

Appendix A
**Abbey and Barking Town Centre
Conservation Area Appraisal**



Figure 1 of the Curfew Tower and St Margaret's Church in the Abbey and Barking Town Centre Conservation Area (source: the writer)

Regeneration and Economic Development,
London Borough of Barking and Dagenham,
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1 Introduction

1.1 The Purpose of a Conservation Area Character Appraisal

Historic areas are now extensively recognised for the contribution they make to our cultural inheritance, economic well being and quality of life. Conservation areas are a means of preserving or enhancing such areas. The Act defines a conservation area as:¹

‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.

There are four conservation areas in Barking and Dagenham. This conservation area appraisal is focused on the Abbey and Barking Town Centre Conservation Area. The Abbey and Barking Town Centre Conservation Area was originally designated on the 8th October 1975, as the Barking Abbey Grounds and Town Quay Conservation Area. It was extended and renamed as the Abbey and Barking Town Centre Conservation Area on the 26th May 1992. This was designated on 12 June 1995.

The Act imposes a number of duties on local authorities with regard to conservation areas:

- To review the overall extent of designation and if appropriate designate additional areas²
- From time to time, to draw up and publish proposals for the preservation and enhancement of conservation areas and to consult the local community about these proposals³
- In exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas⁴

Consequently the Council is currently preparing conservation area appraisals for each of its conservation areas in line with these responsibilities.

Conservation area appraisals have a number of benefits in particular they are important in guiding the form and content of new development in partnership with the Development Plan and as educational and informative

¹ Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

² Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

³ Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990

⁴ Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

documents for the community. It is important in this respect to recognise that change is inevitable in most conservation areas, the challenge is to manage change in ways that maintain and if possible reinforce an area's special qualities, and this is the key role of the appraisal.

Therefore the aim of this conservation area appraisal is to preserve and enhance the character of the Abbey and Barking Town Centre Conservation Area and to provide a basis for making sustainable decisions about its future through the development of management proposals.

The format and content of this conservation area appraisal follows the guidance provided by English Heritage in their publication:

'Guidance on conservation area appraisals' published in February 2006.

1.2 Policy Context

This Conservation Area Appraisal provides a firm basis on which applications for future development will be assessed within the Abbey and Barking Town Centre Conservation Area, and therefore must be read in conjunction with Barking and Dagenham's Local Development Framework.

Policy CP2 in the pre-submission Core Strategy identifies that although the borough has a rich history relatively few heritage assets remain, and for that reason particular care will be taken to:

- Protect and wherever possible enhance the borough's historic environment
- Promote understanding of and respect for our local context
- Reinforce local distinctiveness
- Require development proposals and regeneration initiatives to be of a high quality that respects and reflects the borough's historic context and assets.

It emphasises that the borough's heritage assets will be used as an integral part of the borough's regeneration, and because today's developments will be tomorrow's heritage to use them in the bid to secure the highest standards of new design and architecture.

More detail on the implementation of CP2 is provided in the Council's Pre-Submission Borough Wide Development Policies. Policy BP2 covers Conservation Areas and Listed Buildings, and BP3 Archaeology. BP2 emphasises that the Council will provide up to date character appraisals and management proposals for each of the Borough's four conservation areas for the reasons already given.

The appraisal has been adopted by the Council and will be reviewed every five years in line with advice from English Heritage.

The Council is preparing a dedicated Action Plan for Barking Town Centre to guide the significant regeneration opportunities in this key part of the Thames Gateway over the next 10-15 years. At the same time Barking Town Centre is also home to a significant proportion of the borough's heritage, and for this reason contains two of the borough's four conservation areas. This heritage provides a rich context for these regeneration opportunities and the Conservation Area Appraisal will be very important in providing advice on how new developments can harness this potential and contribute to preserving or enhancing the character of these conservation areas. The London Thames Gateway Development Corporation (LTGDC) are responsible for determining major applications on Barking Town Centre and therefore the appraisal will be key tool for them to inform their decisions.

The Barking Town Centre Area Action Plan Preferred Options Report includes a policy (BTC18) on Conservation Areas and Listed Buildings. This stresses that the Council will review the two conservation areas within the town centre and encourage developers to use the areas heritage assets to upgrade existing buildings within the conservation areas and use them as positive regeneration elements of their schemes.

1.3 Definition (or Summary) of Special Interest

The conservation area comprises three identifiable zones East Street, Station Parade, and Ripple Road (the main shopping streets in Barking), Abbey Green (a rectangular open space in the town centre) the site of what was Barking Abbey, and the Town Quay (together the most historically significant part of the town). These areas are explored in more detail in the appraisal section. Elements of the historic past remain and the layout of the existing town evidences this. However much of the historic fabric has been lost and the history is only uncovered with some research. It is important therefore to value, protect, preserve and enhance what remains. The key characteristics to be preserved and enhanced are listed below:

- Saxon origins- there is evidence of early settlement at Barking as The River Roding was one of the few navigable rivers along the Thames
- Site of Barking Abbey- the Abbey was built in 666 AD, sacked and pillaged in 870 AD by marauding Danes, and rebuilt in 970 AD by 'Edgar the Peaceful'. The Manor of Barking was the oldest estate in

Essex and remained viable until the arrival of the railways⁵. It had extensive land and property far beyond Barking. It was dissolved and demolished by 1541. The Abbey was the Headquarters of William the Conqueror in 1066 who stayed at there whilst the Tower of London was being built. The Abbey along with the Town Quay was of significant importance to the development of the town.

- Curfew Tower or Fire Bell Gate (also known as The Abbey Gate)- the tower was built in 1370 and was thought to be the principle of two gateways to the Abbey and is the only part of the Abbey still standing. A third gate was created as a misinterpretation of a phrase in a 16th century document. The tower has the Chapel of the Holy Rood in the upper storey. The Rood is a stone representation of the crucifixion (usually made in wood there are only four or five stone ones in the country and as such is part of a crucifixion group⁶) and was the object of pilgrimage from late medieval times.
- Parish Church of St Margaret's- the oldest part of the church is the chancel built in the early 1200s. The tower was built over a period of time in three stages ranging from the Norman times with much of it rebuilt in the 1800s in a Gothic style. The church has mainly 15th Century additions. The church evolved from the Abbey, is in a prominent location on Abbey Green, and associated with local families depicted by various monuments and gravestones for example Captain Cook married at St. Margaret's in 1762. George Jack created artwork for the church (George Jack was a leading craftsman with the Morris Company)⁷.
- Town Quay- a wharf of some kind existed on the River Roding near to the Abbey since its formation. It was part of the land owned by the Abbey until its dissolution. The Town Quay enabled provisions for the Abbey, corn and meal for the local mills to be distributed, and contributed to the growing trade of the town. The Town Quay or Mill Pool as it is sometimes called represented the highest navigable point of the River Roding. In the late medieval period there were three separate wharves at the quay, one for the abbess, one for the leper hospital at Ilford and one for townspeople of Barking. The river was dredged and widened in the early 18th century and this made the whole Roding a major transport route. It was still used as late as the 1960s. It was also the site of the Manbridge, a narrow causeway across the Roding that linked Barking with East Ham. This was the only land route across to London in Barking until the early 1800s. The water mill was owned

⁵ LBBD Archives <http://www.lbbd.gov.uk/4-heritage/archive-photo-ga/photo-gallery-menu.cfm?id=331139E5-1422-C1AB-D39D5B065FAA7A2F>

⁶ Saunders, O.E, (1932) *A History of English Art: in the Middle Ages* Oxford: Clarendon Press page 37

⁷ St Margaret's Church 1991 *Look at St Margaret's Barking* red leaflet from the church

by the Abbey. The laws of the manor would have prevented people establishing their own mills in the Barking and Dagenham area without special permission and would have meant that the majority of Barkings residents would have been forced to visit the manor premises⁸.

- The Short Blue Fleet- the Short Blue of the Hewett family in Barking was the largest fishing fleet in England during the 19th Century. It was based on the River Roding. The introduction of 'fleeting' by Samuel Hewett, which enabled fishing vessels to stay at sea for longer periods, with the daily catch being transported back to shore in fast cutters, and the use of ice to preserve fish, made Barking one of the most important fishing ports in England.
- Buildings of particular architectural or historic interest- there are five Listed Buildings within the conservation area
 - One Grade I Listed Building - the Parish Church of St Margaret
 - One Grade II* Listed Building - The Fire Bell Gate or Curfew Tower
 - Three Grade II Listed Buildings
 - The Magistrates Court
 - The remains of Barking Abbey and old churchyard walls.
 - The Old Granary built in 1870 and the last surviving building of the watermill that stood in this location⁹ (see Appendix 3).
- Locally listed buildings- in addition there are eleven locally listed buildings within the conservation area (nine in the original area and two in the extension). These are:
 - 2a and 4a East Street (Cash Converters and Former Burton's building)
 - 2 and 4 North Street, Barking (The Bull Public House)
 - Nos. 33-35 East Street (Fawley House no. 33 Sense International no. 35 vacant)
 - No. 41 East Street (McDonalds)
 - No. 6 Ripple Road (Police Station)
 - No. 2 Ripple Road (JD Sports);
 - the Baptist Tabernacle on Linton Road
 - Barking Town Hall (1 Town Square also including Broadway Theatre)
 - 1-11 East Street (HMJ Nail & Beauty to Beauty Queens Cosmetics)

⁸ Clifford, T. and Hope Lockwood, H. (2002) *Mr Frogley's Barking a first selection* London: London Borough of Barking and Dagenham page 102.

⁹ LBBB Archives <http://www.barking-dagenham.gov.uk/4-heritage/archive-photo-ga/photo-gallery-menu.cfm?id=33113A72-1422-C1AB-D38DFEFAF9556DOB>

- 13-27 East Street (Barking Café to H.T Pawnbrokers)
- 54-66 East Street (Stead and Simpson to Game Station)

These do not meet the criteria for statutory listing but do have local significance due (variously) to their architectural importance and or historic association, and are considered worthy of protection (see Appendix 3).

- The site of old Barking Market and Market House- they were located in the area in front of the Curfew Tower, built 1567-8 and demolished 1923. The building was an Elizabethan wooden court house, with a jail, stocks, a school house and market.
- The former Burton's building (2a and 4a East Street) and the Bull public house- the Burton's building is typical of the firm's house style and a design for one of their better class of store, together with The Bull opposite, it forms a good corner building at the junction of East Street and the Broadway.
- No.s 33- 35 East Street (no. 33 Sense International to no. 35 vacant)- this is the oldest secular building (non-religious) remaining in Barking, formerly Fawley House owned and lived in by the Hewett family¹⁰, owners of the Short Blue (and still a local landowner). The pilasters and corbels dividing shop fronts extend either side to neighbouring properties.
- Barking Magistrates Court- originally the town hall and library, this is a landmark building on East Street of Flemish Renaissance style located opposite Fawley House and No.41 East Street (McDonalds see below). Together these buildings form a major part of East Street.
- No. 41 East Street (McDonalds)-a highly decorative late Victorian/Edwardian building opposite the Magistrates Court
- Barking Police Station and adjacent building (no. 2 and 6 Ripple Road)- these are two Edwardian buildings adjacent to one another with original features which together form the main frontage to the first part of Ripple Road.
- The Three Lamps- these lamps were the focus for Union Meetings and the Suffragettes. They were originally located more centrally in the Broadway but are now located next to the Curfew Tower. It is difficult to stress how important the lamps were to Barking in the 19th century and later. Almost all big events took place around them for example the foundation of unions, meetings of dissenters and the salvation army, suffragettes etc.
- London Bridge granite blocks- there are large square blocks of granite placed as features in various places on Abbey Green. They

¹⁰ Frogley's first selection page 111

formed part of London Bridge opened by William IV in 1831 and demolished in 1968.

