

**The Lord Napier  
25 White Post Lane, E9**

**Heritage Statement  
September 2017**

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# Heritage Statement

## Introduction

1.1 This Heritage Statement has been prepared by ZCD Architects on behalf of Stewart Schwartz to support the application for the refurbishment and minor extensions to the Lord Napier pub, enabling it to reopen as a working public house that can serve the local community.

1.2 This Heritage Statement should be read with the Planning Statement and drawings P-001 - P-002, P-011 - P-014, P-021 - P-024, P-031, P-111 - P-114, P-121 - P-124, P-131 produced by ZCD Architects.

## Site Description

2.0 The site occupies a prominent corner site at the junction of White Post Lane and Hepscoth Road. It comprises the original public house building as well as two houses attached to the north, all of which are currently vacant and in poor condition. The property is located in the Fish Island and White Post Lane Conservation Area, it is a locally listed key heritage asset and forms part of the Hackney Wick Central Masterplan. Edmund Bird identifies the buildings as having the potential to make “a positive contribution as a gateway to this part of the conservation area”. The Hackney Wick Design Code goes on to state “this junction will be a focus of public amenities for both the existing and new neighbourhood and the buildings will make a key contribution to this”.

## Planning & Site History

Full details of the planning history of the development and neighbouring sites can be found on pages 6- 7 of the Planning Statement.



Figure 1: Aerial view of Hackney Wick 1921, The Lord Napier outlined in red

## The Scheme

4.0 This application is for a small extension to the side and rear, a new flat roof over the house buildings, making the existing basement more usable, new access to the main roof, removal of roof access on the corner and sympathetic refurbishment and restoration throughout. The proposals will ensure that the property meets current building regulations as well as the long term space requirements for a modern working pub.

## Land Use

5.0 The property is currently vacant but was most recently in use as a public house (A4 use). DSF and Parameter Plan include this building in the same use. The proposals outlined in this application are to enable the Lord Napier to reopen as a working pub.

## Heritage

6.0 The following has been gathered from the *Hackney Wick Heritage Statement, Fish Island and White Post Lane Conservation Area Appraisal* and the *Hackney Wick Design Code*.

### Context

6.1 Until the 19th century, Hackney Wick was a hamlet in the marshland reached from Wick Lane. One of its principle buildings was Wick Hall, a snuff mill. It was the redevelopment of this snuff mill into a silk works that marked the beginning of the area as an industrial district. This development intensified following the digging of the Hackney Cut in 1770; more so following the creation of the Hertford Union Canal in 1830. These waterways together with the navigable River Lea were crucial to the area’s future development although the area remained predominantly agricultural until the late 1840s. The coming of the railways then hastened the area’s transformation.

6.2 From the mid-nineteenth century the area developed as a factory town made up of a loose grid of terraced houses and neighbouring factories. At the same time the waterways were upgraded. This led to the development of noxious industries including oil and coal tar distilleries around the White Post Lane area.

6.3 Hackney Wick and Fish Island reached their peak in respect of an accumulation of what is now regarded as historic fabric in the period immediately preceding the Second World War. From this period onwards loss of the historic fabric began– due to bombing followed by slum clearance, railway closures and motorway building.

6.4 More recently, there have been further losses of historic fabric in and around Hackney Wick through neglect or patchwork redevelopment.

6.5 Today Hackney Wick conservation area is characterised by small remaining clusters of industrial buildings dating from the 1860s onwards with a number of structures from the late 19th and early 20th centuries and a few post-war buildings that have replaced earlier factories.

