

Appendix 2: The Abbey and Barking Town Centre Consultation responses

Nature of Response	Consultation Platform	Comment ID	Summarised Comment	LBBD/BeFirst Response
General	One Borough Voice	reindeer7	It would be good if the council promoted Barking historical importance as outlined in "More information about the conservation area consultation.pdf" to a greater extent. Perhaps public information boards would be a good idea in the meantime, before works on the Curfew Tower area are completed.	Noted – physical information boards as well as digital information forms part of the NLHF project
General	One Borough Voice	reindeer7	As and when works commence it would be good to set up signs/boards explaining the importance of the area and what the council is doing. https://www.barkinganddagenhampost.co.uk/news/heritage/curfew-tower-improvement-plans-approved-1-6793612	Yes there will be information boards in place during construction and permanent signage/a model of Barking Abbey.
Conservation area extensions and removals	Via email	Paul Scott, Barking and Dagenham Heritage Conservation Group	Agrees with CA extension to Ripple Road and Barking Town Square however think that Crown House should remain in the conservation area list as it is a good example of 1960's office block architecture. Trocoll House should also be added to the list and be fully refurbished rather than being turned into another tower block which most locals will not be able to afford to live within. More properties on the Station Parade should be made part of the town centre conservation area too as they are also of some great age and architectural worth as well as having a certain amount of local heritage and social value which adds to this borough in a variety of ways.	Crown House is largely vacant and not seen as meeting the needs of modern office occupiers or having viable potential for conversion to residential. In addition it is also the view of Be First/LBBD that it does not have much architectural merit. The appraisal confirms it detracts from the CA, therefore it is suggested that it should be removed. Trocoll House is well outside of the Conservation Area and is not deemed to be of merit to seek to extend the CA. The building numbers of the additional properties on Station Parade have not been specified,

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				however the conservation area and areas surrounding it were carefully scrutinised as part of the character analysis of the CAA and it was deemed that no other buildings were worthy of including in the CA other than the extensions suggested. Guidance from Historic England is that one must be careful not to include buildings which detract from the conservation area.
General	One Borough Voice	Already given	What buildings are you going to remove? I do hope that you are not going to build anything on Abbey Green, there was until sometime ago a pledge from Cllr Bertie Roycraft stating that no building would take place. This plaque has been missing for sometime and I have asked numerous times for it to be replaced.	The area around Crown House is proposed to be removed for the reasons set out in the CAA. There are no buildings proposed on Abbey Green. The CA and Scheduled Ancient Monument designation of the Abbey ensures that it is protected. A plaque to Bertie Roycraft still exists on Abbey Green.
General Section 7.4.2 Exclusion of Area B from CA	Via email	Richard Parish Historic Buildings & Areas Advisor, Historic England	Commented that the document was “exceptionally clear and comprehensive” and “consider the proposed appraisal and management guidelines will have a positive impact in respect of managing change and preserving and enhancing the areas special interest”. They also highlighted the benefits of Appendix C and the assessment of the condition of buildings within the conservation area, this “should prove to be a valuable tool in managing and targeting positive change with the conservation area”. However they did highlight the following issues:	Noted. CA will be amended to make reference to the ‘At Risk’ status of the Ancient Schedule Monument. Section 7.4.2 – add: 2 paragraph, P.67 “The height, bulk and mass of buildings... Proposed buildings should fit within their context in terms of height, width and depth within the plot compared to neighbouring plots. The rhythm of the building