- The Barking Abbey Ancient Monument Site- parts of Abbey Green and the remains of Barking Abbey are designated a Scheduled Ancient Monument.
- Archaeology- the conservation area is within an Area of Archaeological Significance reflecting the historic core of Barking and its environs where important archaeological remains relating to the town's development should be anticipated.
- Positive features- the positive features of the conservation area including the area within the proposed boundary extension are the Town Quay area with the river aspect and historical association, Barking Town Hall as a landmark building, and potentially the area by the bandstand as a popular meeting point.



Figure 2 reconstruction of Barking Abbey in 1500 by Sir Charles Nicholson in 1932 (source: Clifford, T. (1992) *Barking and Dagenham Buildings Past and Present* London: London Borough of Barking and Dagenham page 2 and LBBD website)

2 Assessing Special Interest

2.1 Location and Setting

The London Borough of Barking and Dagenham (LBB) is located on the north bank of the Thames to the east of the City of London. The borough is divided into three geographical areas, Flood Plain Alluvium, the River Terrace Gravels, and the London Clay. There are three terraces of gravels. The two older ones (formerly known as the Boyn Hill and Taplow Terraces) in the north and a younger one previously called the Flood Plain Terrace covering the centre. They were laid down by the River Thames and River Roding at various stages during the last inter-glacial and into the post-glacial. The capping of gravel covering the clay at Marks Gate is the highest point in the borough at about forty five metres above sea level. Barking is the main settlement located in the south west of the borough it is bounded to the west by the River Roding, two kilometres from the River Thames and the railway to the east. The centre of the town is predominantly retail with the surrounding areas as predominantly residential comprising of Victorian and Edwardian terraces and post war housing estates. It is the more central and historic parts of the town that are designated The Abbey and Barking Town Centre Conservation Area.



Figure 3 Chapman and Andre map of 1777 depicts the once rural nature of the area (source: Clifford *Barking and Dagenham Buildings* page 31)

2.2 Context

Barking Town Centre has an interesting and dynamic profile. Whilst it is at the heart of East London, is a major transport centre minutes from the City and is pivotal to the wider regeneration of Thames Gateway and the policy aspirations of the London Thames Gateway Development Corporation, it and the surrounding area have high levels of urban deprivation, increasing needs from a diverse community and a lack of quality affordable housing.

The current population of the wider Barking Town Centre area is about 23,000. This is expected to increase significantly in the next few years as the area forms part of the London Riverside Opportunity Area and has therefore been identified as providing a significant opportunity for intensification, particularly in terms of housing growth.

To attract people who want to live and work here, Barking Town Centre and the wider area is undergoing managed change aimed at facilitating a high quality economic, social and environmental regeneration. Aspirations include a renewed public realm, a quality riverside environment and improved public transport facilities, which in turn will be a catalyst for diversifying the choice in housing type and tenure, retail facilities and employment opportunities.

In the context of the large scale development and change taking place in Barking Town Centre, the conservation area (and the historic assets within it) are a positive asset which can inform regeneration proposals and be enhanced in the process.

2.3 Conservation Area Extension

The current boundary of the conservation area was drawn tightly and has gaps in it where some buildings have been left out. It is considered that the current boundary inadequately protects the historic parts of the town centre. The boundary of the conservation area has been extended therefore to include the wider setting of the conservation area and encompass all the buildings of historic and architectural interest that also logically read as part of the commercial character and appearance of Barking Town Centre. This includes all of the frontage buildings along East Street, and Station Parade up to the junction with Cambridge Road. The conservation area extension also encompasses the Baptist Tabernacle on Linton Road and the important landmark buildings of Barking Town Hall and Broadway Theatre and part of Ripple Road. This appraisal identifies buildings that can be described as negative, neutral or

positive contributors to the conservation area and where there may be opportunities to enhance the conservation area. A complete list of all the properties included in the original and extended conservation area is included in the Appendix 7.

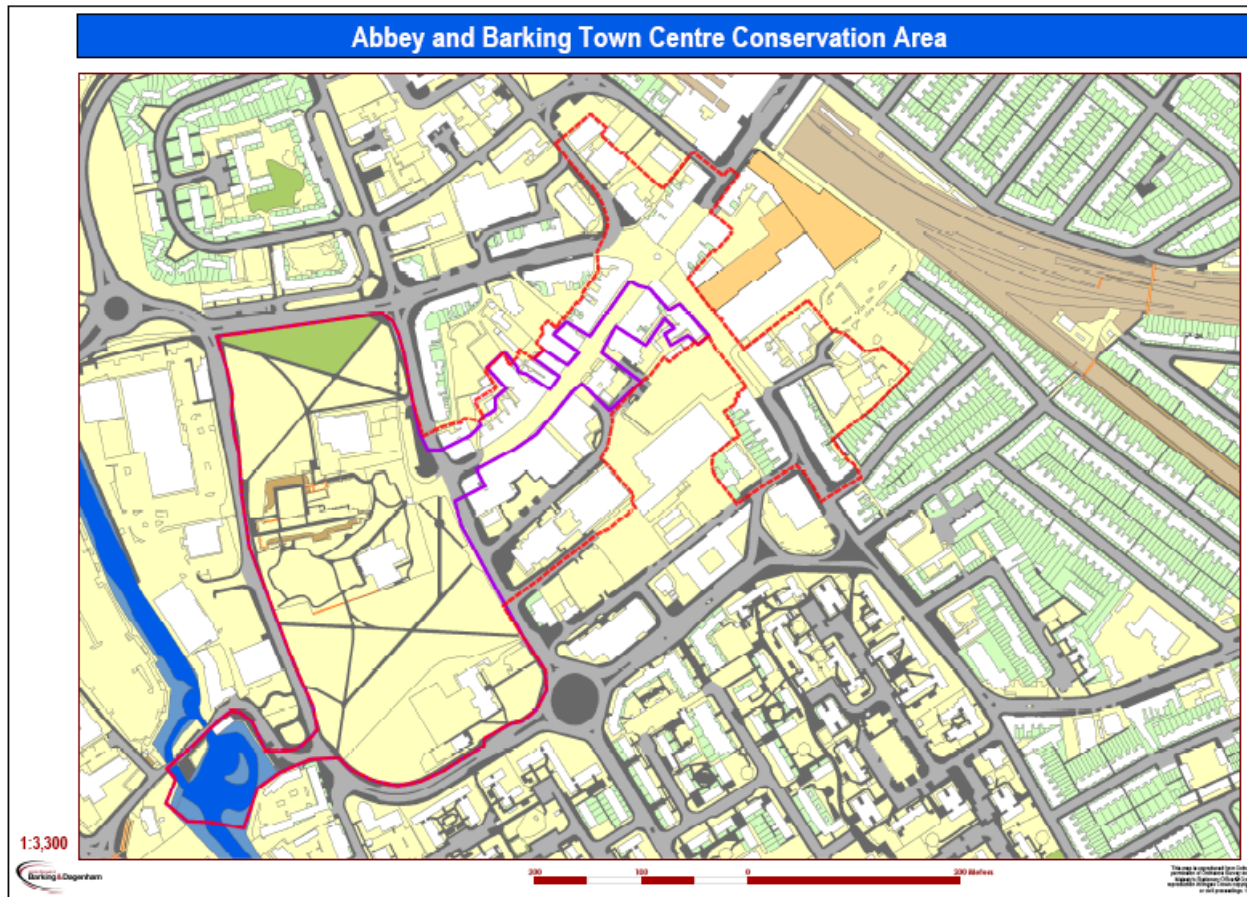


Figure 4 showing extended boundary of Abbey and Barking Town Centre Conservation Area (existing in purple, extension in red) (source: the writer)

2.4 General Character and Plan Form

Barking's physical character derives from its relationship with the River Roding a navigable tributary of the Thames which served to bring the settlement into existence and determined the pattern of development on the river bank and along routes leading from the river to neighbouring settlements. The town was once more compact and centred on the area in front of the Curfew Tower where the market place was with activity focussed on the Abbey and the Town Quay. The town is now more dispersed with the centre now considered to be focussed on the station area. The conservation area is predominantly linear as it includes East

Street which is an ancient route that would have led to the Abbey from the east.

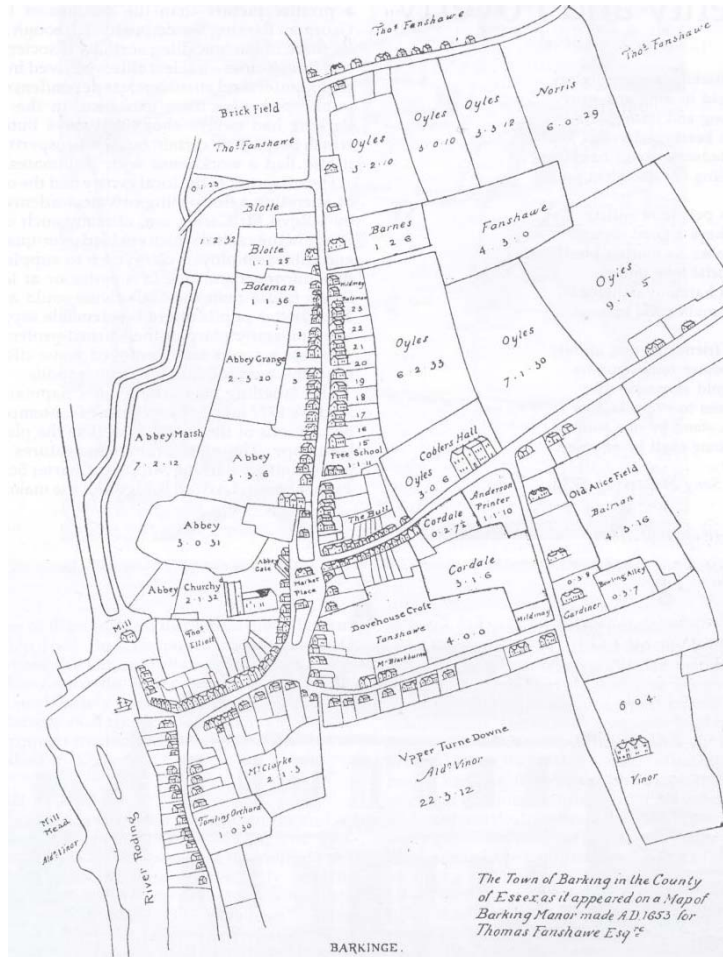


Figure 5 map of Barking in 1653 showing the market place in front of Abbey Gate or the Curfew Tower and East Street leading to it (source: Tames, R. (2002) *Barking Past* London: Historical Publications Ltd page 35)

2.5 Landscape Setting

Barking has a riverside setting although the main part of the town is now away from the waterfront. There are distant views from the Mill Pool to Shooters Hill to the south east, and Canary Wharf to the west. The conservation area has a flat topography however its landscape character varies from the open expanses of the Town Quay and Abbey Green which are punctuated by historic and more modern individual buildings to the far more dense and compact character of the commercial parts of the conservation area which begins abruptly where East Street meets the Broadway and is dominated by hard landscaping with little greenery. St

Margaret's Church and the adjacent Curfew Tower are the main local landmarks and can be seen from various locations within the vicinity.

3 Historic Development and Archaeology

3.1 Origins and Historic Development

The history of the Barking area can be traced back to Prehistoric times. Evidence of settlements in the area from the Bronze Age, Iron Age and Roman Periods have been found.

Barking is one of the earliest Saxon settlements in Essex. The settlement was established on habitable ground near to the River Roding, a tributary of the Thames, which was to influence the growth, prosperity and structure of the town over the centuries.

It was the presence of water and good arable land that led to the establishment of Barking Abbey in 666 A.D. adjacent to the River Roding. There is thought to have been a wharf near to the Abbey since its foundation¹¹. The Abbey was to dominate the development of Barking for many centuries.

The new monastery dedicated to St Mary was quickly endowed by the Christian East Saxon princes with land and property, most of which was to become the Manor of Barking.

