

**Stoke Newington CAAC
&
Clapton CAAC**

4 March 2014

Attention of:
Steve Frazer-Lim
Planning Department
London Borough of Hackney

Dear Steve

Re: Application 2014/0323 Dalston Lane Terrace

We are writing concerning the above planning application which proposes the demolition and rebuilding of the front facade (including shopfronts, pilasters and piers). We support the comments made in the submission made by Dalston CAAC to Hackney.

Furthermore at the meeting of Chairs of CAACs on 4 June 2013 it was stated:

3.5 RM Randall MacDonald provided an update on the Dalston Lane Terrace project, which has been shortlisted for a New London Architecture Award. Work will begin on site shortly and will result in the Dalston Lane (west) conservation area being removed from the 'At Risk' category.

The scheme was described as 'heritage led', which is why we are surprised that the Council has applied through their Contractor Murphy to demolish the terrace.

The previous application approved 30 July 2013 stated that 'where practical, as much as possible of the original fabric of Dalston Lane frontage will be retained'.

It was our understanding that the development proposed to retain the front facades, on the advice of Alan Baxter Associates Structural Engineers who stated that this was possible. The recent Structural engineer's report of The Morton Partnership agrees with this and also says that '48 to 58 and 66 still have a good potential to be retained in their entirety'

It appears that the Council's proposal to demolish all of the buildings is an act of expediency and is contrary to the spirit of a 'heritage led' scheme.

We are writing to state we object to the demolition of front façade, to agree to demolish sets a very poor precedent which could have implications for future historic building projects in Hackney. We think all other options should be explored to retain the facades, including changing the internal layouts to ensure the Georgian structure is not put under additional stresses.

In summary, the Council and their Contractors should return to the spirit of Alan Baxter's report and 'the potential for some of the surviving 1807 and 1820s Georgian houses to be reused' should be explored and the facades retained.

Yours sincerely



Barbara McFarlane Acting Chair pro tem Stoke Newington CAAC and Nick Perry Chair Clapton CAAC

