

## Notice of Meeting

### THE EXECUTIVE

**Tuesday, 21 April 2009 - 5:00 pm**  
**Council Chamber, Civic Centre, Dagenham**

**Members:** Councillor C J Fairbrass MBE (Chair); Councillor L A Smith (Deputy Chair); Councillor J L Alexander, Councillor G J Bramley, Councillor S Carroll, Councillor H J Collins, Councillor R C Little, Councillor M A McCarthy, Councillor M E McKenzie and Councillor Mrs V Rush

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### AGENDA

1. **Apologies for Absence**
2. **Declaration of Members' Interests**

In accordance with the Council's Constitution, Members are asked to declare any personal or prejudicial interest they may have in any matter which is to be considered at this meeting.
3. **Minutes - To confirm as correct the minutes of the meeting held on 24 March 2009 (Pages 1 - 5)**
4. **Budget Monitoring 2008/09 (Pages 7 - 27)**
5. **Proposed Establishment of an Additional Resource Provision at John Perry Primary School (Pages 29 - 33)**
6. **Charging for Pre-Planning Application Advice (Pages 35 - 49)**
7. **Approval of Abbey and Barking Town Centre, Abbey Road Riverside, Dagenham Village and Chadwell Heath Anti-aircraft Gun Site Conservation Area Appraisals (Pages 51 - 249)**
8. **Approval of Local List of Buildings of Special Architectural or Historic Interest in the London Borough of Barking and Dagenham (Pages 251 - 269)**

**9. Local Development Framework - Core Strategy, Borough-wide Development Policies, Site Specific Allocations and Joint Waste Development Plan Documents (Pages 271 - 284)**

The appendix to this report has been circulated separately as Supplementary 1

**10. Any other public items which the Chair decides are urgent**

**11. To consider whether it would be appropriate to pass a resolution to exclude the public and press from the remainder of the meeting due to the nature of the business to be transacted.**

**Private Business**

The public and press have a legal right to attend Council meetings such as the Executive, except where business is confidential or certain other sensitive information is to be discussed. The list below shows why items are in the private part of the agenda, with reference to the relevant legislation (the relevant paragraph of Part 1 of Schedule 12A of the Local Government Act 1972 as amended).

**12. Barking & Dagenham Local Housing Company (to follow)**

**13. One Barking and Dagenham ICT Themes (to follow)**

**14. Any other confidential or exempt items which the Chair decides are urgent**

## THE EXECUTIVE

Tuesday, 24 March 2009  
(5:00 - 6:10 pm)

**Present:** Councillor C J Fairbrass MBE (Chair), Councillor L A Smith (Deputy Chair), Councillor J L Alexander, Councillor G J Bramley, Councillor M A McCarthy and Councillor Mrs V Rush

**Apologies:** Councillor S Carroll, Councillor H J Collins, Councillor R C Little and Councillor M E McKenzie

### 157. Declaration of Members' Interests

None declared.

### 158. Minutes - 10 March 2009

Agreed.

### 159. Barking and Dagenham Community Strategy

Received a report from the Corporate Director of Resources concerning the Community Strategy which sets out a new vision for the Barking and Dagenham Local Strategic Partnership - Working together for a better borough and 6 new Community Priorities comprising: Safe; Clean; Fair and Respectful; Healthy; Prosperous; Inspired and Successful.

The Community Strategy is a 10 year plan bringing all partnership activity into one place.

**Agreed**, in order to assist the Council to achieve all of its Community Priorities to recommend the Community Plan to the Assembly for adoption.

### 160. Council Plan Update 2009-10 Incorporating the Medium Term Financial Strategy (MTFS) 2009-10 to 2011-12

Received a report from the Corporate Director of Resources concerning the Council Plan which is an update on a previous report agreed by Minute 88 2008/09, setting out the Council's vision, values and priorities, and links in with the Community Strategy. The Council Plan runs from 2008-2010, and incorporates the MTFS which sets out the financial strategy for delivering the Council's Priorities.

**Agreed**, in order to assist the Council to achieve all of its Community Priorities to recommend the Council Plan Update and MTFS to the Assembly for adoption.

### 161. Gascoigne Estate Regeneration

Received a report from the Corporate Director of Resources concerning proposals for the comprehensive regeneration of the Gascoigne Estate. This includes broad

development principles and an over-arching phasing strategy that will guide the future regeneration of the estate together with a programme for the master planning of phase 1 and the production of detailed proposals for Phase 1a and the Kingsbridge site, in addition to serving of Initial and Final Demolition notices to secure tenants in Phase 1 and 2.

**Agreed**, in order to assist the Council to achieve its Community Priorities of, 'Regenerating the Local Economy,' 'Raising General Pride in the Borough,' 'Better Education and Learning For All' and 'Improving Health, Housing and Social Care' to approve, subject to funding:

- (i) The overarching Phasing Strategy for the Gascoigne Estate and the detailed Phasing Strategy for Phase 1;
- (ii) The outline programme for the master planning of Phase 1 and the detailed design stages for Phase 1A and the Kingsbridge site;
- (iii) Commencement of decant and buybacks for Phase 1A and buy-backs in Phase 1B;
- (iv) The serving of Initial Demolition Notices on all secure tenants within Phases 1 and 2 in order to suspend the requirement for the Council to complete right to buy applications for as long as the Notices remain in force;
- (v) Authority to serve Final Demolition Notices on all secure tenants within Phase 1 and 2 once the proposed demolition dates are known, in order to render all existing right to buy applications ineffective and prevent any further right to buy applications being made;
- (vi) The demolition of properties in Phase 1A and the Kingsbridge site once vacant possession has been secured; and
- (vii) The Gascoigne Estate Consultation and Engagement Strategy;

Thanked the Head of Regeneration and Economic Development and his staff for their work in bringing about a long held ambition for residents.

## **162. Barking Riverside First Primary School**

Received a report from the Corporate Director of Children's Services concerning proposals to establish a new primary school at Barking Riverside.

**Agreed**, in order to assist the Council to achieve its Community Priority of 'Better Education and Learning For All' to:

- (i) working with the Diocese of Chelmsford to make an application to the Secretary of State for Children, Schools and Families to establish a first school at Barking Riverside to be a voluntary controlled school, subject to a consultation process;
- (ii) the procurement route in conjunction with Barking Riverside Ltd (BRL) on the terms set out in paragraph (15.1-15.3) of the report and authorise the Corporate Director of Children's Services on the advice of the Legal Partner



to enter into an agreement with BRL as set out in paragraph 15.4 of the report;

- (iii) set aside £10.5m from the grant secured from the DCSF to pay the Council's contribution for the design and construction of the primary school; and
- (iv) consider naming the new school 'George Carey School' subject to the agreement of the Diocese of Chelmsford and George Carey.

### **163. Dagenham Heathway Public Realm - Greening Measures and Highway Modifications**

In response to Member and public concerns regarding works carried out at the Dagenham Heathway shopping parade, received a report from the Corporate Director's of Resources and Customer Services proposing improvement work to enhance the area.

**Agreed**, in order to assist the Council to achieve its Community Priorities of, 'Regenerating the Local Economy', 'Raising General Pride in the Borough' and 'Putting Our Customers First' to:

- (i) The range of works for improvement to the Heathway as described in section 3 of the report;
- (ii) funding of the agreed works from the Highways Investment Programme 2009/10 to the value of £200,000 as set out in Section 4 of the report;
- (iii) delegate authority to the Corporate Director of Resources, in consultation with the Lead Member for Regeneration, to approve the final selection of materials; and
- (iv) delegate authority to the Corporate Director of Customer Services to review the consultation arrangements as set out in the report.

Thanked the Head of Environmental and Enforcement Services and his staff for all their hard work.

### **164. Budget Monitoring 2008/09**

Received a report from the Corporate Director of Resources providing an update on the Council's revenue and capital position for the period April to January of the 2008/09 financial year.

The position for revenue expenditure indicates that current budget pressures amount to £2.5million. The largest pressure continues to remain within the Children's Services department (£3million) and Regeneration Services (87k) which are offset by projected under spends in Resources (400k) and Customer Services (£242k).

**Agreed**, in order to assist the Council to achieve all of its Community Priorities and as a matter of good financial practice, to:

- (i) note the current position of the Council's revenue and capital budget as at 31 January 2009;
- (ii) note that where pressures and targets exist, Directors continue to identify and implement the necessary action plans to alleviate these budget pressures to ensure that the necessary balanced budget for the Council is achieved by year end;
- (iii) note the position and projected out-turn for the Housing Revenue account; and
- (iv) the re-profiling of individual capital schemes as identified in Appendix D of the report.

**165. Barking Market Charges**

Received a report from the Corporate Director of Children's Services recommending the appropriate level of charges for traders pitches 2009/10.

**Agreed**, in order to assist the Council to achieve all of its Community Priorities and as a matter of good financial practice, to the charges for 2009/10 as set out below, to be effective from 1 April 2009.

- (i) Charges in four 'bands', the rates in £ per foot of frontage reducing with distance from the 'East Street' market area. As shown in the plan attached to the report.

(ii)	Zone A	B	C	D
Tues/ Thurs.	3.05	2.50	2.00	1.50
Saturday	4.12	3.00	2.50	2.00

Where Zone 'A' rates are the same as the existing rates in neighbouring East Street.

**166. # Professional Services Contract - Term Contract 2008/2011**

Received a report from the Corporate Director of Resources concerning proposals to enter into a new contract for Professional Property Services.

**Agreed**, in order to assist the Council to achieve its Community Priorities of 'Regenerating the Local Economy' and 'Raising General Pride in the Borough' to the appointment of Lambert Smith Hampton contractors for the provision of Professional Property Services.

(# The Appendix to this report was contained in the private section of the agenda by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.)

## 167. \* Free School Meals Pilot Project

Received a report from the Corporate Director of Children's Services regarding proposals to submit a full bid to run a pilot to make free school meals available to all primary school pupils within the borough.

**Agreed**, in order to assist the Council to achieve its Community Priorities of 'Improving Health, Housing and Social Care' and 'Better Education and Learning For All',

- (i) To submit the full bid on the 27 March. The Chief Executive of the Primary Care Trust and the Corporate Director of Children's Services are required to sign-off the bid before submission;
- (ii) In principle to fund up to a maximum 2009/10 requirement of £500k from corporate balances/reserves;
- (iii) That if the bid is successful to include the relevant revenue support into the Council's Medium Term Financial Strategy for 2010/11 and 2011/12; and
- (iv) to note that to fund £300k for the Youth Access card from capital will be met from within the current ICT provision in the capital programme.

(\* The Chair agreed that this item could be considered as a matter of urgency under the provisions of Section 100B (4) (b) of the Local Government Act 1972 in order to prevent the delay of the bid.)

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## THE EXECUTIVE

21 APRIL 2009

### REPORT OF THE CORPORATE DIRECTOR OF RESOURCES

<b>Title:</b> Budget Monitoring Report February 2008/2009	<b>For Decision</b>
<p><b>Summary:</b></p> <p>The report updates the Executive on the Council's revenue and capital position for the period April to February of the 2008/09 financial year.</p> <p>The current forecast across the Council in respect of its revenue budget has identified projected in-year pressures amounting to £2.8million. The areas of pressure are currently within the Children's Services (£3.4million) and Regeneration Services (£318k) which are offset by projected underspends in Resources (£400k), Adults &amp; Community Services (70k) and Customer Services (£489k).</p> <p>The largest pressure continues to remain within the Children's Services department, where significant budget pressures exist from Looked after Children Placements and in meeting the Councils' Leaving Care responsibilities. In order to deliver a balanced budget by the year end, an action plan was agreed at the Executive meeting on the 14<sup>th</sup> October 2008 requiring in-year savings to be achieved across all service departments and a provision of £2m from Corporate contingencies and balances.</p> <p>All departments have been addressing both their own pressures and the approved action plans in order to achieve their necessary targets by the year end. The outcomes and progress of these action plans have been monitored and reported to both the Resource Monitoring panels and the Executive through the regular budget monitoring meetings and reports. Whilst these action plans have reduced the estimated overspend from its peak of £7.4m in June 2008, it is now considered extremely unlikely that the Council will achieve a balanced budget position for 2008/09. The current projection is that there will be a net overspend of approximately £780k, and officers will continue to monitor this position as the Council finalises its accounts for 2008/09 which will be reported to the Executive in June.</p> <p>For the Housing Revenue Account the forecast is that the year end working balance will be £4.1m compared to the working budget projection of £3.5million.</p> <p>In regard to the Capital programme, the current working budget is £88.7million with a projected spend of £85.3m. Directors are continuing to review the delivery of individual capital schemes to ensure maximum spend is achieved by the year end.</p> <p><b>Wards Affected:</b> This is a regular budget monitoring report of the Council's resource position and applies to all wards.</p>	
<p><b>Recommendations</b></p> <p>The Executive is asked to:</p> <ol style="list-style-type: none"> <li>note the current position of the Council's revenue and capital budget as at 28 February 2009 (Appendix A and C and Sections 3 and 5 of the report);</li> </ol>	

2. note that where pressures and targets exist, Directors continue to identify and implement the necessary action plans to alleviate these budget pressures (section 3 of the report);
3. note the position and projected out-turn for the Housing Revenue Account (Appendix B and Section 4 of the report);
4. agree the budget approval of the capital scheme as identified in Appendix D.

**Reason**

As a matter of good financial practice, the Executive should be regularly updated with the position on the Council's budget.

**Implications:**

**Financial:**

The overall revenue budget for February 2009 is indicating budget pressures totalling £2.8m. Where pressures and targets exist Directors are required to identify and implement the necessary action plans to alleviate these pressures. The working capital programme is now reported at £88.7million with a projected spend of £85.3m (96% of the budget).

**Legal:**

There are no legal implications regarding this report.

**Risk Management:**

The risk to the Council is that budgets are overspent and that this reduces the Council's overall resource position. Where there is an indication that a budget may overspend by the year end the relevant Director will be required to review the Departmental budget position to achieve a balanced position by the year end. This may involve the need to produce a formal action plan to ensure delivery of this position for approval and monitoring by the Resource Monitoring Panel and the Executive.