It was in Norman times that the area rose to greater prominence. In 1066, William the Conqueror moved his headquarters to Barking Abbey, while the Tower of London was being built. The Manor of Barking was the largest and most valuable of the Abbey's properties.

The earliest reference to a market in Barking comes from the reign of Henry II between 1175 and 1179¹². It was probably held in lands around the Abbey. Between 1567-8 the Elizabethan Market House was built adjacent to the Curfew Tower¹³ had a Justice Chamber on the first floor, a school room in the garret, with the ground floor occupied by the corn market and the lower part open arcade for the weekly market. The town water pump and stocks were in the open space outside¹⁴

The demise of the Abbey came in the 16th Century with the reformation of Henry VIII. It was demolished in 1541. Much of the stone was shipped down the Thames for the building of the Kings new house at Dartford, and the roof lead shipped upstream to repair the roof of Greenwich Palace. All

¹¹ LBBD Archives <http://www.barking-dagenham.gov.uk/4-heritage/archive-photo-ga/photo-gallery-menu.cfm?id=3311265D-1422-C1AB-D3F2EA3EAA155F7F>

¹² *Tames Barking Past* page 28

¹³ Clifford *Barking and Dagenham Buildings* page 36

¹⁴ Clifford, T. and Hope Lockwood, H. (2003) *More of Mr Frogley's Barking a second selection* London: London Borough of Barking and Dagenham pages 118 and 119

that remains of the Abbey is the Curfew Tower and some of the masonry that was reused to build the church¹⁵.

The wharf was maintained as manorial property until the dissolution. After the dissolution the Manor of Barking was sold by the Crown to Sir Thomas Fanshawe. In time the ownership descended to the Local Authority¹⁶. The market place was conveyed to the crown and in 1616 was passed in trust to the Parish of Barking. The market on Saturday's declined and lapsed in the 18th Century.

Of the remaining twelve grand manors in the area, most were demolished in the 19th and 20th centuries but remain as place names such as Westbury, Porters and Parsloes. Valence House and Eastbury Manor House however remain.

From the 14th Century until the second half of the 19th Century the major industry at Barking was fishing, supplying the London market as well as local needs. Industries and services to support the fishing fleet soon located near to the Quay and provided much of the employment for the local area in the 17th and 18th Centuries. Samuel Hewett's introduction of the commercial use of ice to preserve the fish was the first time it had been used to preserve items other than luxuries¹⁷.



Figure 6 depicting the activity and buildings at the Town Quay in 1832 with St Margaret's in the background (source: Tames *Barking Past* page 59)

¹⁵ LBBB Archives <http://www.lbbd.gov.uk/4-heritage/archive-photo-ga/photo-gallery-menu.cfm?id=33113BAA-1422-C1AB-D3B4CE643104EED1>

¹⁶ LBBB Archives <http://www.barking-dagenham.gov.uk/4-heritage/archive-photo-ga/photo-gallery-menu.cfm?id=3311265D-1422-C1AB-D3F2EA3EAA155F7F>.

¹⁷ Frogley's Barking a first selection pages 84 and 85).

3.2 Development in the 19th and 20th Centuries

By the middle of the 19th Century Barking had grown to be a considerable market town with a thriving fishing industry. The town and road layout was still very much focussed on the Abbey with the Curfew Tower on Barking Broadway as the main north south street leading via Heath Street to the Town Quay, and East Street the main east-west street.

By the late 19th century the fishing industry in Barking had begun to decline as the railways provided the rapid transport of fish from the east coast ports, (which were nearer to the North Sea fishing grounds), to London. The Stratford to Tilbury railway line via Barking opened in 1854 and was soon followed by the development of Barking New Town to the east of the Station. The Great Eastern Railway was extended to Yarmouth in 1867 and to Grimsby by the Great Northern. From the 1850s then there was a steady movement of fishermen to Grimsby and after 1865 most of the fishing fleet was transferred to Yarmouth and Gorleston¹⁸.

Access to the river was an important consideration for many of the industries that established in Barking on the back of the market and fishing industries. By the mid 19th century, the nature of industry was changing to include chemical industries and brewing. By 1906 there were at least twenty factories concentrated around the river adjacent to the Old Town of Barking, at least half of which were producing chemicals as diverse as soap making and tar distilleries, to artificial fertiliser and sulphuric acid manufacturers.

The Stratford to Tilbury railway line via Barking opened in 1854 and was soon followed by the development of Barking New Town to the east of the Station, comprised mainly of terraced, bay windowed houses, built with commuters in mind. In 1863 there were sixteen trains a day between London and Southend stopping at Barking, and there was still a choice of two daily carriers to London. Barking Station was rebuilt in 1889, enlarged in 1908 when the line was electrified, and was completely reconstructed, much as we see it today, between 1958 and 1961¹⁹.

The advent of the railway and the construction of the station, pulled the focus of the town away from Town Quay, which has steadily declined in the 20th Century as local heavy industry in the area contracted with the opening of cheaper global markets.

The market outside the Curfew Tower was briefly revived in the 19th Century before the Market House was demolished and the market finally

¹⁸ Frogley's first selection page 88

¹⁹ Clifford *Barking and Dagenham Buildings* page 32

closed in 1937. A revived Barking market opened in the 1990's for three days a week in East Street and Ripple Road. This has grown in size and popularity since the mid 1990's and has helped the economy of the town.

The basic structure of the town remained fairly intact until the 20th Century. Between 1921-1932 the London County Council constructed 25,000 homes known as the Becontree Estate as part of the national housing scheme Homes Fit for Heroes after the Great War (1914-1918). It was a low density suburban estate and is the largest council housing estate in the world²⁰. Although the Becontree is not within the town centre area the significant and sudden increase in population had an impact on Barking Town Centre as it increased the number of shoppers as the Barking part of the Becontree Estate was built with very few shops. This was reflected in the Second World War during rationing when Barking townspeople wanted estate residents banned from shopping in Central Barking shops.

However, it was during the post second war period that Barking Town Centre experienced most change, with the construction of the Town Hall and Assembly Hall (now the Broadway Theatre) the demolition of slum houses and factories on the area now known as Abbey Green, the construction of new estates in the 1970's to provide decent homes in Hart's Lane, the Linton's and the Gascoigne and the construction of new roads such as the A406, the northern relief road, St Paul's and Abbey Road to ease traffic congestion and improve traffic flow.

The retail heart of the town centre was redeveloped too with the rebuilding of the lower part of the east side of East Street in the 1970's and the construction of Abbey Retail Park opposite the Abbey Grounds, on the east bank of the Roding in the late 1980's. The 1990's saw more changes with the development of the Vicarage Field shopping centre on the site of the old football ground, construction of the Tesco superstore and hotels on former industrial land on the west bank of the Roding, and the pedestrianisation of East Street and Ripple Road.

²⁰ LBBD Archives <http://www.barking-dagenham.gov.uk/4-heritage/becontree/becontree-menu.html>



Figure 7 map of Barking about 1880 showing the old town focused on the river and the Abbey, and the new town that was developing around the station (source: Frogley's first selection page 160)



Figure 8 East Street about 1925 showing the cohesive nature of the street at that time. The Bull is on the left and the Magistrates Court is on the right towards the centre of the picture (source: Frogley's first selection page 70)

3.3 Archaeology

Parts of Abbey Green and the ruins of the Abbey is a Scheduled Ancient Monument and the conservation area lies within an Area of Archaeological Significance. Archaeological investigations in the area have found important remains relating to the towns development and future development proposals should consider the potential affect they may have on archaeological remains.

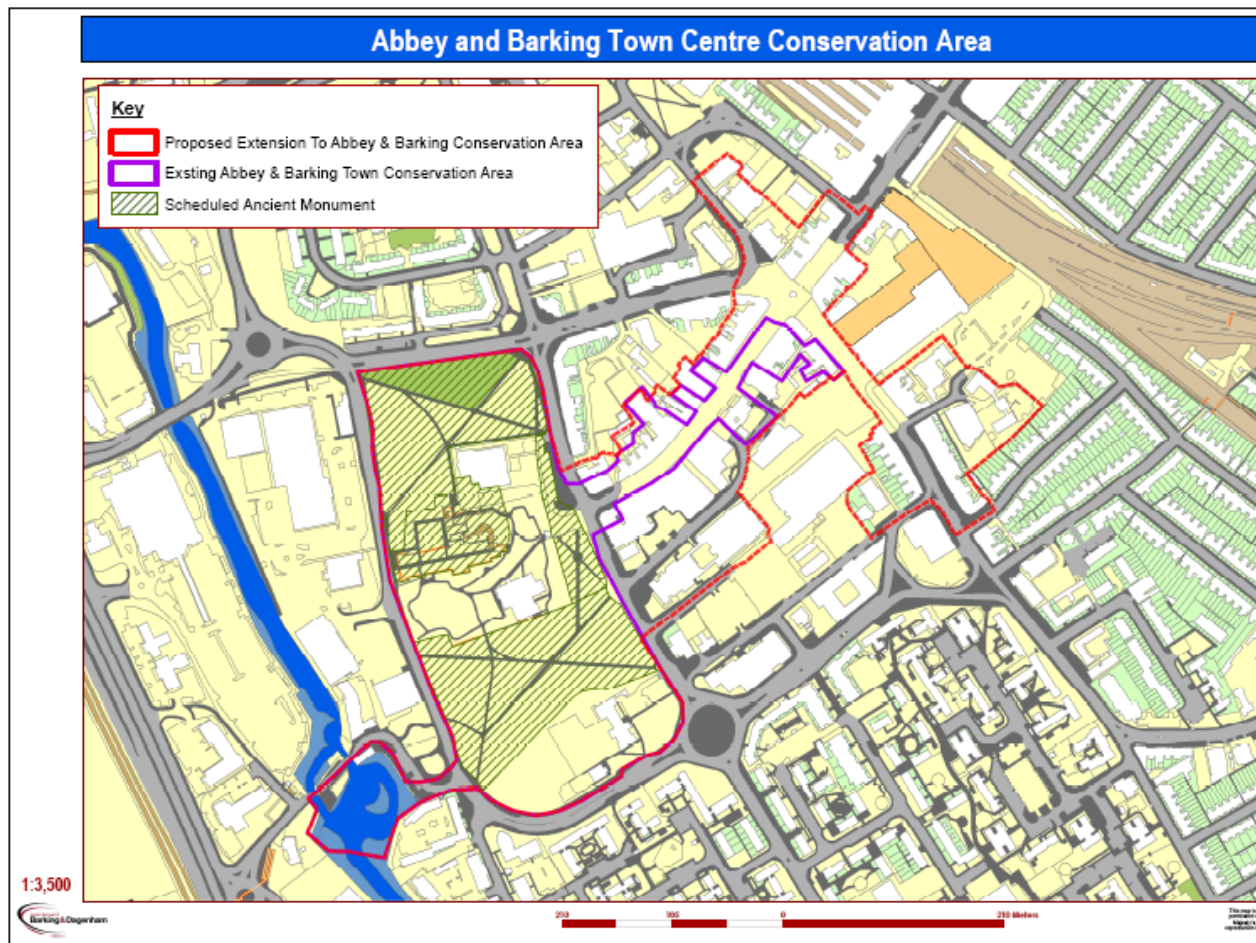


Figure 9 the Scheduled Ancient Monument is shown in green hatch (source: the writer)

4 Spatial Analysis

4.1 Character and Interrelationship of Spaces

The three zones in the conservation area are quite distinct in that it is evident that East Street is the main shopping area, Abbey Green the main open space and the Town Quay the old industrial part but they are not well linked. With the decline of the fishing industry and the focus of the town then being on the station, changes to the historic street layout have meant that Heath Street no longer exists and North Street which was the main route to Ilford was truncated by the railway thus altering the circulation pattern. As a result the Town Quay is divided from Abbey Green by Abbey Road, and Abbey Green from East Street by The Broadway. Also the paths across Abbey Green do not relate to desire lines to the town centre. This has been recognised in various studies though and improved links throughout the town centre are suggested in most of the regeneration proposals.

