

## 103 Greenwood Road

A new three-storey house sits at the end of an early Victorian flat-fronted terrace on Greenwood Road, in the garden of what was the neighbouring pub (now flats). The site is typical of 19<sup>th</sup> century suburban plots, where the end of one terrace meets another without much architectural expression. Today, these large back gardens have often fallen into disrepair and typically a blank brick gable wall, unadorned

and the kitchen and dining room are sunk half a storey at the lower ground floor level. A tall room for entertaining overlooks the street at the second floor level and is illuminated at the rear by the evening sun shining through large, obscured white glass panels. The windows echo the grand proportions of the neighbouring buildings; oak panels open for ventilation. Lynch Architects has not mimicked the small

### Contents

01. Wood house on Greenwood Road

02. Discovering Loddiges

03. Shoreditch Town Hall

03. Dalston Cross plans

04. Hackney Society news

04. Building watch

04. Events



by windows or mouldings, concludes the London terrace typology rather abruptly. A new timber house by Lynch Architects for Tim Fowkes, a carpenter, and his wife Neima, a North American writer, now complements the Dalston Lane end of Greenwood Road. Their children have left home and this small house will be their London residence.

The house is made of white bricks at the lower level and an oak-framed, oak-clad box is cantilevered above this sunken garden-walled realm whilst the large corner balcony seems to invite the visitor up to the second floor. Internally, the oak frame is exposed and treated with Danish oil. The two bedrooms at first floor level face east

Victorian glass panes, instead, the proportions and scale of the neighbours are acknowledged with large windows that can be sat in.

Vertical oak boards pleat the façade and make this quite squat little house appear trim and slender. As the tannin leaches out of the façade it will fade to a pale silver grey colour, echoing the white bricks of the garden below and the neighbouring house. The architects hope that it looks like a ghostly relative, similar enough to appear recognisable, after a while.

[www.lyncharchitects.co.uk](http://www.lyncharchitects.co.uk)

***A Hackney Society tour of 103 Greenwood Road, conducted by Patrick Lynch, has been arranged. Full details are on the back page of Spaces.***

# I found my roots in Hackney

By Tricia O'Connell

Although in my family we had always known that our great, great grandfather Edward William Cooke (1811-1880) was a well-respected marine painter (my mother's surname being Cooke), it is only last year that I discovered the amazing history of his wife (and my great, great grandmother) Jane Cooke nee Loddiges.

I realise that, as I am writing this for the Hackney Society, what is news to me, may be well known to many of you interested in Hackney's history. That is the famous Nursery Gardens run by Conrad Loddiges and Sons who were responsible for introducing many plant species from all over the world and growing and selling them here in Hackney from 1787-1852.

It was the discovery of the 'Botanical Cabinet' - the Loddiges plant catalogue, which was beautifully produced with engravings by Edward's father George Cooke and text, plus a large number of the original watercolours, supplied by Jane's father, George Loddiges, that prompted me to find out more about the nursery and its exact whereabouts.

The reason I have had the time to delve into all this family history is that (at the age of 50!) I am lucky enough to have gone back to art college and I am currently in the second year of a foundation degree at Byam Shaw School of Art.

I discovered these connections from researching E W Cooke for an essay and our main project was 'a site specific collaborative project'. This provided a great opportunity for me to discover exactly where the nursery used to be.

My first port of call was to Hackney Archives to purchase the book 'Loddiges of Hackney, the largest

hothouse in the World' by David Solman, published by the Hackney Society, at the very reasonable price of £4.95. How lucky for me - this book is a gem of information, and with its help I have traced the site of the nursery to what is now the Frampton Park Estate.

Having identified the site I was naturally drawn to Loddiges Road, where I found a housing estate with a 'Loddiges House'. Adjacent to this is a large rectangular area of grass approx. 255 x 90 feet. Apart from three trees this is a flat and dull area of grass, without a single plant and nowhere to sit.

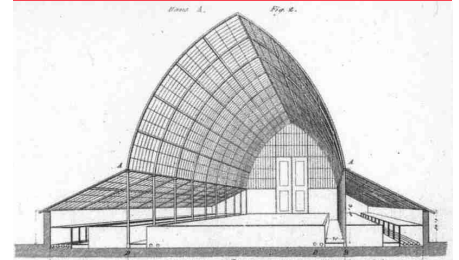
For my project I set about designing a garden for this site, with colourful, scented flowers behind large curved wooden benches. Winding paths, with different levels, to break up the flat angular shape. I incorporated stone carvings of seeds and pods, reflecting the seeds that had come from all over the world in the 1800s and this relates to the ethnic diversity of Hackney's population.

I don't know if this could become a reality, but I hope to get in touch with local residents and see if there might be some enthusiasm for a garden, which could be run by the local residents, perhaps forming a gardening club and trying to raise some funding to achieve this.

Gardening, painting flowers, collecting fossils are all passions of mine and I feel strangely attached to these ancestors of mine that I have never met!



