **Planning controls**

261. In determining planning applications the council will seek to conserve and enhance those elements that contribute to the significance of the conservation area. It will also seek to enhance the conservation area through removal and sympathetic replacement of those elements that do not at present contribute to its significance.

262. The council is committed to using its planning powers to manage the conservation area in such a way that ensures that its significance is conserved or enhanced. Breaches of planning control will be enforced where it is expedient to do so. The Local listing of numerous historic buildings within the conservation area adds additional weight to their significance when determining planning applications.

263. The council's Design and Conservation Team should be consulted on all planning applications within the conservation area.

264. The council encourages all applicants to use its pre-application advice service in order to help ensure that proposals comply with policy and provide the best development for the site and the surrounding community. The procedure helps speed up the development process, minimise application costs generally, and reduces the number of incomplete applications in particular. This process will also give an indication of what is likely to be acceptable on the site.

## Highways and street works

265. The council will seek to improve the quality of paving, street furniture, lighting and open space in the area. All new proposals should comply with Islington's *Streetbook* (2013). Also, English Heritage's *Streets for All, A Guide to the Management of London's Streets* (2004) provides detailed good practice guidance on street works in historic areas.
266. Highways works within the conservation area should reflect national good practice guidance. The following guidance broadly follows the guidance given by the Department of Transport's *Traffic Management in Historic Areas* (1996):
- Develop an understanding of the special qualities of the place and depart as little as possible from the traditional form of streets and their materials;
  - Respect existing or established traditional materials and detailing;
  - Review existing signage and consider scope for rationalisation;
  - Anticipate and minimise new signage requirements at the earliest design state;
  - Limit formal designs to formal spaces;
  - Provide for maintenance and invest in quality.
267. Any significant historic street surfaces and furniture should be retained. Historic surfaces, such as York stone and granite setts, should be retained or reinstated wherever possible.
268. Unsightly or damaged paving should be replaced by traditional slab paving with granite kerbs. Existing granite kerbs, cornerstones and setts should be retained and replaced in situ if damaged.
269. Any new or replacement ground surfaces should deliver a high quality, even, non-slip surface, in all weather conditions, employing sound engineering principles and robust materials. Provide easy to clean surfaces; repair and replace surfaces that have maximum durability. Materials should be sustainable.

## Trees

270. There is a presumption in favour of the retention of all trees within the conservation area as they make a positive contribution to amenity, character and appearance. Conservation area designation gives the council special powers to protect important trees. Anyone proposing to do works to a tree must give written notice of their proposal to the council. The works should not proceed until the council has given its consent, or six weeks have expired.



271. The trees listed below are subject to a Tree Preservation Order (TPO), which requires permission from the council for any works to those trees.

- 97 Mildmay Grove North (T1)
- 101 Mildmay Grove North (T2)
- Newington Green Mansions (G2 & T7)
- 44 Newington Green (G1)
- 14 Queen Margaret's Grove (T1 x 2 no. & T3)
- St Jude and St Paul Church (T1 x 2 no., T3 x 2no., T5 & T6)

## **Signage**

272. It is important that any new signs or advertising do not detract from visual amenity of the area or the character and significance of historic buildings within the conservation area.

273. New signs should:

- be accessible;
- be absolutely necessary;
- be visible;
- not obstruct critical views;
- respect, conserve and enhance the historical environment, local character and distinctiveness;
- be consistent with that used elsewhere in the borough and across London;
- be durable.

274. Internally illuminated signs will not be permitted. Other signs should be of an appropriate scale and design and conform to the council's design policies.

## **Interpretation: social history**

275. The green has a colourful social history, including associations with many Dissenters during the English Civil War. Another notable resident was Dr. Richard Price (1723-91), who arrived in 1758 as minister to the Nonconformist church. Taking up residence at number 54, Price's arrival set Newington Green's reputation as a centre for radical thinkers and social reformers. In recognition of this, it is recommended that a plaque be mounted on the façade (at ground level) to number 54 Newington Green.