Similarly, if there are underspends this may mean a lower level of service or capital investment not being fully delivered. Specific procedures and sanctions are in place through the Resource Monitoring Panels, Capital Programme Management Office (CPMO), Corporate Management Team and the Executive.

**Social Inclusion and Diversity:**

As this report does not concern a new or revised policy there are no specific adverse impacts insofar as this report is concerned.

**Crime and Disorder:**

There are no specific implications insofar as this report is concerned.

**Options Appraisal:**

There are no specific implications insofar as this report is concerned.

**Contact Officer**

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## 1. Introduction and Background

- 1.1 It is important that the Council regularly monitors its revenue and capital budgets to ensure good financial management. It is now practise within the Council for this monitoring to occur on a regular monthly basis, which helps members to be constantly updated on the Council's overall financial position and to enable the Executive to make relevant decisions as necessary on the direction of both the revenue and capital budgets.
- 1.2 The report is based upon the core information contained in the Oracle general ledger system supplemented by detailed examinations of budgets between the budget holders and the relevant Finance teams to take account of commitments and projected end of year positions. In addition, for capital monitoring there is the extensive work carried out by the Capital Programme Management Office (CPMO).
- 1.3 The monthly Resource Monitoring Panels, chaired by the lead member for finance, and attended by Directors and Heads of Service, monitors the detail of individual departments' revenue and capital budgets alongside relevant performance data and this also enhances and forms the basis of this report.

## 2. Current Position

### 2.1 Overview for Revenue Budget

- 2.1.1 The current forecast across the Council in respect of its revenue budget has identified the following position:

<u>Department/Service</u>	<u>February Position £'000</u>
Adult & Community Services	(70)
Children's Services	3,421
Customer Services	(489)
Regeneration	318
Resources	(400)
<b>Departmental Position</b>	<b>2,780</b>
Use of Corporate Contingencies and Balances	(2,000)
<b>Forecasted Outturn</b>	<b>780</b>

The largest pressure is within the Children's Services department where significant budget pressures exist from Looked after Children Placements, and in meeting the Councils' Leaving Care responsibilities. On the basis of existing commitments and projections to the end of the financial year, the forecast overspend in this area is £3.6million.

- 2.1.2 In order to deliver a Council balanced budget by the year end, an action plan was agreed at the Executive meeting on the 14<sup>th</sup> October requiring in-year savings to be achieved across all service departments as well as a provision for a contribution of £2m from Corporate contingencies and balances.

2.1.3 Details of each department's current financial position are provided in Section 3 of this report. In those areas where budget pressures have been highlighted, continual work is being undertaken by Corporate Directors and their management teams to ensure their targeted outturn is produced for the year end. To this end, Corporate Directors are delivering action plans to address and rectify these pressure areas and these plans will be actively monitored by the various Resource Monitoring Panels through the final phase of the financial year.

### **3. Service Position**

#### **3.1 General**

3.1.1 Details of each Department's current financial position and the work being undertaken by Corporate Directors and their management teams, to ensure a balanced budget is produced for the year end, are provided in this section of the report.

#### **3.2 Adult and Community Services Department**

3.2.1 The Adult and Community Services budget position at the end of February is projecting a small underspend of £70k for the year. This represents a £70k reduction from January and a more significant reduction of £900k from its peak earlier in the year. The overall reduction is as a result of the variety of Management actions that are being undertaken within the department.

There continues to be significant issues and pressures facing the Department at this time particularly in relation to the Learning Disability Service and Transitions' arrangements from Children's Services (i.e. when clients turn age 18 they become the responsibility of the Adults Division). However, the Executive is reminded that the Department and its Management Team have a track record of dealing with issues and pressures throughout the year to deliver the required budget.

The department's 2008/09 budget reflects a total of £3.35million of savings which includes the outstanding £900k of savings from last years Older Persons Modernisation Programme in the Home Support Service.

3.2.2 Following the Executive decision in October which required an in-year contribution to support the Looked after Children Placements pressure, the department is now targeted to underspend by £600k in 2008/09.

Whilst the Corporate Director and the management team have implemented several actions to ensure the targeted budget is achieved for the year end, it is now considered unlikely that the department will be able to fully achieve this target. The action plans the department have implemented to improve/reduce its financial position have included reductions in the use of agency staff, overtime and vacancy management, tighter demand management of care budgets and exploration of partnering opportunities.

#### **3.2.3 Adult Care Services**

This service area primarily relates to Older Persons Residential and Home support provided by the councils remaining in-house services. It also includes the Passenger Transport Service. Budget pressures are being experienced mainly due to the demands for Home care, delays in the opening of Lake-Rise/ Kallar Lodge and also some pressures within the Passenger Transport Service.



A variety of Management actions are being undertaken within the division to ensure the targeted budget is achieved for the year end.

#### **3.2.4 Adult Commissioning Services**

This service area represents the Social Work and Care Management budgets in the department, together with services commissioned from the Independent and Private Sector. Service areas include Older Persons, Physical Disability, Learning Disability (LD) and Mental Health. The net budget for the area is £44million and is by far the largest area (70%) in cash terms in the department. The department has set itself some challenging targets in this area particularly around procurement and commissioning gains/savings. Interface issues with the local Hospitals and the PCT regarding Delayed Transfers of Care are acute in this area, and are carefully managed. The Executive will recall pressures in previous years' regarding external care packages in this area that led to a review of the FACS eligibility criteria. It is envisaged that robust monitoring and gate-keeping will again be required in this area to contain demand within budgets in 2008/09.

Pressures are being experienced in the Transitions from Children's area due to the increasing number of Children with Care Packages/arrangements who are turning age 18. Also, in common with other Boroughs and nationally, LD budgets are also experiencing demand for more services.

#### **3.2.5 Community Safety and Preventive Services**

This service area includes CCTV, Community Safety & Parks Police, Substance Misuse, Neighbourhood Management and the Youth Offending Team. The total net budgets are in the region of £4million for this area. No significant pressures are being experienced in the Community Safety area at present.

#### **3.2.6 Community Services and Libraries**

This service area covers Heritage and Libraries, the Lifelong Learning Centre, Community Development and Halls, Community Cohesion and Equalities and Diversity. Net budgets are in the region of £7.7million and currently the budgets in this area are cost neutral.

#### **3.2.7 Other Services, Central Budgets, Recharges, and Government Grants**

The Adult and Community Services Department receive government grants, and incur recharges for departmental and divisional support. All grants will be used in support of existing service areas. Central budgets and recharges within the department are on target.

### **3.3 Children's Services Department**

- 3.3.1 There has been an increase of £400k in the forecasted overspend for Children's Services from the January position i.e. the department is now projecting an overspend of £3.4million. Previous forecasts had made provision for joint funding contributions from the Primary Care Trust (PCT) to support existing health-related activities in Children's Services similar to previous years support. Unfortunately the PCT has not been in a position to provide the level of support anticipated in 2008/09 and therefore the forecasted position has been adjusted to reflect this reduction.

The main departmental pressure arises from the ongoing budget pressure in relation to Looked after Children Placements and in meeting the Councils' Leaving Care responsibilities, which have continued from 2007/08 into 2008/09. On the basis of existing commitments, and assessing the future profile for looked after children, the forecast is for an overspend in this area of £3.6million which includes associated legal costs. This position has reduced over the past few months, highlighting that strategies are working (more in-house foster care capacity, invest to save successes) and the quarterly model unravelling complexities and resolving process issues are improving the forecast.

- 3.3.2 As previously reported to the Executive, the pressures from Looked after Children Placements cannot be fully mitigated in 2008/09, and as a result the Executive agreed at its meeting on the 14<sup>th</sup> October an action plan requiring in-year savings to be achieved across all service departments and a provision for a contribution from Corporate contingencies and balances. The Children's department is targeted to contribute £600k to the Looked after Children Placements pressure in 2008/09. As a result of this in-year savings target, elsewhere within Children's Services spending is now planned to underspend by £200k thereby totalling an overall departmental overspend of £3.4million. As mentioned in paragraph 3.3.1 the loss of income from the PCT has meant that the department is unlikely to be able to achieve this £600k contribution.

The other risks of not achieving the current reported forecast outturn include: further variations in the position on looked after children and leaving care; further pressures from passenger transport beyond those reported in October 2008; further variations arising from legal services costs and the exhaustion of further opportunities for flexible use of grants.

A number of other pressures do exist within the department including the costs taken transport and variations arising from legal services costs. Management actions to deliver both the targeted underspend and these pressures include maximising grant funding, vacancy management, reviewing internal spend targets and pursuing third party income.

### 3.3.3 **Schools**

The carry-forward revenue balances for schools for 2008/09 were £6m. All schools with balances have been asked to demonstrate why they are holding balances, with the Scheme for Financing Schools allowing for clawback where schools have no plans for balances in excess of DCSF thresholds, which are 8% for primary and special schools and 5% for secondary schools. All schools with deficits are required to have a recovery plan.

There is expected to be an underspend in the retained element of the Dedicated Schools Grant (DSG) for 2008/09. DSG may only be spent on prescribed activities set out in regulation by the DCSF which include: devolved budgets for schools, special needs support for individual pupils, pupils out of school, early years educational provision, admissions, catering and some other specific elements. Any underspend in the retained element would be required to be carried forward into 2009/10 and spent on DSG activities.

### 3.3.4 **Quality and School Improvement**

The Quality and School Improvement is reporting an underspend of £100k due to further flexible use of grants. The division will maximise the use of Standards Funds and some elements of the Area Based Grants to assist with the departmental financial position.

### 3.3.5 **Shared Services and Engagement**

Much of the work of the Shared Services and Engagement division is either funded from SureStart Grant or from the Dedicated Schools Grant (DSG), with only around £1million funded from the General Fund. This division has some savings targets to deliver, as well as absorbing some of the Integrated Family Services work. There are not anticipated to be any major variances at this stage.

### 3.3.6 **Safeguarding and Rights**

The main budget issue for the Safeguarding & Rights service is that of the cost of Looked after Children placements and Leaving Care costs. On the basis of existing commitments the current forecast is for an overspend on these budgets of £3.6million which includes associated legal costs.

The contributing factors for this projected overspend include:

- Reducing numbers of in-house foster carers;
- Significant improvements in the education of looked after children;
- Increasing statutory responsibilities for young people leaving care between the ages of 18 and 21;
- Growing numbers of children continuing to attract payments for Special Guardianship and Adoption allowances;
- Growth in the overall numbers of children in the borough;
- Lower capacity in Children's Social Care;
- Increased complexity of cases referred to Safeguarding & Rights;
- Respite Care packages for disabled children;
- Policy change in moving to approved numbers for foster care placements.

While the above factors may represent the main direct impacts, the context within which these services are operating will have an influence on the financial performance. For instance,

- The Children and Young People's Bill (Care Matters) sets out the expectations on the Authority in meeting its corporate parenting responsibilities;
- The high number of children in need cases open to children's social care and the historical absence of effective universal preventative services to allow Children's Social Care to concentrate on those children who are subject to a child protection plan and children in care;
- Expectations to improve performance from previous inspections (i.e. not placing children over foster carers' approved numbers); the Joint Area Review and the Corporate Performance Assessment in relation to the education of looked after children;
- The associated financial issues for transport costs, legal costs, contact and children with no recourse to public funds.

The current overspend position has reduced over the past few months, highlighting that strategies are working (more in-house foster care capacity, invest to save successes) and the quarterly model unravelling complexities and resolving process issues are improving the forecast.

### **3.3.7 Children's Policy Trust and Commissioning**

At present, there are concerns about cost pressures being experienced by the catering service, whose costs are predominantly charged to the Dedicated Schools Grant. The division includes the Youth Service, Policy & Performance and Services to Schools, which are reporting an overall balanced budget.

### **3.3.8 Other**

Most of the costs here are for capital charges, on-going pension costs, central recharges and the costs of the Director of Children's Services. Any savings in this area will be used to contribute to the departmental financial position.

## **3.4 Customer Services Department**

3.4.1 The current forecast for the department is highlighting an underspend of £489k which represents a further improvement from the £247k underspend reported in January. As a result of the Executive decision in October requiring an in-year contribution to support the Looked after Children Placements pressure, the department is now targeted to underspend by £600k in 2008/09. The Corporate Director and the management team have implemented several actions to ensure the targeted budget is achieved for the year end. These include holding vacant posts, reducing agency spend, implementing changes in the Private Sector leasing service, examining alternative funding arrangements in fleet management and securing additional income.

### **3.4.2 Environmental and Enforcement Services**

The Environmental and Enforcement Service is now highlighting an overall underspend of £12k due to the ongoing delivery of the management teams action plan, in particularly reducing agency costs and capitalising vehicle purchase costs. During the year there have been overspends for fuel and contract hire particularly within the Refuse Collection, Highway Maintenance and Grounds Maintenance services. Other pressures include increased employee costs and reduction in income e.g. refuse services. There have however been general underspends within other areas of the service as well as increased parking income which has helped to mitigate some of these overspends. The division's financial/operational resources are continually being stretched due to the need to employ temporary staff to cover vacant posts which is required to maintain high quality front line services. Whilst these pressures have continued throughout the year, management's proactive approach and corrective actions have, and should assist in containing these pressures as much as possible.

### **3.4.3 General Housing**

The current review of the General Housing budget is indicating an overspend of £254k, mainly in the Housing Advice and Temporary Accommodation service due to greater use of temporary accommodations properties than originally estimated. The February position has however improved from January following the detailed financial review conducted on PSL's which has improved the voids position in this area thus increasing income to the Council

The Council has a statutory duty to provide Temporary Accommodation to vulnerable clients and by it's nature, the service is vulnerable to fluctuating costs that are associated with a demand led service.

A Government initiative to reduce the use of Temporary Accommodation by 2010 is embedded in the Departments Homelessness Strategy, although this is contingent on socio-economic factors that are outside the control of the Council.

#### **3.4.4 Customer Strategy**

This service is now projecting a small underspend position of £45k for 2008/09 within its employee budgets.