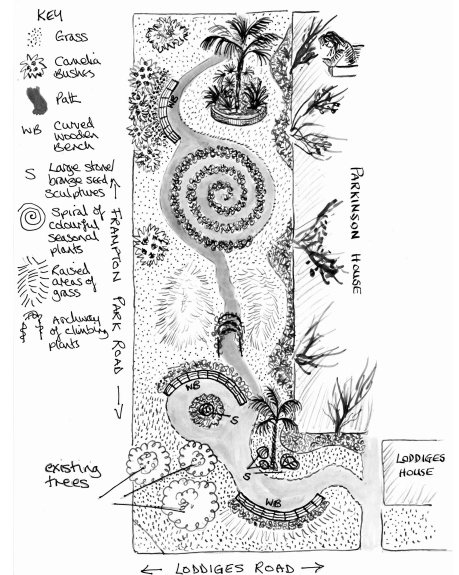
Illustration by George Loddiges, Tricia O'Connell's great, great, great grandfather.



Loddiges of Hackney, the largest hothouse in the World



Site of proposed garden in Loddiges Road



Tricia O'Connell's garden project

## Broadway Market stall

The Hackney Society ran a Saturday stall at Broadway Market in November and prior to Christmas. These two days proved very successful in raising the profile of the Society, signing up new members and selling Hackney Society publications. It is hoped that the Society can have the occasional stall at Broadway Market during 2006. Many thanks to the volunteers who ran the stall on both days.





# Shoreditch Town Hall

## Back at the heart of the community

The Grade II listed Shoreditch Town Hall re-opened at the end of 2004, following the first phase of a major refurbishment programme.

Designed by Caesar Augustus Long and opened in 1866, Shoreditch Town Hall was the original vestry hall for Shoreditch. William Hunt's expansion (1898-1902) included the larger assembly hall, offices, a new tower and the caretaker's cottage.

From its earliest days, Shoreditch Town Hall was at the heart of civic life, managing all parish business. Social needs were also catered for, with the spacious assembly hall and a council chamber and mayor's parlour at ground floor level. Notable events included the inquest into the last of the "Jack the Ripper" killings and the death in 1969 of Trinidadian boxing heavy-weight champion, Ulric Regis, which led to a ban on fights in Hackney.

Shoreditch Town Hall Trust has managed the building since 1998, with a mission to restore it for community, cultural and small business use. A 99 year lease from Hackney Council has enabled the Trust to undertake the first stage of restoration work with funding from the Heritage Lottery Fund, ERDF and the Bridge House Estates Trust, as well as proceeds from the sale of the former annexe and former car park. Additional funds have been raised to refurbish the toilets and former Committee Rooms.

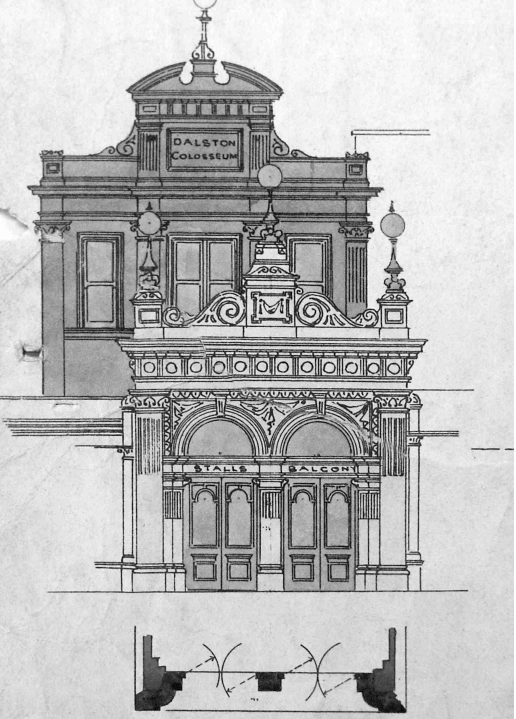
The work included major structural repairs, re-roofing, re-wiring and re-fitting of the main rooms to modern health and safety standards, new heating and the provision of disabled access to the ground floor. 1970s panelling has been removed and the entrance hall and council chamber restored to their original glory. A self-contained restaurant unit and several small office/studio spaces for rent have been also been established.

Since re-opening, Shoreditch Town Hall has hosted a wide range of activities, including meetings, classes, rehearsals, seminars, private parties, weddings, launches, film and photo shoots, design fairs, conferences, charity events and corporate entertainment. Local residents, community groups and charities benefit from substantially discounted hire charges and have priority use of the former committee rooms for community events.

The restoration work means that Shoreditch Town Hall can now be removed from English Heritage's Buildings At Risk register.

For more information, please contact: Sheila Benjamin, chief executive

020 7739 6176  
sbenjamin@shoreditchtownhall.org.uk  
www.shoreditchtownhall.org.uk



## The future of Dalston Cross

By Kevin Moore

Two high-profile planning applications have recently been, or are due to be, presented to the planning committee.