4.2 Key Views and Vistas

The topography of the town centre and Abbey Green area is generally fairly flat, with a gentle gradient from the station area, to the north-east of the town, down to the south-west and the Town Quay area the lowest point within the conservation area.

Views within the conservation area therefore tend to be foreshortened. This effect provides an interesting dynamic as you walk through the conservation area, with views of the three component parts of the conservation area only becoming visible as one proceeds from one area to the next. This is the case no matter which direction you approach the conservation area from. The negative impact of these foreshortened views is that there is little visual connection throughout the conservation area. For example, it is not evident that the River Roding and Town Quay is just across Abbey Green.

The situation differs slightly depending on whether you are travelling by car, bus, bicycle or on foot. East Street is pedestrianised and traffic movement tends to be circular around the town because of the ring road. This impacts upon the movement across and through the area, and the views of the conservation area afforded to the traveller. The general lack of visual connections however is evident irrespective of the mode of travel.

The main views that exist within the conservation area are:

- 360 degree from the bandstand west along East Street (from junction of Station Parade, London Road and Ripple Road), north along Station Parade, east along Ripple Road, and west along Linton Road
- From Town Quay across Abbey Green towards St Margaret's Church and Barking Town Hall
- From the front of the Curfew Tower along East Street
- From the Ripple Road entrance of Vicarage Fields shopping centre to the Police Station and JD Sports
- The view from in front of the National Westminster Bank (East Street) towards the Curfew Tower is a significant view, giving a glimpse of the Abbey Green area and a hint of the Abbey beyond. The Curfew Tower is partially obscured by trees.



Figure 10 view along East Street towards the Curfew Tower (source: the writer)

Longer views into the conservation area from elsewhere provide clues as to the locational context of Barking Town Centre and certain elements within it. This is particularly important from the west and south west where the tower of St Margaret's Church and the clock tower of the Town Hall, are visible from the A406 (North Circular) and the A13, and this gives a hint that there may be something special there. The most significant long views are:-

- From the A406 across Town Quay towards St Margaret's Church and the Town Hall
- From the Mill Pool west towards Canary Wharf and south east towards Shooters Hill

- From the bridge on the A13 which crosses the River Roding towards the town centre and clock tower



Figure 11 view from the A13 towards Barking Town Centre showing the clock tower and new developments underway (source: the writer)

5 Character Analysis

5.1 Definition of Character Areas or Zones

The three character areas or zones are described in more detail below:

Abbey Green

There is a sense of open space on Abbey Green with more open views across the grass towards the Town Quay and the town centre. The area comprises of mostly mown grass and standard trees lining the pathways. The main features are St Margaret's Church, the Curfew Tower, and the backdrop of mature trees in the churchyard and the grounds of the former Abbey.



Figure 12 looking across Abbey Green towards St Margaret's Church and the Curfew Tower (source: the writer)

Town Quay

The Town Quay on the river comprises of a circular body of water known as The Mill Pool and the Old Granary as the main features. The area feels

separate from the other two character areas but it is only a short distance away from the town centre.



Figure 13 view of the Town Quay with the Mill Pool and the Old Granary (source: the writer)

East Street, Station Parade, Linton Road and Ripple Road

East Street, Station Parade and Ripple Road is mostly defined by the shops which tend to be two or three storeys high either side of the street. The area can be described as a more enclosed space. Station Parade leading to and East Street is the main thoroughfare through the town. There is a mixture of different architectural styles and there has been an uncoordinated approach to development with historic buildings and infill development all side by side.



Figure 14 view along East Street from the bandstand (source: the writer)

5.2 Activity and Prevailing or Former Uses and Their Influence on the Plan Form and Buildings

Abbey Green

This area has changed significantly over time in that the buildings associated with its former town centre use have been cleared away leaving the open space area. There is an island nature to the area created by the roads surrounding it although improvements have been made to improve access across these roads. Abbey Green is popular lunchtime venue in summer but there is no where to go or sit as such other than in the churchyard so it is not used very much. The main destination in the area is the café in the church extension. Abbey Green includes two primary schools and is busy at peak times during school hours.

Town Quay

Historically the quay was the main point of trade for the Abbey and developed into an important port being where the fishing industry was based. This area has changed significantly over time in that there were buildings all along the quayside and there were a number of large industrial buildings but these have mostly all been cleared away. It is one of the few places where there is public access to the river. The Town Quay is probably the least used part of the conservation area.

East Street, Station Parade, Linton Road and Ripple Road

East Street was the main route to Barking from the east and is shown on the 1777 Andre map. It is directly in line with the Curfew Tower which was the main gate to the Abbey. This area has changed significantly over time. The origins of the Bull pub date back to medieval times but much of the historic fabric in this area does not survive. The shopping area is the busiest part of the conservation area particularly on market days.

5.3 Qualities of Key Buildings and their Contribution to the Conservation Area

The following provides a detailed description of the main features of the conservation area and the contribution that these features make to its overall character and appearance. The more detailed description of the buildings focuses mostly on the buildings not previously included in the conservation area.

Abbey Green

St Margaret's Church together with the Curfew Tower and the Abbey Ruins are associated with each other historically in that the church evolved out the formation of the Abbey and the Curfew Tower is the one remaining access gate to the Abbey. The buildings are all in close proximity to one another and built of the same materials Kentish Ragstone. St Margaret's is a Grade I listed building, and has many artefacts and monuments associated with the families of the local area. It is in use as the local parish church and also provides a range of community facilities. The Curfew Tower is Grade II* listed and was the site of pilgrimage in medieval times because of the Holy Rood located in the chapel above the archway. The Abbey was established in 666AD and was the greatest Benedictine nunnery in the country and the only early Saxon monastic foundation in Essex to survive until the Dissolution²¹. The remains of Barking Abbey and the old churchyard walls are Grade II listed. The Abbey was excavated in 1911 and stone walls depicting its layout set out. The ruins have the potential to be enhanced as an important local feature and are the focus of an environmental improvement plan for the green.

²¹ LBBD Archives <http://www.lbbd.gov.uk/4-heritage/archive-photo-ga/photo-gallery-menu.cfm?id=331139E5-1422-C1AB-D39D5B065FAA7A2F>



Figure 15 the site of Barking Abbey the path is on the line of the nave and indicates the size of the building (source: the writer)

Town Quay

The Old Granary was Grade II listed in 1968. It was built in a distinctive Italianate style in yellow brick with a pyramidal slate roof. It is five storeys high and a prominent feature on the edge of the Mill Pool. The building symbolises Barking's Victorian industrial past and is currently in use as a warehouse.

East Street, Station Parade, and Ripple Road

North Street

Nos 6-12 North Street (6 S.A.M Car Service to 12 Browns hairdressers)
The two storey red brick early 20th century shop premises adjacent to the Bull Pub includes the former co-operative store (No. 8-10 North Street) which has an historic first floor shop display window below a richly decorated cornice and a central arched pediment featuring the beehive crest. They are the only historic buildings to have survived the mass clearance of this area in the 1920s. The Bull (No. 2-4) and Numbers 8-10 are locally listed buildings. These buildings have been included in the conservation area as, together with the Bull Public House, they form a distinctive gateway into the town centre from Abbey Green / London Road area, are in keeping in terms of scale and height with the Bull Public House, and help to define the area in front of the Curfew Tower.



Figure 16 nos. 6-12 North Street and the Bull pub showing the few remaining historic buildings in this area (source: the writer)

Stables to rear of Bull Pub in pub car park

These two groupings of brick Victorian buildings, one located in the Bull pub car park and the other to the rear of no.s 1-27 East Street, were probably used as stables by the pub due the presence of the hayloft. These buildings are now included in the conservation area because of their historic association with the pub.



Figure 17 former stables complete with hayloft to rear of the Bull pub (source: the writer)

East Street (South Side)

No. 34 East Street (Iceland)

No. 34 East Street (Iceland, formerly Marks and Spencer) is typical of the M&S in-house style and likely to have been designed by Robert Lutyens who was the son of the 20th century classical architect Sir Edwin Lutyens. The three storey property is a good corner building and frames the view to the clock tower between the shop and the bank and has been included in the conservation area for these reasons.

No. 36-42 East Street (99p Stores)

No 36-42 East Street (99p Stores) is a plain red brick building which replaced The Capitol Theatre that was adjacent to the former Marks and Spencer. It is considered a neutral contributor to the conservation area. Regeneration and development proposals could provide opportunities for sympathetic redevelopment that relates better to No. 34.



Figure 18 no.34 East Street circa 1935 when occupied by Marks and Spencers (source: Bird, E, (2007) *Heritage Scoping study on Abbey and Barking Town Centre Conservation Area* draft Design for London)



Figure 19 no. 34 today (Iceland) showing the building is still a good corner building, but that the Capitol Theatre has been replaced by a plain red brick building (no. 36-42 99p Stores) (source: the writer)



Figure 20 view of Barking Town Hall along Grove Place from East Street between Iceland and no. 32 the (NatWest) (source: the writer)

The Clockhouse

The Clockhouse building is a 1970s building comprising of a number of shops with offices above (includes no. 52 East Street Bon Marche, Liberty Flowers, Health Information Centre, Brothers Finest Food Store and PCT offices) and is included in the conservation area because it impacts on the setting of the Magistrates Court a Grade II Listed Building and landmark building on East Street being one of most ornate buildings in the town centre (see Appendix 3) and can be identified as a neutral contributor. Regeneration and development proposals could provide opportunities for more sympathetic redevelopment.

No. 68 East Street (Boots)

The area around Boots (no. 68 East Street) 50s building reflects the other pre-war prow buildings on this corner and should be included. The current building replaced the baroque Edwardian Blake's ironmonger's store. The bandstand is located at the junction of Ripple Road and East Street and is part of the historic street pattern shown on the 1653 map with Ripple Road leading towards Dagenham Village (London Road was added later).



Figure 21 no. 68 East Street (Boots) together with no. 67 (Domestic Appliances) as corner buildings defining the area around the bandstand. The style of no. 67 mirrors 68 (source: the writer)

Linton Road

Baptist Tabernacle

This landmark building is a good example of late Victorian architecture that contributes positively to the character of Barking Town Centre. It was designed by Holliday and Greenwood and built in the Renaissance style in 1893. Crown House rather dominates the streetscene in this location and can be described as a negative contributor. It is an important gateway to the town centre from the 60's Lintons Estate (now called William Street Quarter) which is now being redeveloped.



Figure 22 Renaissance style Baptist Tabernacle with its original features is a distinctive building on Linton Road (source: the writer)

No. 2 Linton Road (Barking Tap Public House and Buzz Wine Bar)

This building is an attractive Victorian Pub and is a prominent feature on this part of Linton Road. The original part of the pub dates from 1894 and retains its original shape and form and some original features. It has been altered and extended between 1897 to 1926. This is all that remains of the Barking Brewery which was one of the traditional industries in the town, and is locally listed.



Figure 23 Barking Tap Public House is a prominent building on the bend of Linton Road (the original part of the pub is to the right of the photo) (source: the writer)

East Street (North Side)

Nos. 1-11 and 13-27 East Street

Two attractive Victorian/Edwardian parades already included in the conservation area and locally listed.

No. 29-31 East Street (29 Specstore - 31 Shoe Zone)

These buildings are an attractive short parade of art-nouveau style early 20th century shops. They are part of the predominant character of the properties on East Street.

No.39 East Street (Salvation Army and Superdrug now demolished)

This is a flat roofed 1960s retail premises which has been demolished as part of the London Road regeneration scheme to create a new town square behind it to house the street market stalls. Although in overall design terms this building can be considered a neutral or negative contributor to the overall character of the area, any redevelopment should ideally retain the continuity of street frontage that the existing buildings provide, or should otherwise improve the overall character and appearance of this part of the conservation area. As a neutral or negative contributor its demolition did not have to meet the demolition tests of PPG15. Where a building is identified as a neutral or negative contributor the quality of any replacement building is a key concern. There was a small shop no. 37 Wonder Phones and Textiles infilling the gap between

Fawley House and no. 39. It was attached to both premises and has been demolished also.