#### **3.4.5 Barking & Dagenham Direct**

The Service is currently projecting an underspend of £686k. This forecast reflects the savings required to relieve current budget pressures from other areas of the Council and include the recalculation of the projected expenditure on bad debt provision, renegotiation of agency contracts and necessary recharges to non-General fund services.

### **3.5 Regeneration Department**

**3.5.1** The February position is forecasting an overspend of £318k which is an increase of £231k on the January position. This increase has been primarily due to a further loss of transaction fees with the non-sale of the Frizlands Allotments (£112k), loss of building control income due to market changes (£67k) and additional potential employment settlement costs (£25k). As a result of the Executive decision in October requiring an in-year contribution to support the Looked after Children Placements pressure, the department was targeted to underspend by £300K. Whilst the management team have implemented several actions to ensure the targeted budget is achieved for the year end, it is now considered unlikely that the department will be able to fully achieve this target. The management actions implemented have specifically included holding vacant posts and tighter controls on expenditure. In previous reports it had been estimated that the service would receive £300k from the establishment of the Local Housing Company, however this venture will not now be completed by the end of the financial year and as a result this income has now been excluded from the 2008/09 projections.

The main cost pressures arising throughout the year have related to reductions in income (e.g. Commercial property, transaction fees, LSC, Land charges) and increased employee and premises costs. These pressures have in the main been able to be offset by savings arising from staff vacancies, additional service income and tight controls on other budget areas.

#### **3.5.2 Directorate and PPP**

The current projection is for an underspend of £92k mainly from holding vacant posts in order to assist with the departmental financial position.

#### **3.5.3 Housing Strategy & Property**

The main pressure for this division relates to potential delays, or removal of sites, in the delivery of the land disposal programme which will result in a loss of budgeted income in respect of transaction fees. Other pressures include the loss of commercial rental income due to the economic slowdown and changes in Government regulations on payments for NNDR on empty properties. The current projection indicates an overspend of £715k.

#### 3.5.4 **Spatial Regeneration**

The current projection is for an underspend of £279k, mainly due to savings arising from vacancies and the deferral of recruitment to several posts. The main cost pressure in this area is on income generation in the Local Land Charge service (£375k) as a result of the slow down in the housing market.

#### 3.5.5 **Leisure, Arts and Olympics**

The current projection is for a small overspend of £23k. Potential service issues in the near future include:

- Introduction of free swimming for under 18's in partnership with PCT;
- Broadway Theatre – potential financial risk to the council in relation to finalisation of access and usage arrangements for Barking College.

#### 3.5.6 **Skills, Learning & Enterprise**

The current projection is for an underspend of £84k.

The main financial pressure in the division relates to a shortfall of income in relation to LSC funding and other unbudgeted operational costs. These costs are being off-set by utilisation of grant income and benefits of partnering opportunities.

#### 3.5.7 **Asset Strategy & Capital Delivery**

The current projection is for an overspend of £35k mainly due to reduced income in parking and land management and increased operating costs in public conveniences. These costs are being partly off-set through staff vacancies. Ongoing service issues include the delivery of the Capital Programme Unit which involves the drawing together of significant numbers of staff and budgets from across the council to create a re-shaped structure to delivery both a more effective service and significant savings. Value for Money will form an integrated part of the process of creating the new function.

### 3.6 **Resources Department**

- 3.6.1 The department is currently forecasting an underspend of £400k, which reflects the departments revised underspend target which has arisen as a result of the Executive decision in October requiring all departments to support the Looked after Children Placements pressure. The Department continues to have some minor budget pressures in specific service areas such as the maintenance costs of the Civic buildings, however the management team continues to identify alternative funding sources to alleviate these pressures.

The Corporate Director and the management team have implemented several actions to ensure the targeted budget is achieved for the year end. These include curtailing the use of agency staff, holding back posts for recruitment and tight control and prioritisation of spend such as supplies and services.

Overall the Department is confident that it will achieve its targeted budget by the end of the financial year through disciplined and robust financial management combined with timely and effective management decisions.

### **3.6.2 Policy, Performance, Partnerships & Communications**

The main pressures currently identified within the division relate to reduced levels of income in relation to the cessation of Standards Fund grant for the Corporate Web Team (£31k) and a reduction in the amount of income received for filming at locations within the Borough (£18K). The majority of this shortfall can be funded from existing budgets as there are currently a number of vacant posts.

### **3.6.3 Legal & Democratic Services**

The current projection is for a small overspend in this area due to additional employee and maintenance costs in public buildings.

### **3.6.4 Corporate & Strategic Finance**

There are currently a significant number of vacant posts within the division for which a number of agency staff have been approved to ensure that the service continues to deliver its statutory functions. A major recruitment process took place during 2008 to fill a number of these positions, however a number of these posts were unable to be filled owing to the lack of suitable candidates. The division is currently undergoing a review which will include how to attract suitable applicants into the organisation. In the meantime the division has to rely on the use of agency staff which may result in a pressure on its budgets. Managers have implemented tight controls on hours worked by agency staff and will continue to monitor the staff levels in order to ensure that costs are contained within existing budgets.

### **3.6.5 ICT & e-Government**

The division currently has a number of vacant posts, several of which are at a senior level and are unlikely to be filled in the current financial year. In addition, supplies and services expenditure is under review and this is likely to produce a further curtailment in expenditure. As a result of these measures the division's budget is now projected to under spend by the end of the financial year which will contribute to the department's revised budget target.

### **3.6.6 Human Resources**

There are currently no immediate issues within these budgets and it is projected that the division will breakeven by the end of the financial year.

### **3.6.7 Interest on Balances**

A proportion of the Council's investments continues to be managed by two external investment managers, and the Council's Treasury Management Strategy has once again set stretching targets for these managers in 2008/09 which are being closely monitored by the Corporate Finance Division.

An element of these investments may require the use of investment instruments such as gilts to be used which require tactical trades to be undertaken. Inevitably there are risks and rewards with the use of such investment instruments, and whilst the Council needs to continue to review the manager's performance it also needs to be aware that these potential risks/rewards do exist.

The position of interest on balances is also affected during the year by both performance and actual spend on the Capital Programme and the delivery of the Council's disposals programme. Any positive position arising in these areas may allow Council balances to increase, however, at the same time any weakening of this position may lead to reductions in investment income.

During the first 8 months of the year, interest rates on lending increased dramatically, and this is likely to result in the achievement of higher than expected investment income for 2008/09 for both externally managed investments and in-house funds. However over recent months interest rates have dramatically reduced which is likely to have an impact for 2009/10. Any additional investment income arising in 2008/09 will be used to support the 2008/09 outturn.

### 3.6.8 Corporate Management

There are currently no immediate issues identified within this budget, and at this stage it is projected that a small underspend may arise by the end of the financial year which will be used to support the overall departmental budget.

## 4. Housing Revenue Account (HRA)

- 4.1 The Housing Revenue Account balance at the end of 2008/09 is now projected to be £4.1million compared to the estimated closing balance of £3.5million. The original projection included both a budgeted in-year reduction of £255k and an adjustment of £572k to reflect the final audited 2007/08 Housing Benefits limitation claim which resulted in additional income to the HRA as a result of a technical review of this area.

### Projected HRA Working Balance

Description	£000
<b>Opening Working Balance – 1<sup>st</sup> April 2008</b>	<b>3,235</b>
Audit adjustment to 2007/08 Housing Benefit Limitation	572
Projected Deficit Budget set in year	(255)
<b>Estimated Working Balance – 31<sup>st</sup> March 2009</b>	<b>3,552</b>
Projected In-Year Surplus / (Deficit) 2008/09	578
<b>Forecasted Working Balance – 31<sup>st</sup> March 2009</b>	<b>4,130</b>

- 4.2 The income due from HRA tenants in respect of Housing Rents and service charges are currently forecast to overachieve by £370k. This additional income is due to higher rental income as a result of lower than budgeted Right to Buy (RTB) sales in 2008/09 and the transfer from reserves from the proportion of the 53rd week's rent relating to 2008/09 financial year.
- 4.3 Supervision and management costs are projected to overspend by £906k due to increased energy costs of £256k, increased grounds maintenance and running costs of £550k (including increased estate management costs). Proactive budget management has helped to identify potential budget pressures earlier and will be used to enable budget holders/service managers to take corrective actions to help contain these pressures within existing resources.
- 4.4 The 2008/09 Housing Benefits Limitation has been recalculated to assess the benefit in 2008/09 and an increase in HRA balances is expected of £1.2 million.



- 4.5 A review of the item 8 interest calculation has identified additional income to the HRA of £121k in 2008/09 based on the current year's average interest rates.
- 4.6 RTB sales were estimated to be 200 in 2008/09 which would generate capital receipts of £17.6million. The current projection for RTB sales has reduced significantly in light of the economic downturn faced by consumers to 52 sales. This is estimated to generate capital receipts of £4.1million, equalling a projected shortfall in capital receipts of £13.5million. The revised projection will impact on the available capital receipts to the Council for investment in capital projects, reducing the retained capital receipts.

Full details of the HRA position are shown in Appendix B.

## **5. Capital Programme**

- 5.1 As at the end of February, the working budget on the capital programme was £88.7m against an original budget of £65m. Since the original budget was set, the programme has been updated for approved roll-overs from 2007/08 and a number of new schemes for 2008/09. These new schemes fall into two categories:
- (a) Provisional schemes from the 2008/09 budget report that have now been successfully appraised by the Capital Programme Monitoring Office (CPMO);
  - (b) Schemes which have attracted additional external funding, and whose budgets have been increased accordingly.

Full details of the 2008/09 capital programme are shown in Appendix C.

- 5.2 This report is also requesting a budget increase of £56K for the 2009/10 programme in relation to the costs of demolishing the properties known as 16-18 and 20 Cambridge Road, and this is detailed in Appendix D.
- 5.3 Actual spend in 2008/09, as at the end of February, was £67m, which is 76% of the working budget once re-profiling has been taken into account. It is vitally important that projects and budgets are subject to robust scrutiny to ensure that timetables and milestones can be adhered to, and that budgets are realistic.
- 5.4 The completion of capital projects on time and on budget not only supports the Council's drive to excellence through its Use of Resources score, but will also ensure that the benefits arising from our capital projects are realised for the community as a whole.

## **6. Consultees**

- 6.1 The members and officers consulted on this report are:  
Councillor Bramley, Lead Member Resources  
Corporate Management Team  
Group Managers – Corporate Finance  
Capital Programme Management Office (CPMO)

### **Background Papers Used in the Preparation of the Report:**

- Oracle and CPMO reports

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**BUDGET MONITORING REPORT - FEBRUARY 2009**

SERVICES	2008/09						
	Original Budget	Working Budget	Year to Date Budget	Actual to Date	Year to Date Variance - over/(under)	Forecast Outturn	Projected Variance - over/(under)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<b>Adult &amp; Community Services</b>							
Adult Care Services	5,463	7,047	10,655	10,655	0	7,047	0
Adult Commissioning Services	45,038	45,131	41,608	41,788	180	45,316	185
Community Safety & Preventative Services	3,913	4,093	3,500	3,315	(185)	3,893	(200)
Community Services, Heritage & Libraries	7,499	7,810	6,545	6,495	(50)	7,755	(55)
Other Services	643	(614)	655	655	0	(614)	0
	<b>62,556</b>	<b>63,467</b>	<b>62,963</b>	<b>62,908</b>	<b>(55)</b>	<b>63,397</b>	<b>(70)</b>
<b>Children's Services</b>							
Schools	123,673	132,836	121,766	107,267	(14,499)	132,836	0
Quality & School Improvement	14,026	13,533	12,406	17,054	4,648	13,433	(100)
Shared Services & Engagement	3,018	3,187	2,922	2,788	(134)	3,187	0
Safeguarding & Rights Services	30,885	30,952	28,372	31,649	3,277	34,573	3,621
Children's Policy & Trust Commissioning	3,525	3,428	3,096	2,522	(574)	3,428	0
Other Services	6,902	7,121	6,528	5,590	(938)	7,021	(100)
	<b>182,029</b>	<b>191,057</b>	<b>175,090</b>	<b>166,870</b>	<b>(8,220)</b>	<b>194,478</b>	<b>3,421</b>
<b>Customer Services</b>							
Environment & Enforcement	21,714	22,011	21,415	21,967	552	21,999	(12)
Barking & Dagenham Direct	4,139	4,283	3,798	3,382	(416)	3,597	(686)
Customer Services Strategy	(75)	71	59	56	(3)	26	(45)
Housing Services	673	681	1,996	2,351	355	935	254
	<b>26,450</b>	<b>27,046</b>	<b>27,268</b>	<b>27,756</b>	<b>488</b>	<b>26,557</b>	<b>(489)</b>
<b>Regeneration Department</b>							
Asset Strategy & Capital Delivery	306	529	2,670	2,587	(83)	564	35
Spatial Regeneration	4,297	4,371	4,741	5,280	539	4,092	(279)
Skills, Learning & Enterprise	1,700	2,106	4,810	4,792	(18)	2,022	(84)
Leisure, Arts & Olympics	6,704	7,036	6,460	6,525	65	7,059	23
Housing Strategy Services	(1,051)	(1,167)	(784)	(36)	748	(452)	715
Directorate, Policy & Strategic Services	(31)	(27)	(23)	(208)	(185)	(119)	(92)
	<b>11,925</b>	<b>12,848</b>	<b>17,874</b>	<b>18,940</b>	<b>1,066</b>	<b>13,166</b>	<b>318</b>
<b>Resources</b>							
Chief Executive	35	37	34	27	(7)	37	0
Director of Resources & Business Support	130	427	322	208	(114)	207	(220)
Corporate Finance	(296)	39	24	107	83	39	0
Human Resources	51	286	262	678	416	286	0
ICT & eGovernment	304	465	426	442	16	185	(280)
Partnerships, Policy, Performance & Communications	627	445	428	555	127	445	0
Legal & Democratic Services	818	1,105	1,015	2,105	1,090	1,225	120
Corporate Management	4,986	4,799	4,399	4,199	(200)	4,779	(20)
General Finance	(15,668)	(27,423)	(17,079)	(18,903)	(1,824)	(27,423)	0
	<b>(9,013)</b>	<b>(19,820)</b>	<b>(10,169)</b>	<b>(10,582)</b>	<b>(413)</b>	<b>(20,220)</b>	<b>(400)</b>
Contingency	1,200	549	0	0	0	549	0
Levies	7,182	7,182	5,436	5,436	0	7,182	0
<b>TOTAL</b>	<b>282,329</b>	<b>282,329</b>	<b>278,462</b>	<b>271,328</b>	<b>(7,134)</b>	<b>285,109</b>	<b>2,780</b>

