

# Pond House

Where: 162 Lower Clapton Road, E5. Who For: Dellmount Estates. What: 11 residential units



Architect: f+b Associates / bptw visualisation

## Pond House

Pond House is a Grade II\* listed former country villa style detached house, with significant sized gardens constructed in around 1800. It also falls within the Clapton Pond Conservation Area. The condition of the buildings were very poor, and they had been included in the English Heritage Register of Listed Buildings at Risk, considered to be in need of repair and full beneficial use. Various proposals by others had been submitted previously, but these were considered unacceptable by the Council and the buildings had continued to deteriorate.

CMA Planning worked with the team to bring forward a new scheme involving the refurbishment of Pond House (with removal of the 20<sup>th</sup> century rear extensions) and conversion to create five flats and demolition of garages and erection of six houses. Key issues included the historic context of the site and restoration work to Pond House, the design of the new build elements and the lack of any affordable housing provision within the scheme.

CMA Planning secured planning permission and Listed Building Consent from the London Borough of Hackney in December 2011.



**CMA Planning**

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