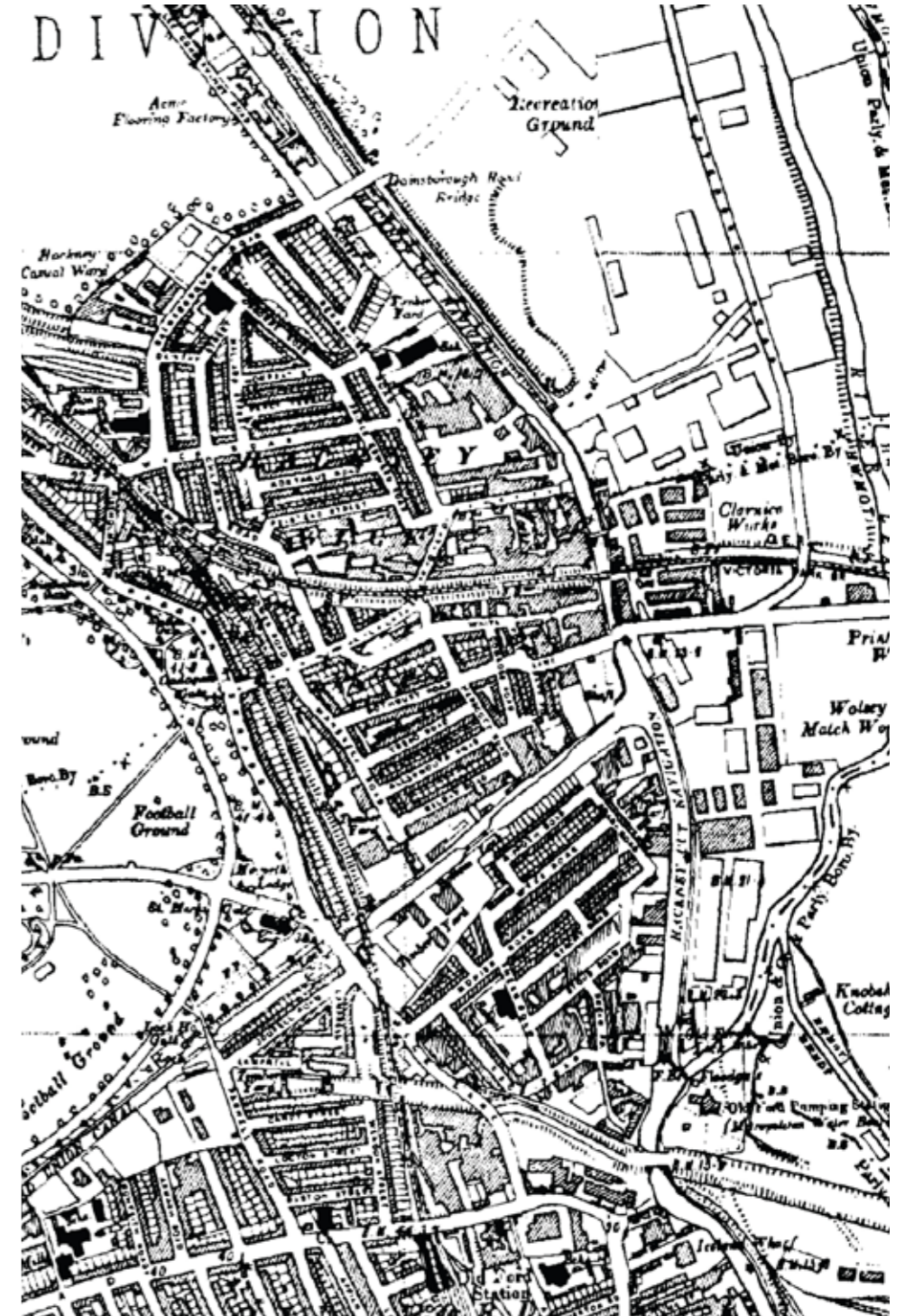


Figure 2: Map of Hackney Wick 1938

### Heritage Continued - development site

6.6 The Lord Napier, with the two houses attached to the north, is the only surviving evidence on the site for the nineteenth century residential development of the area. There is a great diversity in architectural languages evident within the area, with the remaining clusters of industrial buildings contributing to a robust, utilitarian aesthetic and scale. The contrasting nature of the Lord Napier and associated buildings makes an important and positive contribution to the architectural variety of the area.

6.7 When discussing the Lord Napier and associated buildings The Hackney Wick Central - Heritage Statement explains: *“their value is primarily evidential and historical, with some aesthetic value, which is mainly in their contribution to the townscape but also as relatively simple mid-Victorian buildings. The PH also potentially has communal value, as there may still be local people who recall it being in use. As a heritage asset in its own right, its value/sensitivity is classified as low.”*

6.8 Buildings on the development site are shown on the 1863 Ordnance Survey map and the buildings standing today are, in their general characteristics, consistent with a mid nineteenth century date. The pub was later updated with new windows a new frontage in glazed brick. An aerial photograph of 1921 shows this transformation in progress - hoardings surround the ground floor while at first floor level the south elevation is of three bays, with larger windows and a more elaborate cornice and fascia above. The roof has also been modified at some stage from a pair of parallel pitched roofs to a flat roof. **Planning**