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			<ul style="list-style-type: none"> • Barking Abbey (Scheduled Ancient Monument) is identified as “at risk” on the Heritage at Risk Register for London 2019. • A number of tall developments have not, in our view, demonstrated the high standard of design required to preserve and enhance the significance of the conservation area. With this in mind we welcome the guidance on new development set out in Section 7.4.2 and we would encourage the council to consider how further design and setting guidance can be developed which secure the standard of new development this ancient town deserve. • Area for exclusion of Area B from CA which includes the grade II listed Tabernacle Church we would acknowledge that the setting and extent of connection to the conservation area has been severely eroded. We should stress however that while removal is on balance justified its listed status and the nature of the surrounding site will require a high standard of design and redevelopment which should preserve or enhance the significance of the assets affected. The listed status of the building should not in itself be a justification for removal of the area from the conservation area, its special interest normally being a criteria to warrant consideration for inclusion (this is clear within the draft documentation but poorly worded in the pdf summary for the consultation). 	<p>heights as well as the recesses and projections on the elevations of buildings on the street should also be examined for future developments for example bay windows, fenestration and depth of window reveals to ensure that utilitarian rectangular infill blocks are avoided. Beauty and delight are words often used to describe the historic detailing of buildings within the street scene and these strengths need to be maintained, reflected upon, and not distracted from with poor design that is out of context with the surroundings.</p> <p>CA will reference emerging design and heritage policies (Chapter 4) from the Local Plan.</p>
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Statutory	Via email	Robert Blake, City Planning, TfL	<p>Placemaking & Healthy Streets We are pleased to see a clear vision for placemaking in the conservation area, as set out in section 7.4.8 of the draft appraisal and management plan. TfL is committed to promoting healthy streets, where investments in walking, cycling and public transport infrastructure provide a safer, easier, cleaner and more appealing environment for everyone to enjoy. We support the proposals to improve the public realm and street furniture and hope this will encourage users of the Abbey and Barking town centre to choose active travel options when travelling to/from and within the conservation area.</p> <p>Barking Station Barking Station is of interest to TfL as a London Underground, London Overground and National Rail station, and is located close to the north east boundary of the conservation area. Whilst the station is not included within the conservation area, we believe that the “familial design language” (mentioned in section 7.4.8) and the overall feel of the town centre should be extended to the station, so that it feels more connected to Station Parade, East Street, and the surrounding locality. This would enable the promotion of public transport use in the area which will help to reduce car reliance in the area; providing health and environmental benefits.</p> <p>Pedestrian movements To promote active travel by foot, we are supportive of a review to the path layouts in Abbey Green, as mentioned in section 6.4, in order to support active travel to and from surrounding developments. TfL would be particularly supportive of improvements to the direct pedestrian link between East Street and the proposed</p>	Welcome the supportive comments. In relation to bus routes we confirm there are no proposals which would impede the ability to continue operating bus services in the CA with the level of priority that the current arrangement provide.
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			<p>footbridge across the River Roding which will serve the proposed redevelopment of the Tesco supermarket site. Consideration should be given to allowing cyclist access on paths where this is not already permitted.</p> <p>Bus routes There are a number of bus routes which operate within the conservation area boundary. These include East London Transit routes, which run along Ripple Road, turning onto Station Parade. These bus services contribute to the area's overall connectivity by providing a further public transport choice. TfL would like to ensure that the status of the conservation area and any proposed improvement works will not impede the ability to continue operating these bus services with the level of priority that the current arrangement provide.</p>	
	Via email	Will Clutton, Graduate Planner - Transport, Infrastructure and Policy Planning, Be First	<p>Page 62 of the CAAMP outlines the requirement for this document to “align with the vision for the heritage of the whole Borough and the aims set out within {planning policy}”, being used alongside these policies as guidance for conservation management in the Abbey and Town Centre Area. It is necessary, therefore, to ensure that there is no conflict between current and emerging local plan policy and the proposals outlined in this document.</p> <p>I have examined this document, in the context of the relevant emerging policy, such as Strategic Policy SPP1 of Chapter 3 (Barking Town Centre and River Roding) and the design and heritage policies outlined in Chapter 4. The Conservation Area forms part of a Local Plan <i>transformation area</i>, one of a series of designated areas around the borough “where extensive and/or larger scale development will be focused”. Upon examination, a handful of smaller sites sit within the Conservation area,</p>	Noted – reference will be made to the emerging Local Plan.