Less Use of Corporate Contingencies and Balances

(2,000)

Projected Overspend

780

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# APPENDIX B

## HOUSING REVENUE ACCOUNT - BUDGET MONITORING SUMMARY

### Month February 2009

<u>Housing Revenue Account</u>	<u>Original Budget £'000</u>	<u>Revised Budget £'000</u>	<u>Budget Feb-09 £'000</u>	<u>Actual Feb-09 £'000</u>	<u>Forecast £'000</u>	<u>Variance £'000</u>
NET RENT OF DWELLINGS	(73,317)	(73,317)	(66,267)	(66,174)	(73,479)	(162)
OTHER RENTS	(2,593)	(2,593)	(2,344)	(1,538)	(2,553)	40
OTHER CHARGES	(5,542)	(5,542)	(5,009)	(6,470)	(5,790)	(248)
<b>TOTAL INCOME</b>	<b>(81,452)</b>	<b>(81,452)</b>	<b>(73,620)</b>	<b>(74,182)</b>	<b>(81,822)</b>	<b>(370)</b>
REPAIRS AND MAINTENANCE	21,754	21,754	20,941	20,445	21,859	105
SUPERVISION & MANAGEMENT	25,549	25,549	24,420	24,822	26,455	906
RENT, RATES AND OTHER CHARGES	379	379	347	463	472	93
NEGATIVE HRA SUBSIDY PAYABLE	17,046	17,046	17,052	17,052	17,055	9
HOUSING BENEFIT LIMITATION	4,611	4,611	0	0	3,411	(1,200)
DEPRECIATION & IMPAIRMENT OF FIXED ASSETS	19,963	19,963	18,299	18,299	19,963	0
CAPITAL EXPENDITURE FUNDED FROM REVENUE	255	255	0	0	255	0
HRA SHARE OF CORPORATE & DEMOCRATIC CORE (CDC) COSTS	792	792	726	726	792	0
<b>TOTAL EXPENDITURE</b>	<b>90,349</b>	<b>90,349</b>	<b>81,785</b>	<b>81,807</b>	<b>90,262</b>	<b>(87)</b>
INTEREST EARNED	(1,660)	(1,660)	(1,522)	(1,522)	(1,781)	(121)
<b>NET COST OF SERVICE</b>	<b>7,237</b>	<b>7,237</b>	<b>6,643</b>	<b>6,103</b>	<b>6,659</b>	<b>(578)</b>
NET ADDITIONAL AMOUNT REQUIRED BY STATUTE TO BE DEBITED (OR CREDITED) TO THE HRA	(6,982)	(6,982)	(6,400)	(6,400)	(6,982)	0
<b>MOVEMENT IN WORKING BALANCE</b>	<b>255</b>	<b>255</b>	<b>243</b>	<b>(297)</b>	<b>(323)</b>	<b>(578)</b>
2007/08 AUDIT ADJUSTMENT - HOUSING BENEFIT LIMITATION	0	(572)	(572)	(572)	(572)	0
WORKING BALANCE B/F	<b>(2,819)</b>	<b>(3,235)</b>	<b>(3,235)</b>	<b>(3,235)</b>	<b>(3,235)</b>	<b>0</b>
WORKING BALANCE C/F	<b>(2,564)</b>	<b>(3,552)</b>	<b>(3,552)</b>	<b>(4,130)</b>	<b>(4,130)</b>	<b>(578)</b>

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APPENDIX C

CAPITAL PROGRAMME 2008/2009

SUMMARY OF EXPENDITURE - FEBRUARY 2009

<u>Department</u>	<u>Original Budget (1)</u> <u>£'000</u>	<u>Revised Budget</u> <u>£'000</u>	<u>Actual to date</u> <u>£'000</u>	<u>Percentage Spend to Date</u> <u>%</u>	<u>Projected Outturn</u> <u>£'000</u>	<u>Projected Outturn against Revised Budget</u> <u>£'000</u>	<u>Projected Outturn Variation against Original Budget</u> <u>£'000</u>
Adult & Community Services	3,661	2,273	1,422	63%	2,308	35	(1,353)
Children's Services	4,982	14,389	11,509	80%	14,103	(286)	9,121
Customer Services	5,683	15,186	12,446	82%	15,167	(19)	9,484
Regeneration	47,007	54,044	39,583	73%	50,854	(3,190)	3,847
Resources	3,675	2,772	2,028	73%	2,812	40	(863)
<b>Total for Department Schemes</b>	<b>65,008</b>	<b>88,664</b>	<b>66,988</b>	<b>76%</b>	<b>85,244</b>	<b>(3,420)</b>	<b>20,236</b>
<u>Accountable Body Schemes</u>							
Regeneration	-	-	-	-	-	0	0
<b>Total for Accountable Body Schemes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0</b>
<b>Total for all Schemes</b>	<b>65,008</b>	<b>88,664</b>	<b>66,988</b>	<b>76%</b>	<b>85,244</b>	<b>(3,420)</b>	<b>20,236</b>

Note

(1) Excludes provisional schemes approved at Executive 19th February subject to achieving 'four green lights' from CPMO appraisal

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**CAPITAL PROGRAMME 2008-09 ONWARDS****REPROFILING OF SCHEMES**

The following scheme is submitted for inclusion into the 2009/10 Capital programme.

**REGENERATION****Demolition of 16-18 and 20 Cambridge Road**

There is an urgent need to demolish the properties known as 16-18 and 20 Cambridge Road in order to avoid further incidences of unauthorised occupation of these properties and the associated costs that are arising. The cost of these works will be funded from the Council's internal capital and borrowing resources.

	<b>2009/10</b>	<b>Total</b>
	£'000	£'000
Current Profile	0	0
Proposed Profile	56	56

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## THE EXECUTIVE

21 APRIL 2009

## REPORT OF THE CORPORATE DIRECTOR OF CHILDREN'S SERVICES

<b>Title:</b> Proposed Establishment of an Additional Resource Provision at John Perry Primary School	<b>For Decision</b>
<p><b>Summary:</b></p> <p>This report presents a proposal for John Perry Primary School to establish an additional resource provision (ARP) for pupils with statements of Special Educational Needs for children with complex needs (from the start of the Autumn Term 2009). Many children with significant complex social communication needs are described as being on the <i>autistic spectrum</i>.</p> <p>This proposal has been initiated for the following main reasons:</p> <ol style="list-style-type: none"> <li>1 The lack of suitable, specialist places within Trinity Special School for pupils of reception age with autism.</li> <li>2 The national inclusion debate to include pupils in mainstream settings where possible.</li> <li>3 The value for money provided by additional resourced provisions, as opposed, for instance, to costly out-of-borough placements.</li> <li>4 Statutory guidance specifies that parental preference for mainstream school must be agreed unless placement would adversely affect the education of other children.</li> </ol> <p>Further benefits include:</p> <ol style="list-style-type: none"> <li>5 The provision of on-site specialists.</li> <li>6 Improved access to specialist staff.</li> </ol> <p><b>Wards Affected:</b> All Wards</p>	
<p><b>Recommendation(s)</b></p> <p>The Executive is asked to agree to the establishment of an additional resource provision at John Perry Primary School for children with statements of Special Educational Needs who have a diagnosis of autism.</p>	
<p><b>Reason(s)</b></p> <p>To assist the Council to achieve its Community Priorities of 'Better Education and Learning for All' and 'Promoting Equal Opportunities and Celebrating Diversity.'</p>	

**Implications:****Financial:**

The initial cost of providing the ARP (set up as a pilot project in September 2008) was £141,500. This provided funding for a specialist teacher and three teaching assistants, together with training and resources and also for some building works to provide access to toilets for both staff and pupils in the ARP. This was funded from the Dedicated Schools Grant and also the schools devolved formula capital. The proposal was approved in principle by the schools' forum on 25 April 2008. The base was planned to operate initially as a pilot project from September 2008 with a view to it being established as a fully operational permanent base for September 2009.

Funding in the future will form part of the devolved budget share for the schools from the Dedicated schools Grant.

**Legal**

The proposals have been established in accordance with S.19 of the Education and Inspections Act 2006 – a prescribed alteration to a maintained school – and the required procedural and consultation requirements have been followed for implementation in the Autumn term 2009.

The alteration is in accordance with the statutory framework of inclusion of children with special educational needs (SEN) into mainstream school. The proposal complies with the SEN Code of Practice. An LEA must ensure (i) the promotion of high standards, (ii) fair access and inclusion for all children in educational opportunities and (iii) promotion of the fulfillment by every child of their educational potential. Schools and local authority's have specific duties under education and disability law to ensure that pupils with SENs are identified, assessed and provided for and that they are not discriminated against because they have a special need. The establishment of this provision will assist the authority in complying with the above provisions.

**Risk Management:**

The number of children identified as autistic is increasing. We are in line nationally with this increased number. All Local Authorities are reporting significant pressure to meet the needs of this increased number of children with complex needs. We believe all children in our Local Authority should be able to access the appropriate educational provision that meets their needs. In order to ensure this is a reality we are looking at ways to expand our additional resourced provisions.

Further, placing children with the most challenging needs in non-specialist mainstream settings can have an adverse effect on the education of those and other children.

**Social Inclusion and Diversity:**

In accordance with the Race Relations (Amendment) Act 2000, the Council has introduced a Policy Proofing process to assess the impacts of all new and revised policies in terms of race equality, gender, disability, sexuality, faith, age and community cohesion.

This proposal would assist the council in ensuring that pupils with complex autism have access to the specialist provision they need. Without a suitable additional provision these children would not make the progress they should and some would be at risk of exclusion from their mainstream provision,

**Crime and Disorder:**

No specific implications.

**Options Appraisal:**

On choosing which school would best provide the SEN unit, the options considered for the establishment of an Additional Resource Provision were:

1. Schools that had already developed a high level of expertise in special educational needs for children with autism.
2. Schools that had indicated some enthusiasm for taking on an Additional Resourced Provision.
3. Schools that have accommodation potential for an Additional Resourced Provision.
4. Schools that did not already have an Additional Resource Provision.

<b>Contact Officer:</b> Mike Freeman	<b>Title:</b> Group Manager School Estate	<b>Contact Details:</b> Tel: 020 8227 3492 Fax: 020 8227 3148 E-mail: mike.freeman@lbbd.gov.uk
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**1 Introduction and Background**

- 1.1 The expanding population in Barking & Dagenham and the growing numbers of children identified with learning difficulties and disabilities require an increase in specialist provision. Forecasts show a further 200 special school places will be needed by 2016 for children with profound and multiple special educational needs in line with high levels of population growth and oversubscribed current provision. A further 122 additional resourced places will be required to enable children to be included in a mainstream setting
- 1.2 The growing school population in Barking & Dagenham has therefore placed considerable strains on schools. Provision for pupils with significant learning needs is currently made through one large special school, Trinity School, and also at Additional Resourced Provisions (ARPs) attached to schools. As a result of population growth, the Local Authority is struggling to place a number of children who have significant and challenging special educational learning needs.
- 1.3 Based on information available from the early years and health teams, it is clear that additional specialist mainstream provision will be required to enable children to access a mainstream place.

**2 Current Position**

- 2.1 The Borough currently has no specialist Autistic Spectrum Disorder provision in ARPs at any primary school.
- 2.2 There are two secondary ARPs which provide for autism.
- 2.3 It is proposed to establish a unit provision at John Perry and, as part of future developments, to establish further primary units to meet the needs of a range of children with complex SEN needs.

- 2.4 A draft SEN Provision development plan has been completed and will be circulated to the schools forum in the summer term 2009.

### **3 The Proposal**

- 3.1 The pilot project set up at the school in September 2008 should be formally established as a permanent ongoing additionally resourced provision.
- 3.2 The John Perry ARP would be staffed by an experienced specialist teacher supported by two additionally trained learning support assistants
- 3.3 The local authority will provide specialist training in order to develop the ARP as a centre of excellence.
- 3.4 The aim is to ensure that sufficiently specialist education places are available to be able to provide for all of our children and young people within local Barking & Dagenham settings.

### **4 Finance**

- 4.1 Funding has been agreed for the teaching staff at a ratio of one specialist teacher and three learning support assistants per six pupils. The unit will cater for 6 children age 5-11 with complex and challenging autism. This is based on six pupils, at a base cost of £20,000 per pupil.
- 4.2 The initial cost of providing for the ARP from September 2008 was approximately £141,500. This provided for a specialist teacher and three learning support assistants together with the building works necessary in order for an office to be converted into a classroom and alterations made for access to the corridor and the toilets. New furnishings have been purchased including the appropriate type of workstations. This also includes costs in respect of preparing and decorating the converted classroom. The level of the unit cost of resource provided compares favourably with the cost of external provision which can be significantly more.
- 4.3 This project is being funded from the Dedicated Schools Grant with the funding delegated to the school for local management with capital coming from devolved formula capital.

### **5 Consultation**

- 5.1 Consultation regarding the ARP at John Perry School has taken place and includes discussion at Governing Body meetings held on 20 May 2008 and 17 June 2008 and the Schools Forum meeting held on 25 June 2008. A letter was sent to Parents, Carers, Guardians and Pupils of John Perry Primary School on 25 March 2009.
- 5.2 A Notice was published in the Barking & Dagenham Post on 25 March 2009. The notice period will end after six weeks from the date of publication. This will be on 5 May 2009. Further, the notice will be on display on the school notice-board and at the main public library in Barking.