## **Enhancement opportunities**

276. The streetscape analysis carried out as part of this statement has identified a number of enhancement opportunities within the conservation area. Negative

features are those elements, which detract from the special character of an area and therefore present an opportunity for change. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation or in some cases there may be an opportunity to redevelop a particular site.

277. Buildings, spaces and public realm are generally well maintained within the Newington Green Conservation Area. There are, however, a number of features, buildings and alterations that are considered to detract from the conservation area, as set out below.

#### *Roof alterations and clutter*

278. All proposals for roof extensions should be considered having regard to the Design Guidelines in this statement.

279. Where rooftop clutter such as plant, cabling and air-conditioning equipment is redundant or unnecessary it should be removed or re-sited as part of future development or refurbishment proposals.

#### *Replacement windows and loss of architectural detail*

280. There are a number of locations within the Newington Green Conservation Area where poor quality modern replacement windows have been installed. Many of these use non-traditional materials and are designed with glazing bar patterns and methods of opening which do not match the originals. Such alterations can radically alter the appearance of individual buildings and have a negative impact on the wider conservation area. Locations where replacement windows have a detrimental impact include terrace groups such as numbers:

- 45 to 67 (odd) Green Lanes
- 80 to 90 (even) Mildmay Park
- Mildmay Road
- 46 to 51 Newington Green
- 56 to 61 Newington Green
- Wolsley Road.

The above list is indicative as other examples exist within the conservation area.

281. An Article 4 Direction should be used to control such works in the largely residential Mildmay and St Jude character zones and other parts of the conservation area.

282. Removal of inappropriate twentieth century windows should be sought and reinstatement of original window profiles and architectural detailing is preferred.

### *Loss of original boundary treatment*

283. Original boundary railings and/or walls have been lost to many of the buildings in the Newington Green Conservation Area. In some cases these have been replaced with inappropriate alternatives, which do not match the appearance and quality of those of adjoining buildings. This detracts from the uniformity of terraced groups. Particularly poor examples can be found on Mildmay Grove North, Mildmay Grove South, Mildmay Park and Mildmay Road.
284. Where boundary railings and walls are missing in front of individual buildings, their reinstatement is encouraged.

### *Visual clutter such as satellite dishes*

285. Visual clutter includes inappropriately located or oversized satellite dishes, cables and plant. These are very prominent on the principal elevations to the Newington Green Mansions block located on the corner of the green and Green Lanes, in particular.
286. Where such clutter exists without permission, planning enforcement action should be taken to secure its removal.

### *Shopfronts and associated signage*

287. Throughout the conservation area, replacement shopfronts and associated signage are of varying quality and not all are sympathetic to the architectural detail and proportions of the buildings in which they are installed and the wider streetscape. Some signs obscure original or historic architectural details and are in poor quality materials.
288. Most of the poor quality shopfronts and associated signage have been in place for a long period of time and are therefore exempt from planning enforcement action. Where this is the case, improvements will be sought through the development control process when planning applications are received.
289. Original historic shopfronts and elements of shopfronts including surrounds and detailing should be retained and refurbished (where necessary) as part of any proposals.

### *Twentieth century buildings*

290. The National Planning Policy Framework (NPPF) provides guidance on opportunities for new development within conservation areas and within the setting of heritage assets. It recommends that new development should enhance or better reveal the significance of conservation areas and/or heritage assets. Proposals that preserve those elements of the setting that make a positive

contribution to or better reveal the significance of the asset should be treated favourably.

291. Within the conservation area there are a number twentieth century buildings, which are not in keeping with the general character of the wider area. These have some or significant impact on its character.

292. It is, therefore, recommended that when the opportunity arises, intrusive or poor quality twentieth century buildings are replaced. These include:

- Hathersage Court, an out of scale and unattractive building of seven storeys located on the south side of Newington Green and dating from the 1960s.
- Wells Court and Queen Margaret's Court both located on Queen Margaret's Grove. While in keeping with the general scale of this part of the conservation area, Wells Court, in particular, presents a monotonous frontage to Queen Margaret's Grove.
- Two-storey infill located between numbers 47 and 49 Green Lanes.