No. 43-53 East Street (43 Prime Linens- 53 Caesars World)

Nos. 43-53 East Street (1935) form an interwar Tudorbethan style 3 storey terrace with gables at each end with applied timber decoration. The distinctive façade and symmetry of the parade contribute to the streetscape and the buildings have been included in the conservation area for this reason. The ideas for London Road were to demolish one end of the terrace to create a new access either side of McDonalds (another feature building on East Street late Victorian/Edwardian with a distinctive gable added to the local list see Appendix 3) to the square. This would disrupt the terrace as an entity however this proposal may not be going ahead. Opportunities to create a pedestrian link beneath the building through Prime Linens to the proposed square behind would retain the parade intact and should be explored.



Figure 24 aerial view of East Street showing how including all the shops fronts on East Street would avoid the odd gaps that currently exist in the designation. No. 39 Superdrug in the centre of the photo has since been demolished though (source: Bird *Heritage Scoping study* Design for London)



Figure 25 East Street circa 1955 looking towards the Magistrates Court (source: Bird *Heritage Scoping study Design for London*)



Figure 26 view of East Street from the bandstand with the same buildings evident showing that the street is an entity (source: the writer)



Figure 27 Nos. 43-53 East Street (43 Prime Linens to 53 Caesars World (source: the writer)

No. 63-67 East Street (63 East Street Dental Practice to 67 Domestic Appliances follows on round into London Road (No. 1 Torquoise Jewellery to No.9 Likkie Cee's)

63 to 67 is one of the four curving corner buildings that together form an enclosed circus defining this part of the street and as such should be included in the conservation area.

Station Parade and the area around the bandstand

Its is important to include all the eastern quadrants which form an enclosed circus at the road junction of London Road and Ripple Road in the conservation area as it is a distinctive part of the street and should be retained and enhanced. No. 2 Station Parade (Barclays Bank) is one of the four corner buildings and is a good example of this style of bank building popular in the 20s. It is typical of its period and a prominent building on the corner by the bandstand. As such it makes a positive contribution to the conservation area and should be retained.

Station Parade is an important part of the town centre with some surviving buildings that depict the scale of the town at the turn of the century.



Figure 28 an enclosed circus where East Street, Ripple Road and London Road meet is a distinctive feature in the town (source: the writer)



Figure 29 view of Station Parade from the bandstand looking towards Barking Station (source: the writer)



Figure 30 no. 2 Station Parade (Barclays Bank) is typical of the period and a prominent building on this corner (source: the writer)

1-9 Station Parade (no. 1 Blockbusters (closed) to no. 9 Grove Leisure Amusement Caterers)

These are one of the last remaining historic buildings in the town centre predating World War I and although much altered there are sufficient historic features that remain to retain and enhance them. For this reason these buildings are now included in the conservation area. The adjacent properties which include a characterful Victorian terrace no. 15-19 (no. 15 Island News and Wines to no. 19 Discount Jewellers) are also included.



Figure 31 1-9 Station Parade and the adjacent Victorian terrace as it was looking towards the station circa 1910 (source: LBBB archive)



Figure 32 1-9 Station Parade now the same view, showing that properties have been altered but the original details are evident (source: the writer)

No.s 21-27 and Station Parade (no. 21 Herbs and Acupuncture to no.s 25 and 27 Barking Arms)

The Barking Arms Public House (corner property was formerly Lloyds bank) is a 1930s Georgian style building which was fashionable in the interwar period and is of similar character to other buildings in the town centre. The pub together with the parade opposite terrace no. s 24-34 survived the post war development in the town. Together they indicate the start of the main shopping area on East Street.



Figure 33 aerial view of the junction of East Street and Cambridge Road with the Barking Arms in the centre of the photo (source: Bird *Heritage Scoping study* Design for London)



Figure 34 the Barking Arms is in a prominent location on the corner of East (source: the writer)

Nos. 12-18 Station Parade (no. 12 Car Phone Warehouse to 14-18 Superdrug)

These are an undistinguished post-war infill (called Focal House) included to create a rational designation of this principle thoroughfare but which is identified as a neutral contributor with redevelopment potential for redevelopment to achieve a higher quality building. No. 14-18 is now Superdrug relocated from no. 39. A Sternberg Reed Solicitors occupies the first floor.

No. 10 Station Parade (Photo Express) and 10a Wide Way Care Ltd

This is a late Victorian or Edwardian property with gable end and an oriel window again should be included as part of the thoroughfare.

Nos. 4, 6 & 8 Station Parade (no. 4 Nationwide to no. 8 Valet Dry Cleaning Specialists)

This is a three storey Victorian terrace built in 1902 in an eclectic style and as such they contribute to the streetscape should be included. These buildings are included on the local list.



Figure 35 No. 4-10 Station Parade (no. 4 Nationwide no. 10 Photo Express and 10a Wide Way Care Ltd) are characterful properties and contribute the streetscape (source: the writer)

Ripple Road

Ripple Road comprises of predominantly inter-war terraces of shops with flats above and are built part of the overall character and domestic scale of the pre-war town centre. The extent of the boundary is from Vicarage Drive to no 47 East Street/Sunningdale Avenue taking in the shops on both the east and western sides of Ripple Road, and the Elim Christian Centre and adjacent hall on Axe Street. The proposed extension to the conservation area doesn't include the Vicarage fields shopping centre but does includes Glebe House a 1970s building which can be described as neutral or negative contributor, the Central Clinic a good example of a 30s health centre, and Cosco House both on Vicarage Drive which is the former vicarage of St Margaret's built in 1794, a listed building and therefore a positive contributor. The conservation area boundary excludes the parade of shops which were adjacent to the Police Station on Ripple Road as these been demolished as part of the proposals for the redevelopment of the town centre.



Figure 36 view of Ripple Road looking towards the town centre (no.s 13 Poundsave Superstore to 23 HSBC and no.s 25 & 27 Sleepwell to no. 55 Barking Citizen Advice Bureau (source: the writer)

Civic Quarter Barking Town Hall and the Broadway Theatre

Barking Town Hall and the immediate surrounds should be included as an imposing 1950's municipal landmark and as a new civic quarter of the conservation area. The town hall is a good example of a building of its period being designed pre-war with work starting in 1936. Construction was postponed during the war years and completed post war in 1958 mostly to the original designs. Most of the original architectural features survive. Most other pre-1960 town halls in London are nationally listed. The town hall is on the local list. The tower is distinct to Barking and can be seen from various locations. The adjoining assembly hall was built in the 1950s and opened in 1961. It was remodelled in 2006 as the main theatre in the town. Together they are local landmarks and should be included as positive contributors.

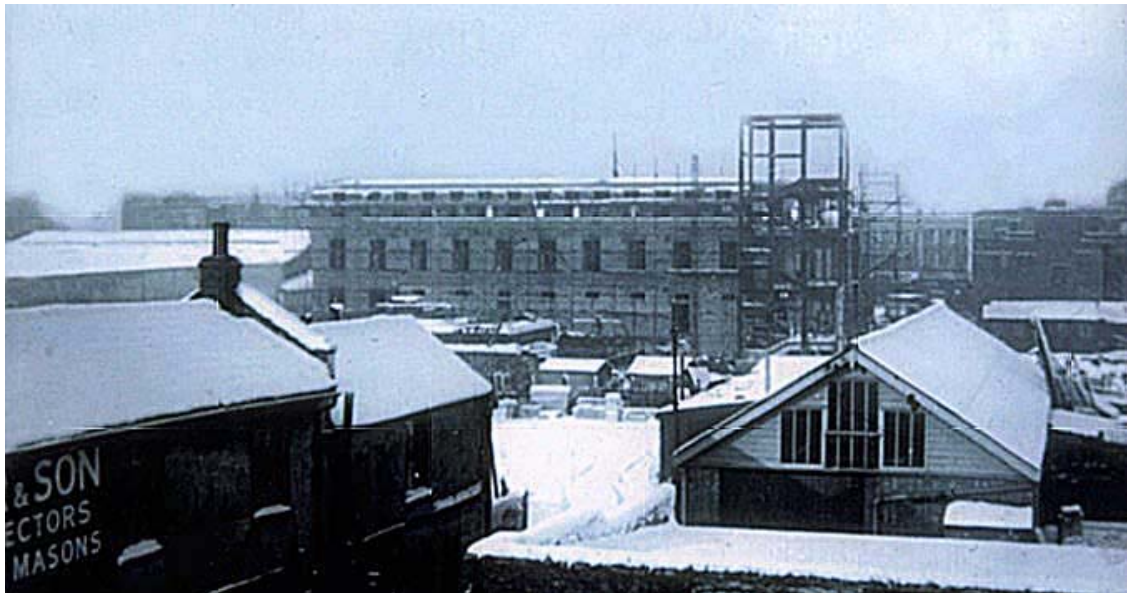


Figure 37 Barking Town Hall under construction thought to be winter 1957/58 (source: LBBB Archive Photographs Gallery <http://www.barking-dagenham.gov.uk/archive-photo/urban/b-townhall-constr-1957.jpg>)

Nos. 10 – 32 East Street (no.s 10-12 Peacocks to no. 32 Nat West Bank)

This 1960s retail development has no historic or architectural merit but given its frontage on East Street its inclusion is recommended otherwise the proposed extension to include the town hall and Broadway Theatre will leave an odd island of non-designated land surrounded by conservation area status. This development makes a negative contribution to the character of the conservation area and a high quality redevelopment of the site that respects its historic context should be considered. This block also includes 5 Broadway (also occupied by Cash Converters), No. 11-13

Meditate House (offices above Peacocks shop front on Broadway), and 15 Broadway the Barge Aground Public House a neutral contributor.



Figure 38 aerial photo of the civic quarter comprising of the Town Hall and Broadway Theatre and shows that including no.s 10-32 East Street in the centre of the photo as a negative contributor is important otherwise they will be an island isolated in the middle of the conservation area (source: Bird *Heritage Scoping study* Design for London)



Figure 39 Barking Town Hall tower is the main landmark in Barking (source: the writer)

5.4 Summary of Positive, Neutral and Negative Contributors

The table below summarises the quality of all the buildings included in the conservation area in terms of their contribution to the conservation area and streetscape in general and identifies where there is potential to enhance the conservation area. The categories are based on the GLA heritage study (described in more detail in the summary at the end of this section).

A negative contributor can be described as a building or feature that detracts from the conservation area and if opportunities come up could be considered to be replaced with a more appropriate building that contributes to the conservation area in a positive way.

A positive contributor is a building or feature of historical or architectural interest that contributes in a positive way to the setting of the conservation area and should be retained and enhanced.