The Transport for London site is bordered by Dalston Lane, Kingsland Road, Rosebery Place and Forest Road. Their application is for a large concrete base/bridge over the station, with a mixed use development on top, to include retail usage at the base of residential tower blocks – up to 19 storeys. There is also a bus interchange.

As part of its plan, Hackney Council recently granted itself permission to demolish the theatre – the subject of well-publicised opposition - and two adjacent Georgian houses. A recently released model of their plan shows a residential development with high

density blocks between 10 and 18 storeys high, 50% to be affordable housing, all to be environmentally sustainable and low energy designs. A new library, shops, cafés and restaurants face a public open space off Dalston Lane.

Plans can be viewed at the Council's planning department in Reading Lane. or at [www.hackney.gov.uk](http://www.hackney.gov.uk).

Both schemes, because of their size and of the regeneration value to Dalston, are liable to change and members can continue to comment and influence the planning process. Members can also contact the Hackney Society with their comments on these schemes and the plans for Dalston Lane as a whole, which is in a conservation area.

## Hackney Society AGM

The Society's AGM was held on Monday 26 September 2005 in the mayor's chamber at Shoreditch Town Hall.

Six committee members were elected including Christina Sosanya as chair of the management committee. No-one stood as treasurer and Tony Gillett has since agreed to continue in the role until a replacement is found.

After the meeting, Sheila Benjamin, the chief executive of the Shoreditch Town Hall Trust, gave members a guided tour of the building which is featured in this edition of Spaces.

## Building watch Central and South Hackney

The New Lansdowne Club at 195 Mare Street was built in 1715 and is in the Central and South Hackney Conservation Area. The local CAAC group has raised its concerns with the Council regarding the condition of this Grade II\* listed building that is on English Heritage's Buildings at Risk register. The building was sold last year and permission has been granted for a Vietnamese cultural centre in the main building - with full restoration



The New Lansdowne Club

work - with a new build at the back. Work was due to commence in August 2005 but according to the planning department, the Section 106 agreement is still being negotiated.

The Central and South Hackney CAAC's area borders on to the Regent's Canal and the group has been concerned about some of the planning applications in neighbouring

## Volunteers

The Hackney Society needs more members to volunteer their services! If you are interested in being co-opted onto the management committee or would like to help get Hackney Society publications into book shops, can help with our database, or help organise events please contact the office. The planning group is also looking for new members.

The Conservation Area Advisory Committees (CAACs) in Hackney would also welcome new members. This is a chance to view and comment on planning applications in the various conservation areas, usually meeting once a month. The Hackney Society has details on the local CAAC groups and contacts.

Tower Hamlets, the other side of the canal (where Mare Street becomes Cambridge Heath Road), which is not in a conservation area. A row of mid-Victorian shops (featured in the book Images of London - Bethnal Green - by Gary Haines, published by Tempus Publishing) was recently demolished to make way for a new cash and carry, shops and flats. Local residents in the Broadway Market/St Andrew's Road area have also voiced their



Crescent Cottages

concern over the planning application for development of the Empress Coach Works site in Corbridge Crescent, E2. The plan is to demolish the last remaining Crescent Cottages - two bow-fronted late Georgian houses (circa 1820) - that overlook the canal and build a part 9 and part 14-storey development with 163 residential units and commercial space on the site.

## Hackney Society events

### 103 Greenwood Road

**Wednesday, 26 April, 6.30pm**  
A special guided tour of this new house, featured in this issue of Spaces, by architect Patrick Lynch, of Lynch Architects. As this is a small house, the numbers are limited to 10 people. Please call the Society to reserve a place.

### Geffrye Museum

**Sunday 7th May, 3.30pm**  
A special guided tour for Hackney Society members. Ends at 4.45pm. Geffrye Museum, 136 Kingsland Road, Shoreditch, E2. Meet in the entrance lobby.

### Shakespeare's Shoreditch walk

**Monday 5 June, 7pm**  
Back by popular demand, Kevin Moore's walk around historic Shoreditch. Meet at the centre of Hoxton Square, in the garden.

### A tour of Hackney Town Hall

**Monday 12 June, 6pm**  
An architectural tour of Hackney Town Hall conducted by the speaker of Hackney Council. Hackney Town Hall, Mare Street, E8. Meet in the lobby.

All events are free to Hackney Society members and £5 for non-members. The Greenwood Road event must be reserved by calling the Society on 020 7254 0212 or emailing [hackneysociety@poptel.org](mailto:hackneysociety@poptel.org). Booking for the other events is also advisable.

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

**Edited by:** Rossana Tich

**Contributors:** Patrick Lynch, Tricia O'Connell, Sheila Benjamin, Kevin Moore, Rossana Tich.

**Design and layout:**  
[www.liquidworks.net](http://www.liquidworks.net)

**The Hackney Society**  
Studio B12, 3 Bradbury Street  
London, N16 8JN

**T:** 020 7254 0212  
**F:** 020 7275 8971  
**E:** [hackneysociety@poptel.org](mailto:hackneysociety@poptel.org)

The Hackney Society is a Registered Charity (No 107459)