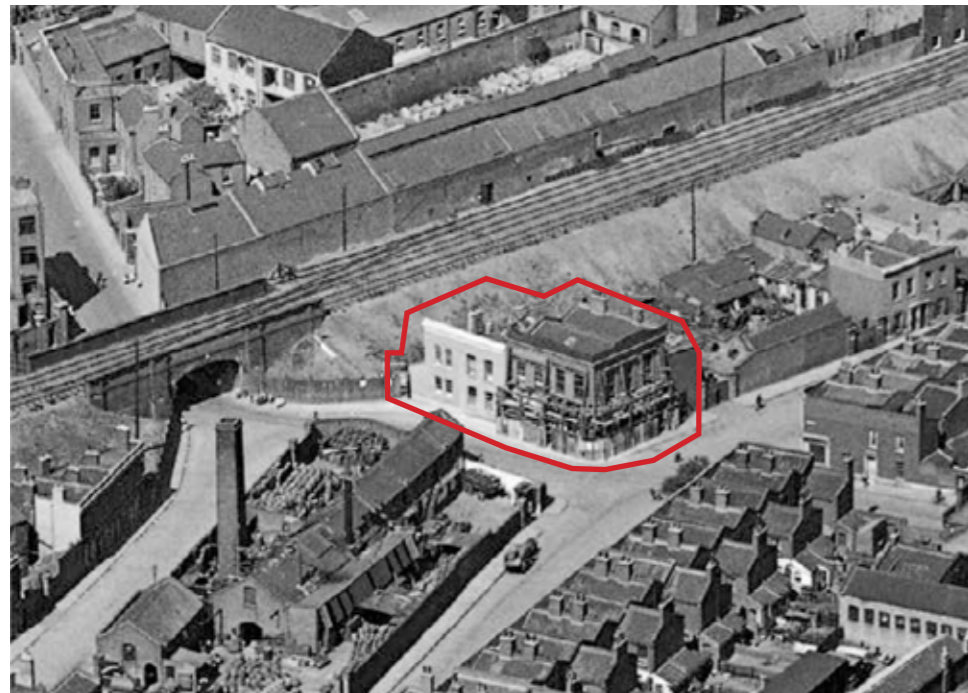


Figure 1: Aerial view showing 1921 refurbishment including new windows, a new frontage in glazed brick. The roof has also been modified at some stage from a pair of parallel pitched roofs to a flat roof.

### Policy Context

#### 7.1 National Policy Framework

7.2 Relevant planning policy is set out in the National Planning Policy Framework (NPPF) published on 27th March 2012 and the Listed Building and Conservation Areas Act 1990.

7.3 As the Lord Napier is a non-designated heritage asset within the Hackney Wick and Fish Island Conservation Area the following parts of the NPPF are particularly relevant:

7.4 Paragraph 131 of the NPPF sets out the three criteria in determining planning applications.

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- the desirability of new development making a positive contribution to local character and distinctiveness”

7.5 Paragraph 135 states: the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

5.6 Paragraph 137 states: local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. 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.

#### 5.7 Local Policy Framework

*The London Plan* in particular Chapter 2 *London’s Places*, *LLDC Local Plan* in particular Strategic Policy SP.1: Building a strong and diverse economy, Policy BN.16: Preserving or enhancing heritage assets, and Section 10 Sub Area 1: Hackney Wick and Fish Island. In addition *Hackney Wick Masterplan Design Code*, *Hackney Wick Central Heritage Statement*, *Fish Island & White Post Lane Conservation Area Appraisal* are also relevant.

#### 5.8 Planning Designations

The site lies within the Fish Island & White Post Lane Conservation Area. The Fish Island Conservation Area was designated in 2008, it was subsequently extended and renamed as the Fish Island and White Post Lane Conservation Area in 2014. Planning powers transferred from the London Borough of Tower Hamlets to the Legacy Corporation on 1st October 2012.

5.9 The Lord Napier public house and adjacent housing is locally listed as a key heritage asset.

As part of the Local Plan the site lies within the Sub Area 1: Hackney Wick and Fish Island It is part of Site Allocation SA1.1: Hackney Wick Station Area, designated as a new Neighbourhood Area.

### Policy Considerations

#### 8.1 Background

Currently the character of the area is largely industrial, although this will change in the coming years with the introduction of residential as well as mixed use buildings. The sympathetic renovation of the Lord Napier pub forms a key part of the sustainable development of the area.

#### 8.2 Weighing-up the proposal National Planning Policy Framework

This document sets out advice on potential benefits that could weigh in favour of a proposed scheme. It emphasizes “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation” as well as “the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability”.

8.3 In line with the NPPF, the proposals seek to better reveal the significance of this heritage asset as well as ensuring its economic viability and ability to contribute to a sustainable community.

#### 8.4 Character and Distinctiveness

The Lord Napier pub and associated housing are typical of their period. As these buildings are the only surviving evidence on the site for the nineteenth century residential development of the area revealing and restoring their original features is key. Given the building’s communal value and more recent history, it is important to celebrate its more recent incarnations as well as the original fabric of the building. This is acknowledged by the Hackney Wick Design Code which states that “careful consideration of the recent graffiti to the elevation must establish whether retention on masonry elements is feasible but some retention is encouraged”.