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			<p>but whereas the CAAMP outlines a series of key considerations for new or replacement buildings (see page 66 and 67), it should not provide any impediment to bringing forward developments in this area. Examination of Draft Local Plan policies, notably Policy DMD3 (Development in Town Centres) and DMD4 (Heritage Assets and Archaeology Remains) do not appear to demonstrate any conflict with any CAAMP recommendations. Having examined the proposed boundary alterations for the conservation areas, these also appear to be acceptable.</p> <p>On balance, I do not consider there to be any conflict between the direction of local planning policy and the CAAMP and therefore offer no objections.</p>	
		<p>James Coulstock, Deputy Chief Planning Director, Be First</p>	<p>I have no issues here – and agree with the removal of PD rights but think they will likely need to go further including signage, minor works e.g painting and or cladding of buildings etc. This will need a careful run through of the GPDO to ensure nothing fall between the gaps of that which is excluded in a conservation area (by designation) and that which will additionally need to be precluded by the accompanying A4 designation.</p> <p>On boundary – I note the square in front of the town hall is not included. Is this purposeful of just an omission. Given it provides the key views of the TH there may be merit to its inclusion. Care also needs to be given with the drawing of the red line re highways too. It appears at the moment that the boundary is hard up against building lines but I think pavements and highways need to be in as this has impact on how they are surfaced, finished, delineated and the style of road markings.</p>	<p>Noted. The square in front of the Town Hall is included in the proposed new extensions to the CA. The thickness of the boundary line often covers pavements but these will be rechecked.</p>

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		<p>I. M. Chengappa, Parks Development Officer, Policy and Participation, LBBD</p>	<p>Views The draft plan identifies some important views. Is there any means or aspiration to protect these? Given the historic importance of the river, it would be good to emphasise views of this, particularly through Town Quay. It is unfortunate that other key views across Abbey Green have been lost in recent years.</p> <p>Abbey Green open space The design and layout of the open space is itself something that would be worth conserving, and this seems to fit section 1.3 of the draft CAA 'Purpose and scope of the Conservation Area Appraisal'. Some other justification for this is already provided in the draft Heritage Management Plan for the open space. Developments around Abbey Green should consider how the open space itself will be affected by their designs, for instance by the need for provision for through traffic, or by the effects of road traffic on the open space. Some aspects are currently at risk from surrounding developments whose impact on the site has not been considered thoroughly.</p> <p>Trees, vegetation, and nature conservation</p> <ul style="list-style-type: none"> • Apart from mention of planning consent requirements, pretty much all mention of trees in this document refers to Abbey Green open space. There is almost nothing about trees or any other greenery in the 'urban' town centre. There has been a noticeable reduction in the tree cover that was present in the built up area only a decade or so, and some of the remaining mature trees there are understood to be currently in danger from development. 	<p>Noted.</p> <p>Text will be added regarding Site of Interest for Nature Conservation and the western edge of the conservation area touching on another SINC, the River Roding in Barking.</p> <p>A statement as to the need for protection and enhancement of green cover including trees will be included.</p> <p>More detail to be added about the 3 lamps illustrated on page 21, and referred to briefly elsewhere as a 'a decorative Victorian lamp standard' on page 39.</p>
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			<ul style="list-style-type: none"> • Nature conservation is of course normally not considered to have much to do with historic and building heritage. However some of the nature conservation aspects are directly connected to the ancient walls, with an interesting flora living on them. Hence the existence of a Site of Interest for Nature Conservation within the conservation area should be mentioned (this is the Barking Abbey Ruins and St Margarets Churchyard SINC, of local importance). The western edge of the conservation area also touches on another more important SINC, the River Roding in Barking. <p>A statement as to the need for protection and enhancement of green cover including trees should be included.</p> <p>Important structures I understand that it is not the function of the document to list every monument. No doubt at least some of these below have been considered, and may not be a matter directly for the council. But it is worth mentioning these –</p> <ul style="list-style-type: none"> • The triple lamppost illustrated on page 21, and referred to briefly elsewhere as a ‘a decorative Victorian lamp standard’ on page 39 would be worth some more detail. It has been relocated locally to the current spot, and it is currently missing its original central upper part. It has historic significance locally, including as a meeting or rallying point for social protest and the labour movement. There is an aspiration to refurbish it. • At least one unlisted tomb in St Margaret’s Churchyard (with the high spire, and in some danger of collapse) is worth considering for 	
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			<p>listing. This and most other tombs no longer seem to have an active owner.</p> <ul style="list-style-type: none"> • Consider the heritage value of the stone wall on the east frontage of St. Margarets School (with a short section at right angles on the churchyard boundary). Currently unlisted, unremarked, but definitely old, at least up to the earlier 19th century. • I did not see any mention of the few artworks on the site. In particular, the prominent one in the Town Quay open space – is this worth mentioning? 	
		Farah Afshan Operations Delivery, Consultation Team Natural England	No specific comments	Noted
General	One Borough Voice	Colin Newman	I like Crown House and I don't see why a 60s building is out of place or detrimental.	See comments to Paul Scott above
		Thomas Cromwell	<p>The setting of the Abbey is materially affected by the land west of Abbey Road, yet that area is excluded from the Conservation Area. The tall buildings planned for the former retail park will dominate the Scheduled abbey ruins, detracting from their setting, yet without the land being in the Conservation Area there is no practical way for this to be controlled.</p> <p>Why isn't the area surrounding the abbey included?</p>	<p>The buildings referred to are outside the conservation area but in our opinion are a positive contribution to the area and follow good design guidance promoted nationally such as Urban Design London's "New London Vernacular". They also follow emerging design guides from Be First. It was not deemed necessary to extend the area surrounding the abbey as there</p>