A neutral contributor is a building or feature which is neither negative or positive in the way it contributes to the setting of the conservation area but should be retained and if possible enhanced also. However the Council also accepts that there may be circumstances where replacement buildings may if carefully designed enhance the special character and appearance of the conservation area,

Positive	Positive to Neutral	Neutral	Neutral to Negative	Negative
Abbey Green				
St Margaret's Church (Grade I) and Curfew Tower (Grade II*) together with open space of Abbey Green (a Scheduled Ancient Monument) the historic centre of Barking		The schools on Abbey Green		
Town Quay				
The Granary (Grade II) together with Town Quay /Mill Pool for its riverside aspect & historical association				
East Street, Station Parade and East Street				
<u>North Street</u>				
6-12 North Street (No. 6 S.A.M Car Service to No.12 Browns hairdressers) only historic properties to survive mass clearance of North Street; important gateway and compliment Bull; No 10 locally listed	Victorian stables associated with the Bull pub			
Positive	Positive to Neutral	Neutral	Neutral to Positive	Negative
<u>East Street (south side)</u>				
2a-4a East Street (former Burtons	No. 34 East Street (Iceland	No. 36-42 East Street		No. 10-32 East Street

Building) good corner building; locally listed	former Marks and Spencer)-typical M & S inhouse style; frames view to clock tower	(99p Stores) plain red brick building; included to complete city block		(Peacocks to Nat West) see Civic Quarter below
Magistrates Court landmark building and main feature on East Street; Grade II listed	No. 68 (Boots) together with 63-67 East Street (East Street Dental Practice to Domestic Appliances) strong corner to public space	The Clockhouse including no 52 East Street (Bon March) included as forms part of setting of listed Magistrates Court and as a neutral contributor as 70s building		
Nos. 54 – 66 (No. 54 Stead and Simpson to No. 66 Game Station) East Street-built in the early 1900's attractive terrace; locally listed				
Positive	Positive to Neutral	Neutral	Neutral to Negative	Neagtive
<u>Linton Road</u>				
Baptist Tabernacle Linton Road landmark building on Linton Road; locally listed	Barking Tap Public House-attractive late Victorian pub in prominent location on Linton Road historical association; locally listed			Crown House typical 60s/70s unattractive looking tower block

	26 Linton Road Badawa House Edwardian villa although much altered			
Positive	Positive to Neutral	Neutral	Neutral to Negative	Negative
<u>East Street (north side)</u>				
2-4 North Street Bull Public House (oldest pub site in the borough) good corner building together with Burtons define start of East Street; locally listed	No. 1-27 East Street (No. 1 HMJ Nail and Beauty Bar No. 27 H.T Pawnbrokers)- attractive Victorian /Edwardian terraces, already included in CA; locally listed		No. 39 East Street (Salvation Army and Superdrug)- undistinguished flat roof premises (demolished)	
No. 33-35 East Street Fawley House oldest secular building in Barking and home of Hewetts; locally listed	29-31 East Street 29 Specstore to 31 Shoe Zone attractive art-nouveau style terrace typical of East Street			
No. 41 East Street (McDonalds) fine late Victorian/Edwardian building in prominent position on East Street; juxtaposition of Magistrates Court, Fawley House and No. 41 form node; locally listed				
	43 to 51 East Street (43			

	Prime Linens to 51 Caesars World) typical 20s style Tudorbethan parade			
	53-61 East Street (O2 to A.J Harveys) 1920s red brick terrace in Jacobean style; part of character of area			
	63-67 East Street (East Street Dental Practice to Domestic Appliances) corner building			
Positive	Positive to Neutral	Neutral	Neutral to Negative	Negative
<u>Station Parade and the area around the bandstand</u>				
No. 2 Station parade Barclays Bank together with the other corner buildings 67 & 68 East Street & 1 Station Parade form enclosed circus representing the town centre & main meeting point; Barclays locally listed	No. 1-9 Station Parade (No. 1 Blockbusters (closed) to No. 9 Grove Leisure Amusement Caterers) along with 11-23-depicts scale and character of Barking at turn of century	12-18 East Street (No. 12 Carphone Warehouse to No. 14-18 Superdrug post war infill included in CA as on main thoroughfare		
No. 4-8 Station Parade (No. 4	No. 25-27 Station			

Nationwide to No. 8 Valet Dry Cleaning Specialists attractive late Victorian red brick terrace together with No. 10 Photo Express art-nouveau style; 4-8 locally listed	Parade (The Barking Arms)-good corner building; denotes beginning of East Street and main shopping area			
Positive	Positive to Neutral	Neutral	Neutral to Negative	Negative
<u>Ripple Road</u>				
Cosco House Vicarge Drive mid-Georgian property Grade II listed building	Central Clinic Vicarge Drive good example of 30s health centre		Glebe House Vicarage Drive 70s office block several storeys high	
No. 2 JD Sports together with No. 6 Ripple Road Police Station- attractive Edwardian buildings indicates start of Ripple Road, locally listed & already included in CA	13-23 Ripple Road (Poundsave to HSBC) 1920s parade red-brick mansard roof			
	25-43 Ripple Road (Sleep well Bedrooms to Coral) 30s style parade continues across Vicarage Drive			
	32-52 Ripple Road (Chicken Express to Wallis and Son) another good example			

	of 30s shopping parade			
	54-58 Ripple Road (Barnados to Inspiration)			
	47-55 Ripple Road (Variety Meat and Fish to Barking Citizen Advice Bureau)			
Elim Christian Centre typical 30s church building on Axe Street; provides contrast with new buildings behind locally listed	New Park Hall Evangelical Church built 1929 Designed by C.J. Dawson borough architect			
Positive	Positive to Neutral	Neutral	Neutral to Negative	Negative
<u>Civic Quarter</u>				
Town Hall together with Broadway Theatre-landmark building with clock tower refurbishment of theatre a feature in itself; locally listed		No. 11-15 Broadway (Medite House to Barge Aground)		No. 10-32 East Street (Peacocks to Nat West)- flat roofed development with car parking; included in CA otherwise would be an odd island

5.5 Unlisted Buildings

Where buildings are listed or locally listed this has been indicated in the text above. The few buildings that are not listed such as 29-31 East Street (29 Specstore to 31 Shoe Zone) are considered to read as part of the character of the town centre and so included in the conservation area.

5.6 Local Details

There are a few historic details remaining that are worth noting and contribute to the interest of the conservation area. The beehive crest pediment at no. 10 North Street formerly the Cooperative Society which is the symbol for diligence; The art-nouveau railings outside the Baptist Tabernacle in Linton Road; the original pilasters with winged cherubs outside no. 2 Ripple Road (JD Sports); the original lamp and railings outside no. 6 the police station on Ripple Road and the Magistrates Court. At the Town Quay the original construction of the quayside is evident with timber fenders where the barges would have unloaded and a winch where the sluice gates would have been under Highbridge Road.



Figure 40 the Beehive crest at No. 10 North Street (source: the writer)

5.7 Prevalent and Traditional Building Materials and the Public Realm

These included:-

- Timber from Epping and Hainault Forest for timber frame work and weatherboarding.
- Lathe and plaster as infill of a timber-framed building.
- London Clay from the river valleys for constructing walls.
- Reeds were grown for thatch roofing.

Kentish Ragstone for constructing walls. Kentish Ragstone is a type of limestone that is hard and resistant and was widely used for building in Kent and neighbouring counties. Its general character is rough, brittle and difficult to work. Squared blocks can only be obtained with difficulty so is sometimes used only for infilling of a wall but was used due to the scarcity of good stone in the south-east. The principle quarries were at Maidstone in Kent. It was shipped on barges on the River Medway, Thames and River Roding to Barking²².

The construction of some of the buildings on East Street and Ripple Road in brick, slate and stone reflected the coming of the railway as this would have provided an opportunity to transport a wider variety of materials than were available locally.

The main public realm is the Abbey Green area, the pedestrianised area and the public space at the Town Quay. Long term regeneration proposals are to improve the link from Barking Park on Longbridge Road along the main thoroughfare of East Street right through the town centre and conservation area to the Mill Pool.

5.8 Contribution Made to Green Spaces and Biodiversity

Abbey Green is the nearest open space in the town centre but can be described as poor quality open space as there is little of interest or variety in terms of planting or landscape features. Within this area though Barking Abbey ruins and St Margaret's Churchyard together are identified as a Site of Importance Nature Conservation in the Local Biodiversity Action Plan²³.

5.9 Extent of Any Intrusion or Damage (negative factors) and the Existence of any Neutral Areas

Neutral and negative buildings have been identified in the table above to encourage more sensitive development. Generally the adhoc nature of the development in the town centre means that the historic pattern of development is difficult to trace. The traffic is quite intrusive in some locations namely at the junction of East Street and the Broadway and at the Lidl roundabout end of Ripple Road and the ring road tends to isolate the green. New developments present an opportunity to maintain and enhance the heritage of the town.

5.10 General Condition

²² Clifton-Taylor, A. (1972) *The Pattern of English Building* London: Faber and Faber page 65-66)

²³ LBBD Local Biodiversity Action Plan (LBAP), 2005, page 13

The condition of the conservation area varies, the Town Quay area, and the Broadway has benefited from recent sympathetic environmental improvements however other parts particularly East Street and North Street are in a poorer condition. Some issues can be addressed with improved management.

5.11 Problems Pressures and Capacity for Change

The regeneration plans include the comprehensive redevelopment of the Linton's Estate (now called William Street quarter) and London Road/North Street, the development of Freshwharf Estate and the lower Roding Valley, the regeneration of the Gascoigne Estate, environmental improvements to Abbey Green, masterplanning of the area around Barking Station and the Town Square redevelopment (underway with phase 1 nearly complete and phase 2 mostly complete)..

The main proposals that impact on the conservation area are London Road/North Street, the Barking Station Masterplanning and the relocation of the market to accommodate ELT.

The Barking Station masterplan is under preparation and includes parts of the extended Conservation Area; affected areas are 1-27 Station Parade and Linton Road up to the Baptist Tabernacle. This area includes positive contributors (Baptist Tabernacle), positive to neutral contributors (Barking Tap and 1 – 27 Station Parade and negative contributors (Crown House).

These positive and neutral contributors reflect the character of Barking at the turn of the century and whilst some have been altered they retain many of their original features. Any application for the demolition of buildings in the extended conservation area should meet the criteria set out in PPG15. Generally the presumption is to retain buildings in the conservation area which are positive contributors. In line with PPG15 the main consideration will be the cost of repairing and maintaining individual buildings in relation to their importance and to the value derived from their continued use. The merits of any replacement building will be a secondary consideration however exceptionally where proposed works bring substantial benefits to the community this will be weighed against the arguments in favour of preservation. In this regard replacement buildings must enhance and add to the character of the conservation area, secure its setting and help to preserve the overall integrity of the conservation area through careful design and implementation (see Appendix 5). Important factors include:

- Improving the setting of the Baptist Tabernacle
- Providing a curved façade at 1 Station Parade

- Reinforcing station parade as the main thoroughfare from the station to Barking Town Centre



Figure 41 Barking Town Centre redevelopment showing the Barking Learning Centre next to the town hall and subsequent phases of construction underway (source: the writer)

5.12 Community Involvement

A targeted consultation has been undertaken with a number of specific groups and organisations that have an interest in the historic environment and the design and development of Barking Town Centre. This has included English Heritage, Commission for Architecture and the Built Environment (CABE), London Thames Gateway Development (LTGDC), the Creekmouth Preservation Society and the Barking and District Historical Society. The comments received have been considered and the appraisal amended where necessary. The purpose of the consultation was to involve people in the conservation area appraisal process, to develop the management proposals and help to secure the long term future of the conservation area.

5.13 Summary of Issues

Boundary Changes

As part of the appraisal process the existing conservation area boundary was inspected and whilst it includes the key historic elements, it follows buildings lines very closely and so does not always include the setting or context of the buildings or spaces around them. An alteration to the boundary has been made to cover the town centre in its wider context and include whole streetscapes as they are an integral part of the layout of the town centre.

The main positive features of the conservation area, including the proposed extension, are the Town Quay area with the river aspect and historical association, Barking Town Hall as a landmark building and new civic quarter, and potentially the area by the bandstand as a popular meeting point.

The boundary change is based on a Heritage Scoping Study on Barking Town Centre undertaken by Design for London based upon the national policy guidance produced by English Heritage in 2006 to assess whether it is adequately protected by the current boundaries of the Abbey and Barking Town Centre Conservation Area. The study describes the current boundaries around Abbey Green as rational, but that in the commercial area it has been drawn irrationally and there is an opportunity to extend it to include other buildings that make a positive contribution to the character and appearance of the conservation area. A site visit was undertaken with Design for London and English Heritage on 6 November 2007 to look at the existing boundary in the commercial area and consider how it could be extended and has informed the writing of this appraisal.