### Site Specific Response - Proposals

9.1 There are three particularly important moments in the history of the Lord Napier: the mid-nineteenth century - when the pub was built and opened, the early twentieth century when the pub was refurbished and the late twentieth and early twenty-first century when the pub became an important home for dance music and sub-culture in the area. As part of our proposals we seek to celebrate each of these key parts of the pub’s heritage and ‘communal value’ as encouraged by the Hackney Wick Design Code.

9.2 We have identified the following heritage assets, with our approach to each below:

- fenestration
- entrance doors
- hanging signs
- glazed tiles on the ground floor facade of the pub building
- existing graffiti

### 9.3 Fenestration

The majority of the glazing has gone from the windows, although many of the frames remain.

9.4 Each of the house buildings has, to each floor, a pair of timber sash windows four-over-four paned on the first floor, these are the original Victorian windows which we intend to replace to match existing.

9.5 The pub building has, to the first floor, four regularly-spaced cross casement windows with multi-pane toplights. The Hackney Wick Heritage Statement states: 'These are an early twentieth century updating of what would originally have been sash windows'. We propose to install replacement windows that match the original design, rather than the later replacement windows of which can still be seen today. We have shown the intended window design in the proposed elevations.

### 9.6 Entrance doors

We propose installing doors to the pub building informed by the current design - which are part of the early twentieth-century refurbishment. For the entrance doors to the house buildings, while respecting the original panelling, we propose installing glazing to the top part of the door.

### 9.7 Hanging Signs

The brackets for the hanging signs situated on the facades of White Post Lane and Hepscott Road remain in situ, although the signs themselves have gone. Using historic photos we propose replacing these signs as faithfully as possible, although the signage itself may be different to the original.

### 9.8 Glazed tiles

As part of the 1921 refurbishment works a new frontage in glazed brick was installed. Photographs taken in the 1960s show that the pilasters were of pale green glazed brick, with a dark green glazed brick dado at the lower level, this is currently covered by graffiti. Although this frontage is not original, it forms an important part of the history of the pub. Depending on their condition, we propose carefully cleaning and reveal the glazed bricks and restore them to their original state.

### 9.9 Graffiti

The graffiti represents an important part of the pub's history. We seek to respect the contribution made by cultural and creative industries to the identity, culture and character of the area and therefore wish to retain the graffiti in some form. We explained our proposal for this in full in the accompanying Planning Statement page 11.

### Other proposed works

#### 9.10 Side and rear extension for stair enclosure

We have designed a small extension to enclose a new escape stair. The intention is to clad this in zinc - a traditional and good quality material. We have kept the extension subservient to the existing building and have sought to ensure it has a minimal visual impact.

#### 9.11 Flat roof over house buildings

From the front elevation the roofs of the buildings are hidden from view. Currently the



*Existing brackets for hanging signs*



*The Lord Napier circa 1967*

house buildings have a roof that slopes away from the facade. A flat roof here would not alter the front facade in any way. We propose continuing the existing corning of the parapet wall around the side elevation. The flat roof of the pub building is a twentieth century alteration - amending the roof of the house buildings would help bring coherence between all the buildings.

#### 9.12 Roof terrace - access and protection

We are proposing a roof terrace. This would be accessible via two staircases that terminate at minimal glass boxes. The glass boxes are of contemporary design and quite distinct from the original fabric of the building, however they have been designed to have as little visual impact as possible. A steel balustrade is proposed in order to provide protection. As with the stair access, this will be of contemporary design, but positioned so as to be little seen from street level.

#### 10.0 Impact of proposal on amenity on near and adjoining occupants

We wish to limit any negative impact to amenity of near or adjoining occupants. Due to the minimal scale of the works we are proposing we do not anticipate any impact to daylighting of external space, we have addressed any concerns over sound impact in the noise survey.

#### 11.0 Standard of Accommodation

The new standard of accommodation is considered to be high and should secure the property as a successful public house in the near and long term. Please see the Planning Statement for further information.

#### 12.0 Conclusions

The proposed works seeks to optimise the building as a viable, sustainable and unique public house for many years to come. Heritage assets will be restored, the graffiti will be updated and the building will be brought up to meet modern regulations allowing the building to contribute to the local character and distinctiveness. In reference to the NPPF recommendations we have sought "proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset". We consider the design to be thoughtful, high quality and taking a light touch, and in accordance with the Hackney Wick Design Code, we have sought to celebrate the building's communal value as well as its historic fabric.

To conclude, the tests for considering development within conservation areas have been met; the character and appearance of the conservation area will remain unharmed.