## **6 Conclusion**

- 6.1 The provision of the ARP addresses inclusion and the needs of children with special educational needs. The proposed new ARP will allow the Local Authority to meet the needs of some young people who at present would have to be placed out-of-borough. The development of this unit also responds to parental pressure for local special schools and ARP places where currently demand exceeds local capacity.
- 6.2 The present proposal will enable the Council to fulfil its statutory obligations to this group of children with significant complex autism. It will be a cost-effective alternative to potential out-of-borough placements.

## **7 Consultees**

- 7.1 The following were consulted in the preparation of this report:

Councillor Jeanne Alexander, Lead Member - Children's Services  
Yinka Owa, Legal Partner – Procurement, Contracts and Property  
Melanie Field, Legal Partner for Safeguarding and Partnerships  
Joe Chesterton, Divisional Director Corporate Finance  
David Tully, Group Manager, Children's Finance (Interim)  
David Rosenthal, Principal Inspector  
Ann Jones, Group Manager, SEN & Inclusion  
Jonathan Butler, Senior Education Officer (Monitoring & Inclusion)  
Bal Gill, Strategic Manager – Admissions  
Ryan Edwards, Corporate Communications Officer  
Simone Mills, Internal Communications Officer

### **Background Papers Used in the Preparation of the Report:**

1. Legislation which allows this – Education and Inspections Act 2006
2. SEN Code of Practice 2001

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## THE EXECUTIVE

21 APRIL 2009

### REPORT OF THE CORPORATE DIRECTOR OF RESOURCES

<b>Title:</b> Charging for pre application planning advice	<b>For Decision</b>
<p><b>Summary:</b></p> <p>The purpose of this report is to consider introducing a system of charging for the advice given to applicants prior to the submission of a planning application.</p> <p>The report outlines the legislation under which charges can be made for pre-application advice. Pre-application advice is a discretionary service that is provided by local planning authorities but has financial implications upon the authority both in resource and monetary terms.</p> <p>Members approval is sought to undertake pre-application charging, set the charges, consult with users of the service and develop the procedures.</p> <p><b>Wards Affected:</b> All</p>	
<p><b>Recommendation(s)</b></p> <p>The Executive is asked to agree:</p> <p>The approval of the principle of pre-application charging, following consultation with users of the service on the basis of the following charges exclusive of VAT effective from 1 June 2009.</p> <p><u>Pre-application Planning Advice</u></p> <p>a) <b>Category A</b> –Major Scale Development - £1,500 – Follow up meetings £750.</p> <p style="padding-left: 40px;">100 + residential units</p> <p style="padding-left: 40px;">Non residential applications with a floorspace of over 5,000m2</p> <p style="padding-left: 40px;">Changes of use over 5,000m2</p> <p style="padding-left: 40px;">Development of a site over 0.5 hectare or over</p> <p>b) <b>Category B</b> – Large Scale Development - £750 – Follow up meetings £375</p> <p style="padding-left: 40px;">10-99 residential units</p> <p style="padding-left: 40px;">Non residential applications with a floorspace 1,000m2 - 4,999m2</p> <p style="padding-left: 40px;">Changes of use 1,000m2 – 4999m2</p> <p style="padding-left: 40px;">Development of sites up to 0.49 hectare</p> <p>Developments requiring an environmental impact assessment or traffic impact assessment</p>	

c) **Category C** – Medium Scale Development - £400 – Follow up meetings £200.

2-9 residential units

Non residential applications or changes of use with a floorspace of 100m<sup>2</sup>-999m<sup>2</sup>

d) **Category D** – Small Scale Development - £150

Advertisement unrelated to the premises on which they are displayed

New Telecoms installation

Flat conversions

Single new houses

Change of use within shopping parades and other retail areas

There will be no charge for pre application planning advice on householder applications, or other minor developments such as small changes of use (excluding those in Category A above) shop fronts, small commercial floorspace extensions or enforcement cases.

These charges will not apply to applications submitted by the Local Authority as effectively we would be charging ourselves.

#### **Reason(s)**

The proposed charges for advice will enable current ad hoc advice system to be formalised. It will provide more consistent and documented advice for developers, who in turn will have more certainty in the preparation and submission of planning applications. This will lead to less wasted time and expense and also constitute an improvement to the service in line with best value practices.

#### **Implications:**

##### **Financial:**

The Local Government Act 2003 allows local planning authorities to charge for discretionary services in order to recover costs. Pre application advice is seen as discretionary and many Authorities make a charge for specific types and scale of applications. There is currently a financial implication in levels of officer time currently expended in providing this advice free of charge. These costs involve direct costs as well as overheads and additional associated costs. As a result we intend to charge for a service which currently is given to developers free with no additional costs involved.

It is not known at this stage the income that would be generated from the introduction of charging, especially in the current property market. The charge would be likely to deter a number of speculative developers freeing up officer time for other projects.

The proposed charges are designed to recover the majority of the costs of providing the service. Appendix 2 shows the proposed hourly rates and estimated hours for the staff involved for Development categories A and C.

The volume of activity in any one year will depend on the state of the market and developer desire to engage with the planning authority prior to submission of an application. At this stage it is not possible to estimate the demand for this service and so calculate an overall income target. Once the scheme has been in operation for a period of time the activity levels can be forecast and a income budget target be included.

**Legal:**

Amendment of the Town and Country Planning Act by the Planning and Compulsory Purchase Act 2004 gives a Local Authority clear power to make charges relating to anything conducive to or incidental to the functions of planning.

The current case law states that there is no duty of care for negligent advice, however this was prior to the introduction of the power to charge regime. It would therefore be prudent to set a clear disclaimer to advice being given that it is free of liability. Irrespective of civil liability, incorrect advice could form a complaint to the Local Government Ombudsman.

For the above reasons it is recommended that appropriate insurance cover is established for the provision of a formalised pre-application advice service.

**Risk Management:**

No specific implications

**Social Inclusion and Diversity:**

These charges, in the main, relate to larger scale development submitted by professional agents. To them these charges are not new as many other Boroughs have adopted this practice. Householder developments for extensions to include additional accommodation for growing families are not subject to charge and this advice will be given free as now. These charges will not fall upon individual residents who might be discouraged from seeking advice were we to charge a general levy.

**Crime and Disorder:**

No specific implications

**Options Appraisal:**

Not applicable

<p><b>Contact Officer:</b> Tim Lewis</p>	<p><b>Title:</b> Development &amp; Building Control Manager</p>	<p><b>Contact Details:</b> Tel: 020 8227 3706 Fax: 020 8227 3916 E-mail: tim.lewis@lbbd.gov.uk)</p>
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**1. Introduction and Background**

1.1 Despite the introduction of a standardised set of planning application forms and standard application validation criteria to assist with the submission of planning applications, approx 45% of all applications submitted are invalid on receipt. As a result a lot of officer time is spent chasing additional information in order to validate the submission. Where an applicant has sought pre application advice this level of invalidity drops dramatically. As a result from a purely administrative point of view pre application discussion will allow applications to be dealt with more effectively and efficiently.

- 1.2 Coupled with this the recent planning peer review identified the lack of documented pre application advice as a potential problem in providing clear and consistent advice on similar schemes. They suggested a formalised scheme that could be controlled and audited. However the provision of pre-application advice, particularly on significant and major schemes can be time consuming and involve a complex assessment. In view of this and taking into account the increased number of requests for pre-application advice and meetings, some Councils have found it necessary to introduce fees. The charges aid the continuation of this discretionary service which is promoted at national government level as well as local, often at an enhanced level, and ensure that the cost of providing advice does not fall as a general cost to council tax payers.

## **2. Current Position**

- 2.1 Among the Councils that have started to charge for pre-application advice in London are Barnet, Bexley, Brent Camden, Enfield, Hammersmith and Fulham, Havering, Merton, Newham, Redbridge and Westminster. The charging structure for each authority operates in a slightly different manner. For example, some have formalised pre-application advice with forms to complete, some make pre-application meetings compulsory, whilst some restrict the charge to major applications whilst others charge a small fee (£20) to respond to a pre-application enquiry by letter or to meet a householder on site.
- 2.2 The level of pre-application advice also differs. Whereas some local authority planners merely meet developers and provide impromptu advice, others prepare a file of relevant information before the meeting, which could include, for example, Highways Engineers advice and then produce a written record on the advice given at the meeting.
- 2.3 The Development Control Section at present speak to developers by telephone or by exchange of e-mails and letters. Alternatively developers will call at the planning reception desk for verbal advice. For larger more complex proposals developers will usually make appointments. However there are a substantial number of quite complex applications which are submitted cold with no prior contact of any sort.

## **3. Issues**

### **3.1 Charging powers**

- 3.1.1 The Planning and Compulsory Purchase Act 2004 changed the situation further and extended the powers to charge fees for local planning authority activities. Under this Act the power to charge is no longer tied to planning applications. Fees can become chargeable in respect of any function of the Local Planning Authority (LPA), or anything else done by them that relates to such a function. Secondly, the new provisions allow for fees and charges to be levied for "...the performance by the LPA of any function they have". This means that it is not confined to functions conferred by planning legislation. It is significant that the Act refers not only to "fees" but also of "charges", allowing the regulations to make use of an alternative approach to charging which is not dependent on a fixed fee level.
- 3.1.2 The ODPM (now the Department for Communities and Local Government (CLG)) commissioned a report from consultant Ove Arup on the issue of fees and charges. Ove Arup reported that "Regulation might allow a LPA, in relation to a particularly complex application, to charge for their full costs of handling and determining it; or to establish their own costing regime for providing pre-application advice. It would

also, for example, allow the government to authorise local authorities to levy a charge in respect of their costs in negotiating a s106 obligation, or a highways agreement.” The Ove Arup report concluded that there was a reasonable case for introducing charges for pre-application discussions ‘of a substantive nature’. The consultants noted that: “Such discussions are primarily to the benefit of the applicant and indeed may help to minimise subsequent time taken to process an application.”

3.1.3 There are currently no national rules on the level of charges but the income raised must not exceed the cost of providing the service.

## 3.2 The benefits or charging

3.2.1 The benefits to the planning applicant (these also relate to the wider benefits of obtaining pre-applications) include:

- The opportunity to better understand the way in which an application will be judged against the policies in the Unitary Development Plan and emerging Local Development Framework and other material considerations;
- Identification of the need for specialist input on issues such as transportation & traffic, noise and disturbance, trees or landscape, contaminated or unstable land and any other regulatory requirements;
- The opportunity to develop and modify a proposal to make it potentially more acceptable to the Council and help to ensure a smoother and quicker passage through the development control process;
- A reduction in the time spent by professional advisors in working up a proposal;
- Saving the applicant the costs of finalising an application and paying a fee where a proposal is unacceptable to the Council; and
- Ensuring an application is complete and comprehensive and to a satisfactory standard, avoiding rejection at the validation stage or early refusal of permission because of inadequate or insufficient information.

3.2.2 The benefits to the Council include:

- Recovers some of the cost of a currently, largely, free discretionary service;
- To raise the standard of the planning service to meet published good practice and customer expectations
- Addressing the balance between work load/resources with a large amount of officer time spent on dealing with requests for pre-application advice;
- The need to improve the quality of submissions and encourage potential applicants to take responsibility and present well thought out proposals;
- To improve management, service delivery and meet service standards;
- A mechanism to address budgetary pressures;

3.2.3 This represents an opportunity to improve our customer service, reduce avoidable contact and improve efficiency. It should be noted that since the introduction of the standard government application form the incidence of invalid application submission has risen sharply within 2008 some 435 applications were submitted which were invalid because a required piece of information was missing. This is despite validation information being widely available. This is nearly 50% of all submissions and a great deal of officer and applicant time is spent producing and submitted additional required information. Formalised pre application discussions would give information early in the process about the information required for each application. This would be a great financial benefit to the applicants and actually reduce the running time of the application. Also as applications get more complicated more are being refused. In many cases this could be avoided if pre application advice is sought and problems identified and negotiated prior to submission. Again this saves officers from dealing with repeat applications and saves the applicants the financial burden of time lost and the cost of resubmission.

This formal process will also be of benefit in the negation of Planning Performance agreements in which both the Council and the developer enter into an agreement which sets out how and when the application will be determined. These have the benefits of improving council's performance targets and are popular with developers as they give certainty around timing which aids financial planning.

### 3.3 **The disadvantages of charging**

3.3.1 The disadvantages to the applicant include:

- The cost ;
- The advice would not 'guarantee' the final decision on submission of a planning application.

3.3.2 The disadvantages to the Council include:

- Increased bureaucracy connected with receiving and recording payments;
- May dissuade some applicants from seeking pre-application advice;
- Could discourage speculative applications in a down turning property market;
- Artificially raised expectations on the part of the applicant and agents;
- Constructive pre-application advice will depend on the input from internal consultations the quality and timeliness of such will depend on their workloads and resources;
- Potential disputes over the level of charging and the time spent in resolving these;
- A formalised process runs the risk of duplication of technical effort and generating unrealistic expectations of certainty;
- Complaints where advice is overruled, subsequently, by committee or by senior officers;
- Potential perception of 'done deals' on application decisions.