The extension provides a more cohesive and rational designation that far more adequately protects the special historic and architectural interest and character of the town centre.

Issues

In summary Barking Town Centre and the associated conservation area lies within an area of great change. This appraisal sets out what is important historically about Barking and how the heritage should be considered in this context. Developments should enhance the conservation area wherever possible. They should be sympathetic to the

conservation area and strive for a high level of design. The main issues are summarised below:

- protecting and enhancing the historic environment where the pace of change and development pressure are high
- raising awareness of the heritage of Barking Town Centre and promoting understanding and respect
- ensuring new development enhances the setting of the conservation area and where negatives contributors are identified that there is quality control of new developments that may replace them
- implementing policies and the AAP to ensure the heritage is regarded as an asset and a focus for regeneration

6 Management Proposals

1 changes to conservation area boundary

The boundary has been changed to include the area outlined in the appraisal above.

Action: the Council has approved the extension of the designated area as recommended above and will review it in accordance with Best Practice and guidance on the management of the historic environment (in place by April 2009).

2 loss of original architectural details

Many of the buildings in the conservation area have been affected by the use of inappropriate modern materials or details such as the replacement of original windows and doors with aluminium and uPVC, alterations to the historic glazing pattern, painting of historic brickwork, alterations to the gable ends and dormers, loss of pilasters and corbels, removal or damage to architectural features, and the replacement of slate tiles with concrete ones.

The appraisal identified that the following alterations pose a threat to the special character of the area:

- Loss of original timber windows and doors
- Alteration to window/door openings
- Painting of brickwork or application of render

Action: the Council will seek to consider the need for Article 4 directions to ensure that the special qualities of all locally listed are protected (in place by April 2010).

3 setting, views and gateways

The setting of the conservation area is very important and development which impacts in a detrimental way upon the immediate setting and longer views into and from the conservation area will detract from its special character. The important views have been identified in each of the three zones in the appraisal and are described above.

There are four identifiable arrival points or gateways to the north, south, east and west of the conservation area. The northern point is the Longbridge Road/Fanshawe Avenue roundabout with The Catch sculpture on it, the western one is from the A406 crossing the bridge on London Road (bridge is Grade II listed) and arriving at the roundabout with the Lighted Lady sculpture on it, the eastern one is from the A13 and the St Paul's/Ripple Road roundabout (with the Lidl supermarket on it), and the southern one is crossing Highbridge Road at the Town Quay.

Action: the Council will seek to ensure that all development respects the setting of the conservation area and important views within, into and from the conservation area, as identified in the appraisal. The Council will seek to ensure that these remain protected from inappropriate forms of development and that due regard is paid to these views in the formulation of public realm works or enhancement schemes. The Barking Town Centre Action Plan will address these issues.

4 shopfront design

The Barking Abbey and Town Centre Conservation Area contains a large number of shops. In some cases the shopfronts have been poorly designed with little regard for the host building or the streetscene and spoil the historic character and appearance of the building and street.

Action: when considering the replacement of a shopfront, the following guidelines must be followed:

- New shopfronts should follow the traditional relationship of pilaster, fascia, moulded cornice above a stallriser, and glass window
- Shop signs should be located where the fascia is, not on other parts of the building, and retain the traditional size of the fascia
- Shutters should, where they are considered necessary, be incorporated into the design of the shopfront and be a grill rather than solid construction to allow light from the shop to help illuminate the street after hours
- The use of uPVC or other modern materials should be avoided

With regard to proposals for living over the shop where a shared access exists, its removal will be resisted. If required, a new or additional access will be sought by negotiation.

Occasionally, a simple modern shopfront may be more appropriate than a reproduction 19th century design. However, these should still follow the basic principles governing the historic relationship between the fascia, glazing, pilasters and stallriser, as well as the use of colour, materials, and signage (will be formally incorporated in the AAP).

5 advertisement control

PPG15 recognises that all outdoor advertisements affect the appearance of the building or neighbourhood where they are displayed. The visual appearance of East Street is affected by some bright advertisements. Extending the boundary of the conservation area may help this to be better controlled through the Development Control process.

Action: the Council will ensure that all proposed advertisements accord with Local Development Framework policy.

6 building maintenance and repair

There is evidence of some neglect of routine maintenance and repair of some buildings especially above ground floor in the town centre generally and within the conservation area.

Action: the Council will seek to monitor the condition of all historic buildings and, through the Heritage at Risk Register, will report findings and advise action as necessary. Where the condition of a building gives cause for concern, appropriate steps will be sought to secure the future of the buildings, including the use of statutory powers. A Historic Building Repair Grant is available to assist owners of historic buildings with part of the cost of eligible repair work. The Council will encourage owners and occupiers of buildings on the local list to repair and maintain their buildings (April 2010).

7 design of new development

Proposed development that impacts on the conservation area must be sensitive to the character of the conservation area and retain historic buildings, views and layout where possible and incorporate them into the design.

Action: the Council will use available policies to improve the quality of the built environment of the conservation area by ensuring that new development is responsive to its neighbourhood and site context.

Where a building or site has been identified as having a negative effect on the conservation area, the Council will seek to replace it with a building that makes a positive contribution to the character and appearance of the conservation area. (April 2009).

8 linkages and the public realm

The design of the public realm should enhance and re-enforce the historic identity of the conservation area. The treatment of the public realm should aim to create better cohesiveness enhancing links between the character areas or zones, and reduce clutter in the town centre generally. The treatment should enhance the setting of the historic buildings and special features particularly the Scheduled Ancient Monument extending to the Town Quay area, the ruins of the Abbey, St Margaret's Church, and the Curfew Tower. Any works should be in liaison with the Local Authority, English Heritage, and the Diocese of Chelmsford.

Action: the Council will take a coordinated approach to implementing proposals to ensure elements such as surfacing, street lighting, furniture and highways are considered as part of the whole. The Council will continue to implement the Barking and Dagenham Code.

9 monitoring and review

Action: the Council will seek to review this document every five years taking into account Government policy. It is intended the review will include the following:

- A survey of the conservation area and boundaries
- An updated heritage count comprising a comprehensive photographic building record including locally listed buildings
- An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements
- A Heritage at Risk survey to identify any building whose condition poses a threat to their integrity (and linked to the regular Quinquennial Inspection carried out on the church and the tower)
- The production of a short report detailing the findings of the survey and proposed actions and amendments
- Public consultation on the review findings, any proposed changes and input into the final review
- Publication of an updated edition of management proposals (April 2014).

Appendices

1 Bibliography

- Bird, E. (2007) *Heritage Scoping study on Abbey and Barking Town Centre Conservation Area* draft Design for London
- Clifford, T. and Hope Lockwood, H. (2002) *Mr Frogley's Barking a first selection* London: London Borough of Barking and Dagenham
- Clifford, T. and Hope Lockwood, H. (2003) *More of Mr Frogley's Barking a second selection* London: London Borough of Barking and Dagenham
- Clifford, T. and Hope Lockwood, H. (2004) *Still More of Mr Frogley's Barking a third selection* London: London Borough of Barking and Dagenham
- Clifford, T. (1992) *Barking and Dagenham Buildings Past and Present*, London: London Borough of Barking and Dagenham
- Clifton-Taylor, A. (1972) *The Pattern of English Building* London: Faber and Faber
- Saunders, O.E. (1932) *A History of English Art: in the Middle Ages* Oxford: Clarendon Press
- St Margaret's Church 1991 *Look at St Margaret's Barking* red leaflet from the church
- English Heritage (2006) *Guidance on Conservation Area Appraisals* London: English Heritage http://www.english-heritage.org.uk/upload/pdf/Conservation_area_appraisals_20060320130154.pdf
- English Heritage (2006) *Guidance on Management of Conservation Areas* London: English Heritage http://www.english-heritage.org.uk/upload/pdf/Management_of_Conservation_Areas_20060320130528.pdf
- Tames, R. (2002) *Barking Past* London: Historical Publications Ltd

2 Sources of Further Information

Planning (Listed Buildings and Conservation Areas) Act 1990 Department for Communities and Local Government (DCMS)

http://www.opsi.gov.uk/acts/acts1990/Ukpga_19900009_en_1

Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) Department of Culture Media and Sport (DCMS)

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/142838.pdf>

Government Circular 01/01: Arrangements for handling heritage applications-notifications and directions to the Secretary of State Department of Culture Media and Sport (DCMS)

<http://www.communities.gov.uk/publications/planningandbuilding/circulararrangements>

Government Circular 09/05: Arrangement for Handling Heritage Applications-Notifications to National to Amenity Societies Direction 2005 Department of Culture Media and Sport (DCMS)

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/147534.pdf>

LBBD *Local Biodiversity Action Plan* (LBAP) 2005

Local Studies Library and Archives, Valence House Museum, Becontree Avenue, Dagenham, Essex RM8 3HT tel. 0208 227 6896.

Archive Photo Gallery www.barking-dagenham.gov.uk

3 Listed Buildings, Locally Listed Buildings, and Scheduled Ancient Monuments

(NB the descriptions for the local list and buildings are not definitive and do not describe every feature as they are only meant to be brief. The townscape merit buildings have now been incorporated into the local list)

Listed Buildings

Grade I

Parish Church of St Margaret, Broadway, Barking

Listed on 28 May 1954.

Group Value

Thirteenth Century and later, mainly 15th Century. Complex history. Flint and ragstone rubble walls. Reigate stone ashlar tower. Crenellated 3 stage western tower with taller stair turret dating from mid C15. Chancel C13 with later nave and north aisle. Plaster ceiling of 1772 to chancel (NB plaster since removed to reveal older timber roof). Outer north aisle and chapel added in stages in C16 using debris from destroyed Abbey. Outstanding series of monuments and fittings including early C17 octagonal moulded font, good brasses, late C16 funeral helm and early C19 seating incorporating C18 woodwork.

*Grade II**

Fire Bell Gate, Barking Abbey, Broadway, Barking

Listed on the 28 May 1954.

Group Value.

Late C15 – early C16. Two storey gateway. Coursed rubble and stone dressings. Crenellated parapet with embattled octagonal stair turret to north-west corner. Inner and outer archways with moulded jambs, 4-centred arches and labels. Angle buttresses to gateway. Ogee shaped niche above each archway. Early C19 iron gates. Upper floor formed Chapel of the Holy Rood with cinquefoiled lights in a 4 centred head to east and west walls. Fine early medieval stone roof. Below and to the north of the east window is the late C12 Rood in stone with figures of Virgin and St John. The upper storey has been largely rebuilt in the late c19.

Grade II

Barking Magistrates Court and railings, lamp-holders and lamps, East Street, Barking

Listed on the 24 August 1981.

Built in 1893 in the manner of the Flemish Renaissance. Red brick and stone dressings. Three storeys. Centre range with large central enriched stone portico flanked by gabled wings set slightly forward. Mullioned and transomed windows. Stone bandcourse to first floor level with egg and dart ovolo cornice. Oriel windows to first floor of gables with enriched apron corbels and ogee shaped heads. Stone bandcourse and cornice to second floor level. Red brick parapet with stone coping.

Grade II

The Old Granary. Town Quay, Barking

Listed on the 17 December 1968.

Mid C19. Yellow brick. Slate roof. Casement windows. Four storeys. Seven windows. Tower of one extra storey and 3 windows to the return front of Italianate character with wide projecting eaves and pyramidal roof, at the right hand end. Gable end to the left hand return front of three windows. Small gable in the centre which originally had a projecting hoist beyond it.

There are three other Grade II listed buildings within the town centre area and within the vicinity of the conservation area:

- Barking Station, Station Parade, Barking
- St Margaret's Vicarage, Vicarage Drive, Barking
- London Road Bridge, London Road, Barking

Grade II and Scheduled Ancient Monument

Remains of Barking Abbey and old Churchyard walls, Broadway, Barking.