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				was nothing of historic merit to preserve. Historic England is clear in their guidance that authorities have to be careful not to devalue a conservation area by extending to areas with low historic merit. CAs also have to be assessed regularly to determine whether areas and buildings have been devalued and in which case, they should be removed from the CA.
		Felicity Hawksley	Greater enforcement of changes to buildings in conservation area eg shopfronts and signage	We hope that this CAA will improve this situation. We also hope that an easy user guide and training for shop owners will help.
		Mr. Paul Scott	<p>Better preservation of listed buildings and the conservation area itself. More protection of the heritage and conservation area from being overshadowed by the amount of tower blocks being built around the town centre.</p> <p>Planting more trees and having a bandstand like we used to some years ago that will give Barking town centre more character whilst still respecting its heritage.</p> <p>More of the properties on the Station Parade should be included and the Trocoll House building ought to be as well so that can be renovated rather than being turned in to unaffordable high density housing which we have enough of within Barking town centre already.</p> <p>How exactly will all the conservation area be guaranteed full protection?</p>	<p>The aim of this new CAA is to do this, but also see comment to Thomas Cromwell above.</p> <p>Planting trees and extra street furniture is being planned for the public realm works at the Curfew Tower. This is part of the Townscape Heritage Initiative (THI) funded by the National Lottery Heritage fund and include renovations to many buildings and shopfronts on North Street, East Street and Station Parade.</p> <p>It's possible that further improvement schemes could lead off this for more street trees and furniture in the Abbey open space for example.</p>

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				Please also see comments on Paul Scott's questions above.
		Anabel Allam	The quality of the shops. We need more restaurants and coffee shops instead of the 99p shops or random shops on East street which are degrading the appearance of the conservation area. The market also does not contribute to the area and instead just makes it filthy.	These shops and the market still have a place in Barking and the important thing is that the shops are not vacant and that there is still vitality in Barking town centre. The renovations we propose to the buildings and shopfronts through the THI project will ensure that Barking will remain a thriving shopping experience which will continue to retain businesses and attract new ones.
		Steven Foley	Remove lodge Avenue flyover and put it into a under pass	This is not within the CA
		Ian Drew, Urban Designer, BeFirst	I am in agreement with the proposed boundary changes.	Noted