### 3.4 Fees & Service

- 3.4.1 A consultation exercise was carried out by the Development Control Group with a number of other authorities who charge for the service to gain an understanding of the advantages and disadvantages of charging for pre-application advice.
- 3.4.2 It was found that, on the whole, the charging for the service has been viewed as a positive experience. Developers expectations are raised when they pay, however with necessary guidance given prior to the meeting of what the authority can deliver and suitable protocols for officers, it is considered that the overall benefits to officers, developers and members of the public with the resulting (improved) outcome of built development, that charging is beneficial.
- 3.4.3 As part of this exercise the cost of the service to be provided must be set. In order to set these levels a short cost analysis was done and also a survey was undertaken to find out what other Local Authorities charge and what you get for your money. The results of this survey are attached as 'Appendix 1'. As a guiding principle the charges made should not exceed the cost of providing the service. For the purposes of this report we have assumed that the pre application function will comprise
- Initial contact with Team Leader or Senior Officer
  - Receipt of formal request for advice, together with required documents and cheque
  - Meeting Arranged with planning officer and other relevant Council officers
  - Meeting at Council offices or on site
  - Preparation of minutes
  - Preparation of formal response letter
  - Review by Team Leader
  - Dispatch
- 3.4.4 In general terms we can assume that the larger the development the more time will be expended and an increased level of officer expertise will be required. It will also be the case that the larger applications are more likely to involve officers from other disciplines such as Policy, Highways and Climate Change all of whom will have to contribute to the formal response. Given that we know the hourly rate of officers plus the on costs involved, we can work out what the pre application service will cost. An exercise was done in respect of proposed Category A & C Development. This shows that the cost of a Category A development is £1,645.50 without VAT whilst for a Category C development is approximately £504.54 without VAT, (see Appendix 2). Given that in some cases there will be more work involved and there is also a small amount in respect of the financial handling of the cheques it is considered that the top and bottom level of charges reflect the cost of the work involved. In respect of Category B development it is considered that a fee of half Category A is acceptable as, in general, development of Category A size will involve more than twice the work of Category B. Officer costs are taken as a median for the level of officer likely to be involved.

- 3.4.5 As it can be seen we are actually slightly undercharging for the actual costs of the work. It is considered that this makes better sense in a falling development market. To set them higher would be a disincentive to use the service and these figures can always be reviewed and raised if the market improves. It will also be noted that our fees are substantially lower than some neighbouring Boroughs. For example Havering's Major Development fee of £1,292 equates to a development size in our scheme of Large Scale Category B £750. Newham charge £3000 for a Major Category A scheme which equates to our Category A of £1,500. All the remainder of their fee scale is twice as much as proposed in this report
- 3.4.6 These charges will also apply to applications for which the London Thames Gateway Development Corporation is the Planning Authority (LTGDC). These applications represent a large proportion of the major developments received, and therefore are potentially the highest fee earners, but we are not the decision makers on these applications. The LTGDC do not charge for pre application discussions and it would appear that they have no plans to do so in the foreseeable future. As a result there is a possibility that developers may bypass this Authority and go straight to the LTGDC officers for advice. However as it is our officers who undertake the consultations draft the planning reports for the LTGDC it is Local Authority Officers who are generally the first point of contact. Both the London Borough of Newham and the London Borough of Havering make no exceptions to LTGDC applications on pre application charges.
- 3.4.7 With regard to Category D this figure reflects that a considerable amount of work can be done in advance of the application. For example flat conversion floorspace must be calculated and in respect of hot food uses, parades must be surveyed and measured. However, it is not considered practical that the pre application fee should be in excess of the application fee itself. If this were the case then there would be little incentive to use the service. Consequently this figure is set lower at £150 and will not in most instances recoup the cost of the service.

#### **4. Consultees**

- 4.1 The following were consulted in the preparation of this report:

Councillors McCarthy, Fairbrass, Denyer & Inder Singh  
 J. Grint Head of Regeneration & Economic Development  
 A. Anderson Regeneration & Housing Futures  
 Y. Owa Legal Partner  
 V. Cooling – Corporate Communications  
 D. Robbins – Corporate Procurement  
 M. Warden – Human Resources  
 W. Murphy – Corporate Director of Resources  
 G. Swindle – Head of Strategy & Performance  
 S. Lees – Director Strategy & Asset Management  
 S. Silverwood – Group manager Asset Management  
 C. Beever Group Manager Property Services  
 A. Butler – Group manger Area Regeneration  
 M. Freeman – Group manager Schools Estate  
 C. Pryor – Head of Family Services  
 D. Woods – Director of customer services  
 S. Clarke - Director of Housing services  
 K. Jones – Proj Director LHC  
 A. Bristow – Director Adult & Comm. Services  
 H. Wills Head of Community Services



G. Rogers - Head of Community Safety  
P. Hogan – Head of Leisure, Arts & Olympics

**Background Papers Used in the Preparation of the Report:**

The Local Government Act 2003  
Oracle figures to calculate on costs.

## Appendix 1

### Pre application Charges Comparison

#### Ashford ( VAT inc)

Level 1	£59.20 – Written advice on all planning applications apart from Level 2&3
Level 2	£118.40 – All minor applications
Level 3	£296.10 – All major application.

#### Barnet ( VAT inc )

Cat 'A'	25 or more residential/2,000m2 - £2,935
Cat 'B'	10 – 24 res/1,000-2,000m2 over 0.5h - £1,468
Cat 'C'	2-9 res / 100 – 999m2 floorspace & Change of Use - £646

#### Bexley (VAT inc )

Cat A Major	10 plus residential/ residential site over 0.5 h/ 1000 plus comm. Floorspace/Comm site over 1h - £1,977.
Cat B Minor	1-9 residential/Comm floorspace & change of use 100 – 999m2/Advert hoardings/ telecoms- £655
Cat C	no charge
	Additional meetings charged at hourly rate Head of service - £147 ph Team leader/ Sen off - £129 ph Planning Off - £101ph

#### Bracknell ( VAT exc )

Householder -	£20 ( exceptions for applications for disabled persons)
	Residential – 1-5 homes – £205.53 6-10 homes - £293.62 11-50 homes - £489.36 50 plus homes - £978.72 (all plus officer recharge rate @ £73.40)
Commercial & Ch of Use -	1-1,000m2 - £244.69 1001-10,000m2 - £489.36 Over 10,000m2 £978.72 (all plus officer recharge rate @ £73.40)

#### Brent (VAT inc)

Major Applications	£1,500 No other pre app fees
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## **Enfield ( VAT inc)**

Cat A	Residential 25 plus /development over 2000m2 - £2,585 – Follow up meeting £1,290 - Follow up meeting £700
Cat B	Residential 10- 24 units / development 1000 – 20000m2 / Sites over 0.5h – £1,410 -
Complex	EIAS/ complex Listed buildings, heritage or conservation matters / Significant transport infrastructure.

## **Hammersmith & Fulham**

Minor Scale	Residential 1-5 units /Flat conversions up to 5 units / Comm floorspace / change of use 100 – 499m2 / variation hours of use / Advert hoardings and general adverts /Proposals for extensions req. specialists advice. Alts to Listed buildings / telecoms - £525
Medium Scale	Residential 6-9 units /Flat conversions 6-9 units / Comm floorspace 500-999m2 / change of use 500-999m2 - £1,050
Major/Complex	Developments as defined by CLG plus Change of Use 1000m2 and over / Thames side developments / Pubs restaurants casino and nightclub applications / schemes requiring an EIA or TIA - £2,100

## **Havering (VAT inc)**

Major/Complex	As defined by DCLG / Large complex change of use or development proposals / EIA / Entertainment uses / telecoms (Not including Prior approvals) - £1,292
Minor schemes	As defined by DCLG - £646  Follow up meetings charged at hourly rate Sect Head / Director £196 Managers £108 Team Leaders £88 Planners £69  All written responses on smaller scale development charged a flat rate fee of £21

## **Hounslow (VAT exc)**

Cat 1 Major (A)	Residential 25 plus / Comm. or other developments . 2,000m2 plus / EIA schemes / One off strategic schemes - £2,000
Cat 2 major (B)	Residential 10-24 / Comm. or other developments 1,000 – 1,999m2 /Complex listed building / Complex Departure - £1,500

Cat 3 Medium Residential 1-9 / Comm. or other developments 0-999m2 / Advert hoardings / telecoms - £750

**Lambeth (VAT inc)**

Major Applications £1,450  
No other pre app fees

**Medway (VAT exc )**

Major applications only  
Hourly rate for officer time – Asst Director - £100  
Head of Service - £85  
Group Manager / Principal - £75  
Senior Planner - £65  
EHO's/ Highways Off etc - £60  
Planners - £50

**Merton (VAT exc)**

Major/Complex £936 initial charge  
Minor £470 initial charge  
Additional meetings charged for officer time  
Head of service £250 ph  
Team leader £170 ph  
Senior planner £80  
Planner £60

**Newham (VAT inc)**

Cat A Medium Up to 9 residential units / Flat Conversions / Comm floorspace and Change of Use 100-999m2 / adverts /Extension requiring specialist conservation or design advice / New telecoms – £750 – Follow up meeting on single issue - £375

Cat B Major 10 – 99 residential Units / 1000 – 4999m2 Comm floorspace / Sites up to 0.49h / Change of Use over 1000m2 / EIAS / Pub restaurant and club applications / Thameside & Docklands - £1500 – Follow up meeting on single issue - £750

Cat D Large Major 100 plus residential / 50000 plus comm. Floorspace and Change of Use / Sites over 0.5h - £3000 – Follow up meeting on single issue - £1500

**Richmond (VAT exc)**

Cat 1 – Major 25 or more residential dwellings / Floorspace 2000m2 or more - £2,530

Cat 2 - Major 10 - 24 residential dwellings / Floorspace 1000 – 1999m2 / Complex change of Use / EIA applications / Complex Listed buildings telecoms for more than 10 sites - £1,380

Cat 3 – Medium 1-9 residential dwellings / Floorspace 100 - 999m2 / Change of Use 100 – 999m2 / telecoms / Advert Hoardings - £632.50

**Waltham Forest (VAT inc)**

Significant regen app By negotiation

Significant major Residential 25-99 units / 2000m2 plus comm. floorspace / large scale mixed - £2,300

Major residential 10-24 units / 1000 – 2000m2 comm floorspace / site area 0.5h or more - £1,150

Minor Residential 6-9 units / 100 – 999m2 comm floorspace or change of Use - £575

Other residential 1-5 units / telecoms conversions to more than two units - £288

**Westminster (VAT exc )**

Cat 1 – Medium 5-9 residential / 500 – 999 m2 floorspace £1,250 & £625. follow up meeting

Cat 2 – Major 10-99 residential / 1,000 – 9,999 m2 flsp £2,500 & £1,250 Follow up meeting

Cat 3 – Large / Strategic £2,500 for initial scoping meeting & further charge by agreement with officer time at cost.

**Wycombe (VAT inc)**

Level 1 Written advice district / town wide impact £322

Level 2 Written advice neighbourhood impact £322

Level 3 Written advice street impact (excludes householder) £138

Officer Meeting Levels 1&2 £759

**Additional Charges**

Post decision amendments £50 (minor , other & householder)

Planning history £50

Consent required? £50

## Appendix 2

### Cost for Category C Development

<b>Tasks</b>	<b>Officer</b>	<b>Hours</b>	<b>Hourly Cost (£)</b>	<b>Cost for this task</b>
Initial telephone contact with Team Leader	TL	0.25	55.64	13.91
Documents received, file made up, logged on to system, cheque cashed and passed on to Case Officer	AD	0.5	39.29	19.64
CO contacts developer and meeting arranged	CO	0.25	48.46	12.11
Review of plans and any previous advice given. Consultations as necessary. Site visit	CO	2.0	48.46	96.92
Meeting with CO plus 1 equivalent officer	CO Other	1.25 1.25	48.46 48.46	60.58 60.58
Preparation of minutes	CO	1.0	48.46	48.46
Preparation of pre-app letter	CO	1.5	48.46	72.69
Review of letter by Team Leader	TL	0.75	55.64	41.73
Revision/completion of pre-app letter	CO	0.5	48.46	24.23
Completion of file (including final initial meeting minutes)	CO	0.5	48.46	24.23
Dispatch and logging off system (admin)	AD	0.75	39.29	29.46
<b>Total</b>		10.5		504.54

## Cost For Category A Development

Tasks	Officer	Hours	Hourly Cost (£)	Cost for this task
Initial telephone contact with GM	GM	0.5	62.81	31.40
Documents received, file made up, logged on to system, cheque cashed and passed on to Case Officer	AD	0.75	39.29	29.47
CO contacts developer, and other officers - meeting arranged	CO	1.00	55.64	55.64
Review of plans and any previous advice given. Consultations and initial views as necessary. Site visit	CO	4.0	55.64	222.56
Meeting with CO				
Team Leader	CO	2.5	55.64	139.10
Highways officer	TL	2.5	55.64	139.10
Policy officer	SP	2.5	55.64	139.10
Sustainability officer	SP	2.5	59.22	148.05
Environmental Health officer	SP	2.5	59.22	148.05
Access off	SP	2.5	55.64	139.10
Preparation of minutes	CO	1.0	55.64	55.64
Preparation of pre-app letter	CO	2.0	55.64	111.28
Review of letter by GM	GM	1.0	62.81	62.81
Revision/completion of pre-app letter	CO	0.5	55.64	27.82
Completion of file (including final initial meeting minutes)	CO	0.5	55.64	27.82
Dispatch and logging off system (admin)	AD	0.75	39.29	29.46
<b>Total</b>		29.5		1,645.50

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## THE EXECUTIVE

21 APRIL 2009

### REPORT OF THE CORPORATE DIRECTOR OF REGENERATION

<p><b>Title:</b> Approval of Abbey and Barking Town Centre Conservation Area Appraisal and Review of Conservation Area Boundary, Abbey Road Riverside Conservation Area Appraisal, Chadwell Heath Anti –aircraft Gun Site Conservation Area Appraisal and Dagenham Village Conservation Area Appraisal.</p>	<p><b>For Decision</b></p>
<p><b>Summary</b></p> <p>In line with the Planning (Listed Buildings and Conservation Areas) Act 1990 conservation area appraisals have been prepared for the four conservation areas in the borough. These are Abbey and Barking Town Centre Conservation Area, Abbey Road Riverside Conservation Area, Chadwell Heath Anti-aircraft Gun Site Conservation Area, and Dagenham Village Conservation Area. The appraisals contain a detailed character analysis followed by management proposals which focus on maintaining or enhancing their special historic and architectural interest. The appraisals are attached as Appendices A- D.</p> <p>18 November Executive approved the draft Abbey and Barking Town Centre Conservation Area and draft Abbey Road Riverside Conservation Area Appraisals for consultation. The Executive approved draft Chadwell Heath Anti-aircraft Gun Site and draft Dagenham Village Conservation Area Appraisals for consultation on 22 May 2007. The comments received during these consultations have been addressed and the documents revised accordingly. A summary of the comments and how the documents have been changed is in Appendix E. The Abbey and Barking Town Centre Conservation Area Appraisal includes the proposal to extend the conservation area. English Heritage and Design for London support the extension. The London Thames Gateway Urban Development Corporation (LTGDC) have expressed concern about the extent of the area to be included in the Linton Road/Station Parade area however having considered their comments, officers recommend, in line with advice from English Heritage and Design for London that the area should remain as proposed at the November Executive. A map showing the conservation area boundary is in Appendix F. This report is for the conservation area appraisals to be formally adopted by the Council.</p> <p><b>Wards Affected:</b> Abbey and Gascoigne</p> <p><b>Recommendation</b></p> <p>The Executive is recommended to approve the Abbey and Barking Town Centre Conservation Area Appraisal, Abbey Road Riverside Conservation Area Appraisal, Chadwell Heath Anti-aircraft Gun Site Conservation Area Appraisal, and Dagenham Village Conservation Area Appraisal.</p> <p><b>Reason(s)</b></p> <p>To assist the Council to achieve its Community Priorities of ‘Better Education and Learning for all’ ‘Raising General Pride in the Borough’ and ‘Regenerating the Local Economy’.</p>	

## **Implications**

### **Financial:**

The financial resources for producing the conservation area appraisals can be met from within the existing Sustainable Development Budget. The Management Proposals set out in the appraisals have no direct capital or revenue implications for the Council. Where conservation or improvements to sites on developments within the conservation areas are considered necessary this may affect sale values and/or S106 income. Owners of historic buildings will be encouraged to seek Historic Building Repair Grant to assist with the cost of eligible repair work.