Listed on the 28 May 1954.

Group Value

C12 and later. Remains of general layout of main building. Outer walls of Abbey Church survive in places to a height of several feet. Remains of other parts of the Abbey including the cloisters are in parts indicated by restored footings. Churchyard walls are medieval stone or C16 brick with later repairs. Ruins are those of one of the most important nunneries in the country. Founded in 666 AD by St Erkenwald, dissolved in 1539 and destroyed in 1541. The Abbey was excavated in 1910.

Locally Listed Buildings

There are 135 locally listed buildings in total in LBBD. The list has been updated. There are nine locally listed buildings in the existing conservation area with two more within the proposed extension (the Baptist Tabernacle and the Town Hall are in the extension):

- 2a and 4a East Street, Barking (Cash Converters) - former Burton's building, good corner building, built 1931, Art Deco style, intricate stone detailing to floors, includes elephant head capitals
- 2 and 4 North Street, Barking (The Bull Public House), title deeds to early 15th century, oldest pub site in borough, current building rebuilt with subsequent alterations, attractive exterior including distinctive bull sculpture, good corner building
- No.s 1-11, East Street (no.1 HMJ Nail and Beauty Bar to no.11 Beauty Queens Cosmetics) -late Victorian/Edwardian, may have been rebuilt 1928/9, redbrick with rich stone dressings, shaped gables, curved alternating with triangular, three storey terrace, good scale
- No.s 13- 27 East Street, may have been rebuilt 1928/9, (no. 13 Barking Café to no.27 H.T Pawnbrokers, includes Woolworths) - early 20th century, 2 storey pilasters with a classical theme)
- No. 33-35 East Street, Barking (no. 33 Sense international no. 35 vacant)– 3 storey house built 1822, formerly Fawley House, oldest secular building in town centre, ground floor converted into shops in late 19th early 20th century, good pilasters and corbels, owned by Hewett family.
- No. 41 East Street (McDonalds) - Late Victorian/Edwardian commercial building with distinctive gable and window details
- Nos. 54 – 66 (no. 54 Sted and Simpson to no. 66 Game Station) East Street-built in the early 1900's
- No. 6 Ripple Road, Barking (Police Station) – fine Edwardian building, built in 1910 (date on rain hoppers), Mansard roof, original window frames and dormers, good brick and stone detailing, prominent entrance with original lamp and railings
- No. 2 Ripple Road, Barking (JD Sports) – former British Gas building, Edwardian three storey red brick building with original box sash windows, original pilasters with winged cherubs, good chimneys, elaborate cornice

- Baptist Tabernacle, Linton Road- within the proposed extension, is built in 1893 in Grecian renaissance style. Brick with Bath stone dressing. Original doors and lights. Art Nouveau railings.
- 1 Town Square Barking Town Hall and Broadway Theatre-within the proposed extension; design selected in 1936 via competition. Foundations laid 1939, but work delayed due to outbreak of Second World War; officially opened 1958; the Broadway Theatre is a former assembly hall recently modernised and an extension to the town hall

4 Relevant Policies

The Unitary Development Plan (UDP) 1995 is being replaced by the Local Development Framework (LDF). Those UDP policies which have been saved are current until replaced by the LDF. Emerging Policy BP2 Conservation Areas and Listed Buildings retains the principle of conserving or enhancing the character of these areas and protecting listed buildings in line with current guidance. The LDF makes reference to the LBBB Heritage Strategy and list of Listed Buildings in terms of respecting the heritage when determining planning applications.

5 Initiatives/strategies/masterplans/studies

Barking Town Centre Area Action Plan DPD Preferred Options Report
LTGDC June 2008

Barking and Dagenham Code Burns and Nice July 2004 updated by Muf
October 2008

Framework Plan for the River Roding LTGDC (ongoing)

Freshwharf Estate planning application submitted by Hewetts Estates and
Countryside Development pending approval (ongoing)

Station Quarter Interchange Masterplan Supplementary Planning
Document Atkins and Grimshaws and the LTGDC (ongoing)

Axe Street Masterplan Allies and Morrison (ongoing)

London Road/North Street Masterplan Rick Mather Associates completed
October 2007

Abbey Green Landscape Vision Groundwork East London June 2005

Interim Planning Guidance for Barking Town Centre LBBB 2004

Streetscape Guidance Transport for London 2004

Barking Framework Plan by East Sergison Bates ATIS REAL Wetheralls
and WSP Group 2003

Barking Abbey Conservation Management Plan Environmental Design
Associates December 2002

Heritage Strategy LBBB 2003

Public Arts Strategy LBBB 2002

6 Useful Addresses

Francesca Cliff,
Principle Planner (Conservation),
London Borough of Barking and Dagenham,
Spatial Regeneration Division,
3rd Floor Maritime House,
1 Linton Road,
Barking,
Essex IG11 8HG.
Tel. 0208 227 3910 (direct line)
www.barking-dagenham.gov.uk

English Heritage,
1 Waterhouse Square,
138-142 Holborn,
London EC1N 2ST.
Tel. 0207 973 3000
www.english-heritage.org.uk

The London Thames Gateway Development Corporation,
9th Floor,
South Quay Plaza 3,
189 Marsh Wall Road,
South Quay,
London E14 9SH.
Tel. 0207 517 4730
www.ltqdc.org.uk

The Essex Records Office
Wharf Road,
Chelmsford,
Essex CM2 6YT.
Tel. 01245 244644
www.essexcc.gov.uk

7 Schedule of Properties to Include in Conservation Area Including Proposed Extension

(list correct as updated on 15 September and December 2008) *newly added to include in extension to conservation area:

Clockhouse Avenue

*1 Town Square Town Hall

*Broadway Theatre

East Street (south side)

*No. 10- 42 East Street (Peacocks to 99p Stores) includes:

*No. 10 to 12 Peacocks

*No. 14 and 16 East Street Supermarket

*No. 18 Abbey Café Restaurant

*No. 20 East Street Information Shop for Young People

*No. 22-30 Wilkinsons

*No. 32 Nat West

*No. 34 Iceland

*No. 36 to 42 99p Stores

*The Clockhouse to and 52 East Street (*Liberty Flowers to *Bon Marche) includes:

*Health Information Centre,

*Brothers Finest Food Store

No. 54 Stead and Simpson

No. 56-58 Ethel Austin

No. 60 Oakham Money Store

No. 64 Sun World Amusements

No. 62 Percy Ingle bakers and confectioners

No. 66 Game Station

*No. 68 East Street (Boots)

East Street (north side)

No 1-27 East Street (already in CA) includes:

No. 1a HMJ Nail and Beauty Bar

No. 3 Bright Fashion Curtains (to let)

No. 5 Baltic Stores food and drink store

No. 7 -9 Daisy's Den

No. 11 Beauty Queens Cosmetics

No. 13 Barking Café

No. 15 Discount Designer Furniture

No. 17 Top Kids

No. 19 First Choice Travel Shop

No.21 Supergrows Cosmetics vacant
No.23-25 Woolworths (closing)
No. 27 H & T Pawnbrokers

*No. 29- 31 includes:
*29 Specstore
*No. 29a Ladbrokes
*No. 31 Shoe Zone

No. 33 to 35 East Street (already included in conservation area) includes:
No. 33 Sense International
No. 35 (vacant)

*No. 37 Wonder Phones and Textiles (demolished)

*No. 39 Salvation Army and Superdrug (demolished)

*No. 43 to 67 East Street (Prime Linens to Domestic Appliances) includes:

*No. 43 Prime Linens
*No. 45 Eyeland Vision Care Opticians
*No. 47 Le Boulanger D'Or
*No. 49 Holland and Barrett
*No. 51 Caesars World
*No. 53 O2
*No. 55 Marie Curie Cancer Care
*No. 57 Poppins Restaurant
*No. 59 Greggs the bakers
*No. 61 A.J Harveys
*No. 63 East Street Dental Practice
*No. 65 Optical Revolution
*No. 67 Domestic Appliances

Station Parade (north side)

*No 1-27 Station Parade (Blockbusters to Barking Arms) includes:

*No. 1 Blockbusters (closed)
*No. 3 J. Coopers and Son Funeral Directors
*No. 5 Top Deck Fish and Chips
*No. 7 Shoeworld
*No. 9 Grove Leisure Amusement Caterers
*No. 11 to 13 Lloyds TSB
*No. 15 Island News and Wine
*No. 17 British Heart Foundation
*No. 19 Discount Jewellers
*No. 21 Herbs and Acupuncture

*No. 23 Sandwich and Pasta Bar
*No. 25 and 27 The Barking Arms

East Street (south side)

*No. 2- 36 Station Parade includes:

*No. 2 Barclays

*No. 4 Nationwide

*No. 6 Barking Halal Meat and Poultry

*No. 8 Valet Dry Cleaning Specialists

*No. 10 Photo Express

*No. 10a Wide Way Care Ltd

*No.12 Car Phone Warehouse

*No. 14 to 18 Superdrug12-14 is Focal House with Sternberg Reed Solicitors upstairs

(there is no 22 this is the access road into the loading area to rear of shops)

London Road

*No. 1-7 London Road includes:

*No. 1 Turquoise Jewellery

*No. 3 sandwiches breakfast (no name)

*No. 5 Cake Express

*No. 7 Likkle Cee's

North Street

*No. 6-12 North Street includes:

*No. 6 S.A.M Car Service

*No. 8 Jazzie Jakes

*No. 12 Browns Hairdressers

To include the *hayloft in the Bull pub car park

Broadway

*No. 5-15 Broadway includes:

*No. 5 Cash Converters

*No. 7 and 9 Peacocks

*No. 11-13 Medite House

*No. 15 Barge Aground Public House

Linton Road

*No. 2 Barking Tap and Buzz Wine Bar

*Baptist Tabernacle (Barking Baptist Church no number)

*Crown House

26 Linton Road Badawa House

Ripple Road (west side)

No. 2-6 (already included in conservation area) includes:

No. 2-4 JD Sports

No. 6 Police Station

*No. 32 to 56 as part of new extension to Conservation Area includes:

*No. 32 Chicken Xpress

*No. 34 British Red Cross

*No. 34 Ripple Road News

*No. 38 Islam Mehdi Halal Meat and Poultry

*No. 40 Feedwell Food Stores Afro Caribbean and Continental

*No. 42 Mobileinn

*No. 44 Top Class unisex beauty salon

*No. 46 Al's Diner

*No. 48 Barking Supermarket Turkish, English and Mediterranean food store

*No. 50 Aves Opticians

*No. 52 B. Wallis and Son funeral directors and memorial consultants

*No. 54 Barnado's Shop

*No. 56 Worldwide Gospel Outreach Ministries Kingdom Life Bookshop

*No. 58 Inspiration (hairstylists)

Ripple Road (east side)

*No. 13 to 21 East Street (Vicarage shopping centre to Vicarage Drive) as part of new extension to Conservation Area includes:

*No. 13 to 15 Poundsave Superstore

*No. 17 Plummers News

*No. 19 Thomas Pharmacy

*No. 21 to 23 HSBC bank

*Glebe House Vicarage Drive

*Cosco House Vicarage Drive

*Health Centre Vicarage Drive

*No. 27 to 55 (Vicarage Drive to Sunningdale Avenue) as part of new extension to Conservation Area includes:

*No. 25 to 27 Sleepwell Bedrooms

*No. 29 Computer Resale

*No. 31 Mobile City

*No. 33 to 35 Pizza Express (closed)

*No. 37 Alicias unisex beauty salon

*No. 39 Natural Remedies Centre

*No. 41 Barking Dry Cleaning Centre

*No. 43-45 Coral

*No. 47 Variety Meat and Fish

- *No. 49 Trendz (hairdressers)
- *No. 51 DABD (UK) mobility solutions
- *No. 53 Variety Food and Wine
- *No. 55 Barking Citizen Advice Bureau