To ensure any new and replacement buildings are high quality and comply with the council's design and heritage policies the following guidance should be followed:

- Any replacement for Hathersage Court should be of an appropriate scale. There may be scope for a replacement building to enlarge the footprint slightly to the east and west. This is consistent with the historic subdivision and the placement of buildings on the south side of Newington Green pre-1960s. The building line of the north elevation to Hathersage Court also has a substantial setback from the public highway. In this regard, there may also be scope to place any new development closer to the public highway to create a stronger streetscape edge to the south side of the Green. Again this is consistent with the pattern of historic development to this part of the conservation area.
- Any replacement for Wells Court or Queen Margaret's Court both located on Queen Margaret's Grove should be consistent with the established scale to this part of the conservation area. The design and materiality of any new buildings should also complement the surrounding streetscape.



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## Glossary

### *Act of Uniformity*

The Act of Uniformity 1662 was an Act of the Parliament of England. It prescribed the form of public prayers, administration of sacraments, and other rites of the Established Church of England, following all the rites and ceremonies and doctrines prescribed in the Book of Common Prayer. Adherence to this was required in order to hold any office in government or the church.

### *Bullseye window*

Small oval window set horizontally (also known as an *oeil de boeuf*).

### *Commonwealth*

The Commonwealth, Commonwealth of England or English Commonwealth was the period from 1649 onwards when England was ruled as a republic, following the defeat of King Charles I in the second English Civil War and his execution.

### *Console bracket*

Bracket of curved outline.

### *Copyhold house*

At its origin in medieval England, copyhold tenure was tenure of land according to the custom of the manor, the *title deeds* being a copy of the record of the manorial court.

### *Crittal window*

Steel casement window, common after the First World War.

### *Edwardian Baroque*

Refers to the Neo-Baroque architectural style of many public buildings constructed during the Edwardian era (1901-1910). The characteristic features of the Edwardian Baroque style were drawn from two main sources: the architecture of France in the eighteenth century and that of Sir Christopher Wren in England during the seventeenth century

### *Façade*

The face of a building, especially the principal or front elevation showing its most prominent architectural features

### *Fenestration*

The arrangement of windows in a façade.

### *Gable*

Peaked external wall at the end of a pitched roof.

### *Garret*

An room on the top floor of a house, typically under a pitched roof (an attic).

### *Georgian architectural period*

The architecture of the British Isles during the reigns of George I, II, III and IV, ie 1714-1830, in which the classical style and proportions became the norm for both major and minor buildings.

### *Interwar*

Period between the end of the First World War (1918) and the beginning of the Second World War (1939)

### *Keystone*

Central stone in an arch or vault

### *London Squares and Enclosures (Preservation) Act 1906*

In 1906, a bid to build over the gardens of Edwardes Square in Kensington led to the London Squares and Enclosures (Preservation) Act, introduced by the London County Council, which protected 64 squares including Newington Green.

### *London Squares Preservation Act 1931*

The London Square Preservation Act (1931) seeks to protect certain squares, gardens and enclosures in Greater London. The Act limits the use of London Squares to 'ornamental pleasure grounds or grounds for play, rest and recreation', and the only building and structures allowed are those which are 'necessary or convenient for, and in connection with, the use and maintenance of



such squares.'

*Message*

Home, outbuildings and land.

*Pilaster*

Flat representation of a classical column in shallow relief.

*Regency architectural period*

The Regency style of architecture refers primarily to buildings constructed during the reign of George IV (Prince Regent), i.e. circa 1800 to 1830.

*Setts*

Squared stones, usually of granite, used for paving or flooring.

*Significance*

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

*Spirelet*

Slender spire on the ridge of a roof. Also called a *fleche*.

*Symmetrical*

Balanced proportions normally in two halves on a building.

*Victorian architectural period*

Victorian refers to a period in the mid to late nineteenth century that features a series of architectural revival styles. The name *Victorian* refers to the reign of Queen Victoria, from 20 June 1837 to 22 January 1901, during which period the styles known as Victorian were used in construction.

*Tudor architectural period*

The architecture of the English Tudor dynasty (1485-1603).