### **Legal:**

Sections 69(1)and(2) and Sections 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose a number of duties on local authorities with regard to conservation areas:

- To review the overall extent of designation and if appropriate designate additional areas
- 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 proposals
- In exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas

Consequently the Council has prepared Conservation Area Appraisals for each of its conservation areas in line with these responsibilities.

Within conservation areas, Conservation Area Consent is required from the local authority for certain types of work in a conservation area and failure to obtain this can lead to enforcement action.

### **Risk Management:**

The main risk of not producing the appraisals is that the conservation areas could decline in quality. This is especially important at this time of major change and development. There is no risk identified in the Council approving the recommendations of this Executive Report. The regeneration agenda has been considered and the boundary review and appraisals are intended to inform not hinder beneficial development. The London Thames Gateway Development Corporation are concerned about the extension to the Abbey and Barking Town Centre Conservation Area and its impact on the development of the area covered by the emerging Barking Station Masterplan. However officers consider, in line with the views of English Heritage and Design for London that the Conservation Area warrants extending in this area. Doing so should not hinder the regeneration of the Station and surrounding area but it will help ensure that resultant development proposals maintain or enhance the character or appearance of this part of the Conservation Area.

### **Social Inclusion and Diversity:**

Conservation Areas play a key role in preserving or enhancing an area's heritage assets. Therefore they can help maintain and enhance local identity and foster civic pride amongst the whole community.

### **Crime and Disorder:**

Section 17 of the Crime and Disorder Act 1998 places a responsibility on local authorities to consider the crime and disorder implications of any proposals. A conservation area that is

well cared for can contribute to the local identity of an area and encourage a sense of pride in the local environment and therefore may reduce acts of vandalism.

### Options Appraisal

There are three options to consider:

1. Not prepare conservation area appraisals. This report outlines the reasons for preparing conservation area appraisals. Without them it will not be possible to put in place measures to maintain or enhance their special character, and therefore important local heritage assets and their settings may be damaged or lost unnecessarily which will harm local identity and civic pride.
2. Prepare conservation area appraisals, but no extension to the Abbey and Barking Town Centre Conservation Area. The proposal to extend this conservation area is considered necessary to more adequately protect those areas and buildings of special historic and architectural interest within Barking Town Centre.
3. Prepare the four appraisals and propose to extend Abbey and Barking Town Centre Conservation Area. This is the preferred option for the reasons given in this report.

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## 1. Introduction and Background

1.1 The Community Strategy under the priority 'Better Education and Learning for all' aims to raise general pride in the borough by celebrating the historical and cultural richness of Barking and Dagenham. Under the priority 'Regenerating the Local Economy' the Community Strategy aims to create an environmentally distinctive area with high standards of design and architecture that are well maintained and looked after. These conservation area appraisals are an important tool in ensuring that the character and appearance of areas and buildings of special historic and architectural interest is preserved or enhanced.

1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 Act defines conservation as:<sup>1</sup>

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

There are 4 conservation areas in Barking and Dagenham.

1.3 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 areas<sup>2</sup>

<sup>1</sup> Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>2</sup> Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

- 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 proposals<sup>3</sup>
- In exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas<sup>4</sup>

1.4 Consequently the Council has prepared Conservation Area Appraisals for each of its conservation areas in line with these responsibilities.

1.5 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 Local Development Framework and as educational and informative 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.

1.6 Therefore the aim of these Conservation Area appraisals is to preserve or enhance their character or appearance and to provide a basis for making sustainable decisions about their future through the development of management proposals.

1.7 The format and content of these Conservation Area Appraisals follows the guidance provided by English Heritage in their publication:

'Guidance on the conservation areas appraisals' published in February 2006.

## **2 Policy Context**

2.1 These Conservation Appraisals provide a firm basis on which applications for future development will be assessed within or impacting on the Abbey and Barking Town Centre Conservation Area, Abbey Road Riverside Conservation Area, Chadwell Heath Anti-aircraft Gun Site Conservation Area, and Dagenham Village Conservation Area and therefore must be read in conjunction with Barking and Dagenham's Local Development Framework.

2.2 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 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.

2.3 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.

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<sup>3</sup> Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>4</sup> Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.4 More detail on the implementation of CP2 is provided in the Council's borough-wide 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 the Borough's four conservation areas for the reasons already given as proposed in this report.
- 2.5 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 Appraisals 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 also be a key tool for them. However they have objected to the extension of the Abbey Road Riverside Conservation Area, and this is covered later in this report.
- 2.6 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.

### **3 Content of the Appraisals**

- 3.1 The appraisals begin by introducing the purpose of a Conservation Area Appraisal, then identify their special historic interest, a detailed character and spatial analysis then follows before management proposals for maintaining and enhancing the character or appearance of the areas are presented.

#### **Abbey and Barking Town Centre Conservation Area Appraisal**

- 3.2 This appraisal proposes to extend the Abbey and Barking Town Centre Conservation Area. The character appraisal looks at the other parts of the town centre to be included. The proposal is to extend the boundary to encompass all of the frontage buildings along East Street and Station Parade up to its junction with Cambridge Road, along with the Town Hall and Broadway Theatre and parts of Linton and Ripple Road. This will create a more cohesive and rational designation that more adequately protects the special historic and architectural interest and character of the town centre. The appraisal lists the properties in the Proposed Conservation Area Extension and also identifies the numerous buildings and sites which make a neutral or negative contribution to the area and which offer potential for beneficial change and high quality new development that respect their context and enhance Barking Town Centre. This extension means that parts of proposed developments at London Road, Barking Station and the Lintons will come within the conservation area. However this should be seen as an opportunity for, rather than a

threat to, these regeneration proposals and will not affect development potential. Therefore new development will need to respect the area's rich heritage and maintain or enhance the area's special character and therefore be influenced in their design and layout by the area's historic form and architecture. This appraisal is attached as Appendix A of this report.

#### Abbey Road Riverside Conservation Area Appraisal

- 3.3 The Abbey Road Riverside Conservation Area is located on the River Roding. The reason for the designation was that English Heritage considered there were a number of buildings that together were worthy of protection and that were of great historical importance to the former role of Barking as a leading fishing port. The Malthouse and the Granary are the remaining historic buildings in the conservation area and are associated with the fishing and brewing industries with Barking being a leading fishing port in the 19<sup>th</sup> century. The London Thames Gateway Development Corporation are bringing forward ideas to develop the riverside as a Cultural Industries Quarter (CIQ) as part of the Roding Valley Framework. The proposals aim to protect and enhance the site's heritage, provide new accommodation for local artists and small creative industries, new public spaces, community facilities, a mix of housing, and access to the waterfront. The Malthouse is already in use and bringing the Granary back into use is part of the next phase of development. The conservation area appraisal will help make informed decisions about the development of the area and help ensure the proposals maintain or enhance the special character of the conservation area. The appraisal is attached as Appendix B of this report.

#### Chadwell Heath Anti-aircraft Gun Site Conservation Area Appraisal

- 3.4 The Chadwell Heath Anti-aircraft Gun Site comprises of the World War II gun placements and associated structures, ancillary buildings at the former entrance and route of the access road. The gun site is located just off Whalebone Lane North. The boundary closely follows the palisade fence around the conservation area. The site lies within the Brett Lafarge quarry. The main issues are protecting the site as it is prone to vandalism, and considering the long-term use of the gun site in the context of the restoration of the area post-quarrying. The appraisal is attached as Appendix C of this report.

#### Dagenham Village Conservation Area Appraisal

- 3.5 The Dagenham Village Conservation Area is a small conservation area centred on the Dagenham parish church. It aims to protect what survives of Dagenham Village following the demolition of most of the buildings in the 1970s. The main issue is ensuring that new development preserves or enhance the character or appearance of the conservation area, and that existing buildings are brought back into a beneficial use. The appraisal is attached as Appendix D of this report.

## **4 Consultation**

- 4.1 Consultation on the Chadwell Heath Anti-aircraft Gun Site and Dagenham Village Conservation Area Appraisals was carried out from 12 June 2007 to 31 July 2007. This involved meeting at Marks Gate with the Agenda 21 Group, and Friends of ZE1, and the Dagenham Village Partnership to explain the purpose of the appraisals. A summary of the comments received is in Appendix E.

- 4.2 Consultation on Abbey and Barking Town Centre and Abbey Road Riverside Conservation Area Appraisals was carried out from 12 January to 6 March 2009. This was a targeted consultation focused on those specific groups and organisations that have an interest in the historic environment and the design and development of Barking Town Centre. The groups included English Heritage, Design for London, Commission for Architecture and the Built Environment (CABE), London Thames Gateway Development (LTGDC), Atkins, and Grimshaws (the consultants preparing the Barking Station Masterplan Supplementary Planning Document) and local groups such as the Barking and District Historical Society, Creekmouth Preservation Society, the Faith Forum, the Church Commission, Centre for Independent Living, Barking and Dagenham Access Group, and Chadwell Heath Historical Society.
- 4.3 In addition the London Thames Gateway Development Corporation have objected to the extension of the Abbey and Barking Town Centre Conservation Area to include 1-27 Station Parade, The Barking Tap/Buzz Wine Bar, 2 Linton Road, Crown House, and Badawa House 26 Linton Road. In their opinion the Linton Road area should not be included as it is considered the buildings with the exception of the Baptist Tabernacle are not worthy of inclusion in the conservation area. This is because of the unsympathetic alterations to the shops on Station Parade and Badawa House and Crown House detracting from the conservation area. The LTGDC query the date of origins of the public house considering it was built later than stated in the appraisal. However staff consider that the extension is warranted in this part of the Conservation Area. The Barking Tabernacle and Barking Tap are both locally listed buildings, and some of the shops along Station Parade are among the oldest in the town centre and retain many original features. The original part of the public house is shown on early maps of the town centre. It is evident that it has been extended since which may have led to the question over the date. Crown House is identified as a negative contributor in the appraisal. The view to extend the conservation area and include the Linton Road/Station Parade area is supported by English Heritage and Design for London. Extending the Conservation Area in this part of the Town Centre should not hinder the regeneration of the Station and surrounding area but it will help ensure that resultant development proposals enhance its character or appearance.
- 4.4 The feedback received during these two separate consultations is provided in Appendix E. The feedback received has been without exception informative. None of the feedback received has resulted in a change to the boundary of the Conservation Areas as originally proposed in the draft Appraisals. However the Chadwell Heath Gun Site and Dagenham Village Appraisals have been reformatted so all four appraisals have the same layout. Otherwise the changes made to the appraisals have involved improving their presentation, providing more detail on archaeology, and in the case of the Abbey Road Conservation Area Appraisal refining it so it is more future proof by focusing more on the qualities of the Conservation Area which development proposals must respond.

