

New Lansdowne Social Club, 195 Mare Street, E8 – Planning application 2009/2344

Comments:

The Hackney Society strongly objects to the proposed new build cultural centre and residential block to be located behind the listed Grade II* New Lansdowne Club at 195 Mare Street. The New Lansdowne Club is the only survivor from a range of substantial villas, which were until the late 19th century the defining feature of the once-opulent Mare Street. Dated c.1699 this building is one of the few grand residences to survive in Hackney, along with Pond House and Sutton House.

Overall, the Hackney Society does not object to the scale and massing of the proposed building, but we do object to the design and choice of materials. We also feel that the position of the proposed new build cultural centre and residential block is awkward and does not address or form a relationship with the listed Grade II* building (formerly the Elizabeth Fry's Refuge) at 195 Mare Street. For instance the placement of the fire escape, which can be viewed from the house is obtrusive and inappropriate.

Given that this new building is within the curtilage of a listed building and within the Central and South Hackney Conservation Area, the design is inadequate and of the lowest quality – with no cladding materials specified at the time of submission in November 2009. Since then we understand that the materials have been specified as render and eternit boarding – the lowest quality materials that in our opinion should not be considered for a building situated in such close proximity to a listed building of such historic importance.

The Hackney Society is also deeply concerned that the planning application for the restoration of the former New Lansdowne Club building is not being presented at the same time as this new build development. We feel it is critical that both planning applications be viewed together, as a whole and not piece meal, as they are part of the same development (as it was with the original planning application). We also understand that the original planning permission for the new build was granted on condition that the historic house be repaired and restored. To date there is no evidence of this proceeding.

Overall the Hackney Society is dismayed that the new build is being given such priority over the restoration of the New Lansdowne Club, which is deteriorating rapidly and has been an entry on the BAR register for many years now.

The Hackney Society would urge that no planning permission is granted for the new build until acceptable plans for the house have been submitted and approved. The New Lansdowne Club is a well-loved building that the community would like to see saved. To date 271 people have signed our petition 'Save the New Lansdowne Club'.

Please confirm receipt of this application.



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Yours sincerely

Lisa

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