## **5 Consultees**

The following were consulted in the preparation of this report

### **Lead Councillors:**

Councillor Little Lead Member for Culture  
Councillor McCarthy Lead Member for Regeneration)

Ward Councillors:

Abbey Ward,  
Councillors Alexander,  
Councillor Bramley,  
Councillor Fani

Gascoigne Ward,

Councillors Flint,  
Councillor McKenzie and  
Councillor Rush

### **Director / Head of Service**

Jeremy Grint, Head of Regeneration and Economic Development

### **Departmental Head of Finance**

Alex Anderson, Group Manager Finance Regeneration

### **Legal Services**

Yinka Owa, Legal Partner Property Contracts and Procurement

### **Corporate Communications**

Vivienne Cooling Group Manager Marketing and Communication

### **Corporate Procurement (for Contract issues)**

David Robins Group Manager Corporate Procurement

Relevant HR Link Officer (for staffing issues)

Michelle Warden

### **Resources Dept**

Bill Murphy Corporate Director of Resources

Sue Lees Divisional Director Asset Management and Capital Delivery

Stephen Silverwood interim Group Manager Asset Management

Colin Beever Group Manager Property Services

Tim Lewis Valuation and Development Manager

Stephen Knell Access Officer

Andy Butler Group Manager Area Regeneration

David Harley Regeneration Manager

Kelly Green Senior Professional Regeneration

Kelly Moore Senior Professional Regeneration

Tammy Adams Team Leader Planning Policy and Strategy

David Higham Group Manager Transport and Traffic

Timothy Martin Team Leader Policy and Network Development

Dave Mansfield Development and Control Manager

Jennie Coombs, Project Manager

Hugo Wuyts, Regeneration Officer

### **Children's Services**



Mike Freeman Group Manager Schools Estate  
Christine Pryor Head of Integrated Family Services

### **Customer Services**

David Woods Corporate Director of Customer Services  
Stephen Clarke Divisional Director of Housing Services  
James Goddard Group Manager housing Strategy  
Ken Jones Programme Director Local Housing Company

### **Adult & Community Services**

Ann Bristow Corporate Director of Adult and Community Services  
Heather Wills Head of Community Cohesion and Equalities  
Glynis Rogers Head of Community Safety and Neighbourhood Services  
Paul Hogan Head of Leisure and Arts  
David Theakston Group Manager Parks and Commissioning  
Philip Baldwin Group Manager Community Development  
Judith Etherton Group Manager Heritage Services  
Mark Watson Heritage Officer

### **External**

Andrew Hargreaves and David Divers (English Heritage)

### **Background Papers Used in the Preparation of the Report**

- Executive Report Consultation Draft Abbey and Barking Town Centre Conservation Area Appraisal and Review of Conservation Area Boundary, and Consultation Draft Abbey Road Riverside Conservation Area Appraisal, November 2008
- Executive Report Conservation Area Appraisals and Management Plans: Dagenham Village, Chadwell Heath Anti-aircraft Gun Site, Abbey Riverside and Borough-wide Locally Listed Buildings or Buildings of Merit 22 May 2007
- Executive Report Draft Local List of Buildings of Special Architectural or Historic Interest in the London Borough of Barking and Dagenham, November 2008
- Barking Town Centre Area Action Plan Preferred Options Report (consultation draft 2008)
- Conservation Principles policies and guidance for the sustainable management of the historic environment English Heritage April 2008
- Pre-submission Core Strategy and Borough Wide Development Policies
- Executive Report Abbey and Barking Town Centre Conservation Area, 27 March 2007
- Design for London Heritage Scoping Study on Abbey and Barking Town Centre (draft), November 2007
- Guidance on conservation area appraisals by English Heritage 2006
- Guidance on the management of conservation areas by English Heritage 2006
- LBBB Heritage Strategy 2002
- LBBB Unitary Development Plan 1995
- Planning Policy Guidance Note 15 (PPG15): Planning and the historic environment published 14 September 1994  
Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 69, 70, 71, 72, and 74.

### **Appendices**

**Appendix A- Abbey and Barking Town Centre Conservation Area Appraisal**  
**Appendix B- Abbey Riverside Conservation Area Appraisal**  
**Appendix C- Chadwell Heath Anti-aircraft Gun Site Conservation Area Appraisal**  
**Appendix D- Dagenham Village Conservation Area Appraisal**  
**Appendix E- Summary of Comments Received from the Consultation**  
**Appendix F - Abbey and Barking Town Centre Conservation area boundary**

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,  
April 2009

# 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:<sup>1</sup>

‘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 areas<sup>2</sup>
- 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 proposals<sup>3</sup>
- In exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas<sup>4</sup>

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

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<sup>1</sup> Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>2</sup> Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>3</sup> Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>4</sup> 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 railways<sup>5</sup>. 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 group<sup>6</sup>) 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)<sup>7</sup>.
- 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

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

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

<sup>7</sup> 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 premises<sup>8</sup>.

- 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 location<sup>9</sup> (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)

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

<sup>9</sup> LBBB Archives <http://www.barking-dagenham.gov.uk/4-heritage/archive-photo-ga/photo-gallery-menu.cfm?id=33113A72-1422-C1AB-D38DFEFAF9556D0B>



- 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 firms 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 family<sup>10</sup>, 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

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<sup>10</sup> 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.

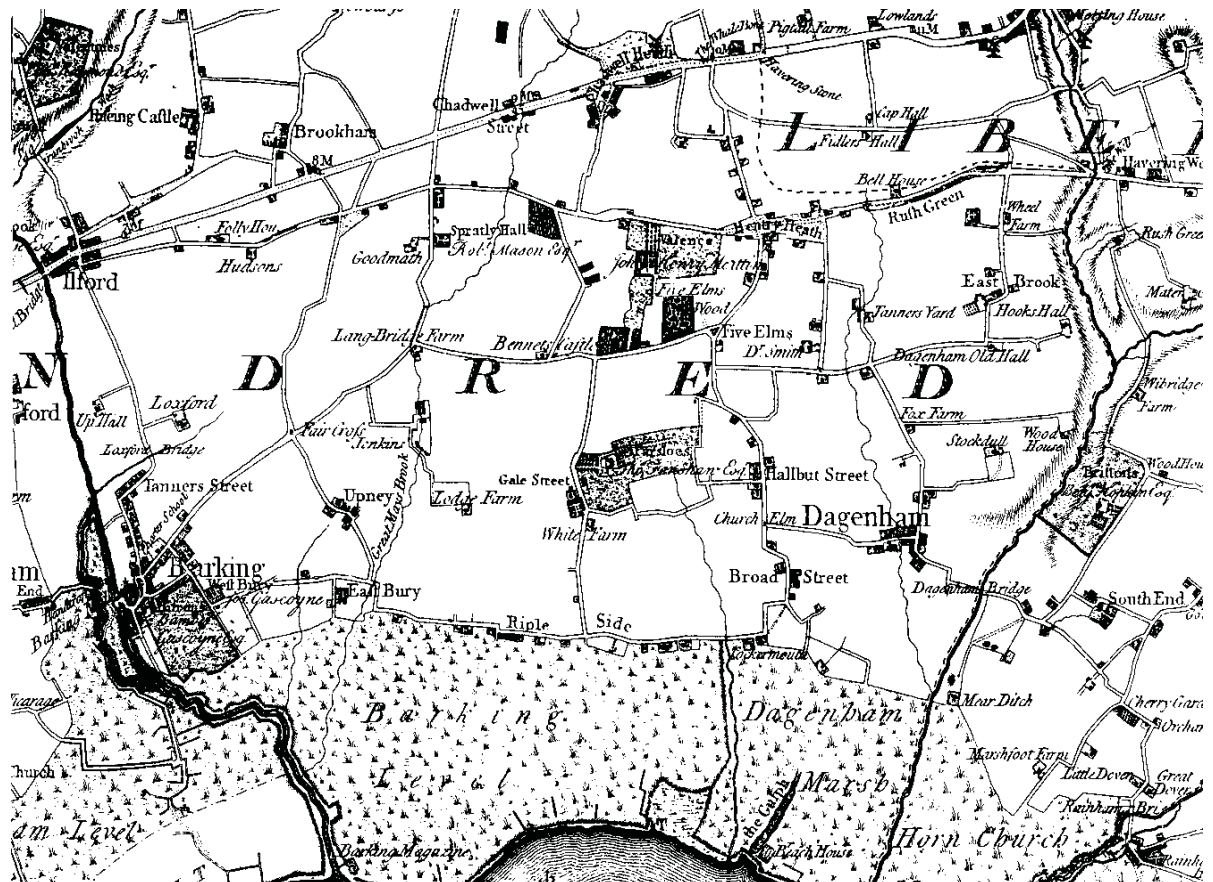


Figure 3 Chapman and Andre map of 1777 depicts the once rural nature of the area (source: Clifford *Barking and Dagenham Buildings* page 31)

## **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.

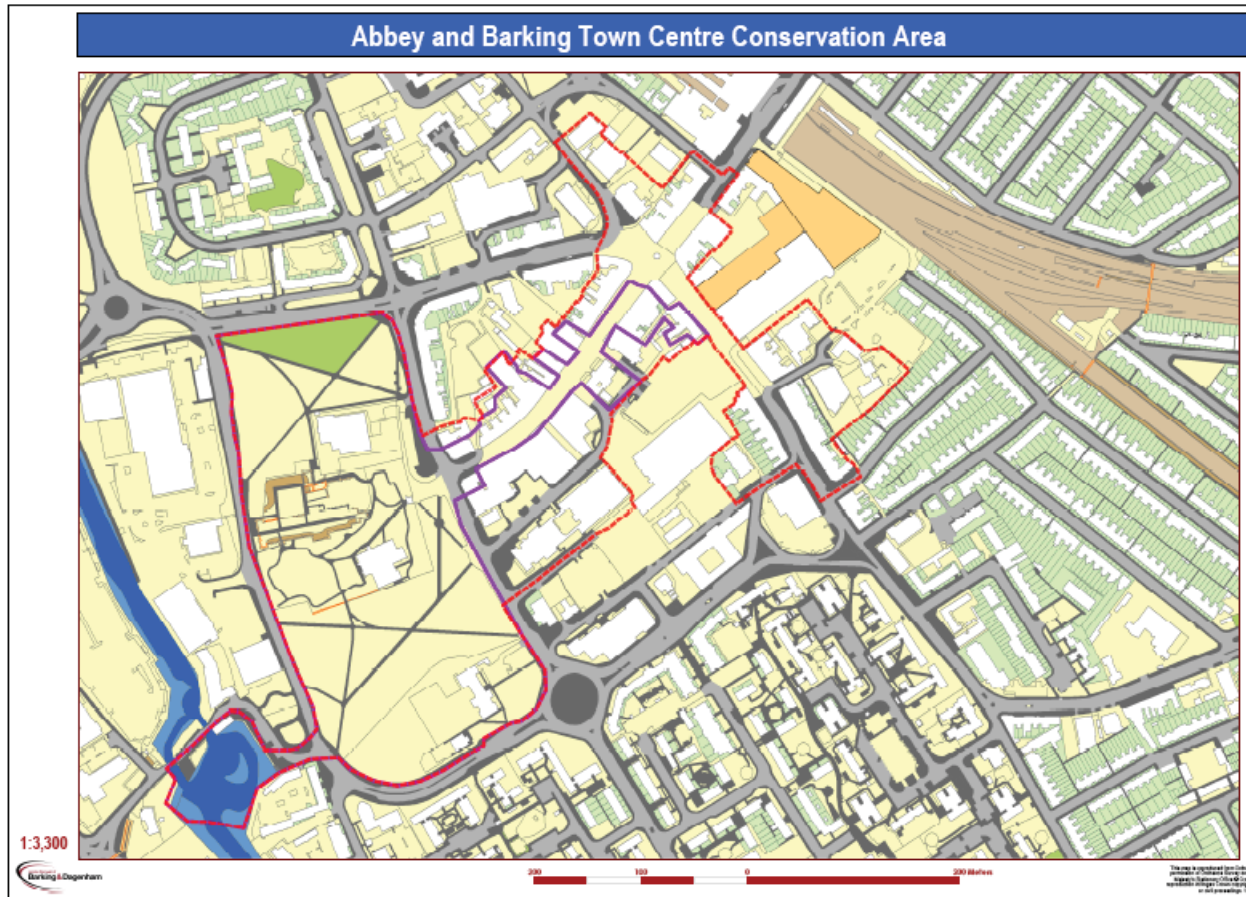


Figure 4 showing extended boundary of Abbey and Barking Town Centre Conservation Area (existing in purple, extension in red) (source: the writer)

## 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.

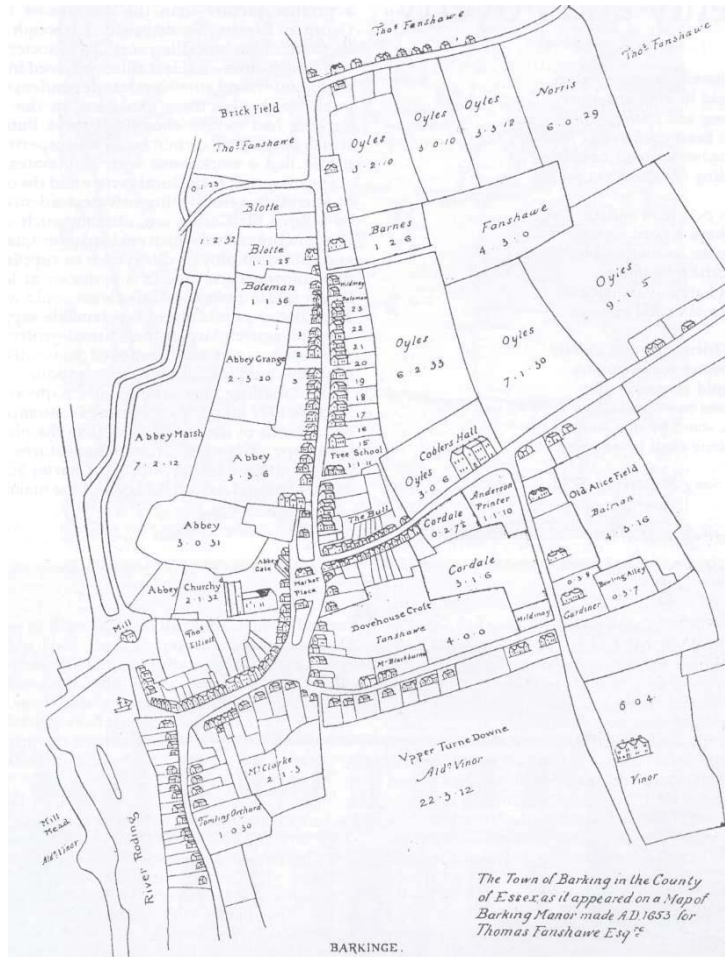


Figure 5 map of Barking in 1653 showing the market place in front of Abbey Gate or the Curfew Tower and East Street leading to it (source: Tames, R. (2002) *Barking Past* London: Historical Publications Ltd page 35)

## 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 foundation<sup>11</sup>. 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 1179<sup>12</sup>. It was probably held in lands around the Abbey. Between 1567-8 the Elizabethan Market House was built adjacent to the Curfew Tower<sup>13</sup> 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 outside<sup>14</sup>

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

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

<sup>12</sup> *Tames Barking Past* page 28

<sup>13</sup> Clifford *Barking and Dagenham Buildings* page 36

<sup>14</sup> 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 church<sup>15</sup>.

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 Authority<sup>16</sup>. 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 luxuries<sup>17</sup>.



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)

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

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

<sup>17</sup> 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 19<sup>th</sup> 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 Gorleston<sup>18</sup>.

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 1961<sup>19</sup>.

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

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<sup>18</sup> Frogley's first selection page 88

<sup>19</sup> 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 world<sup>20</sup>. 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.

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

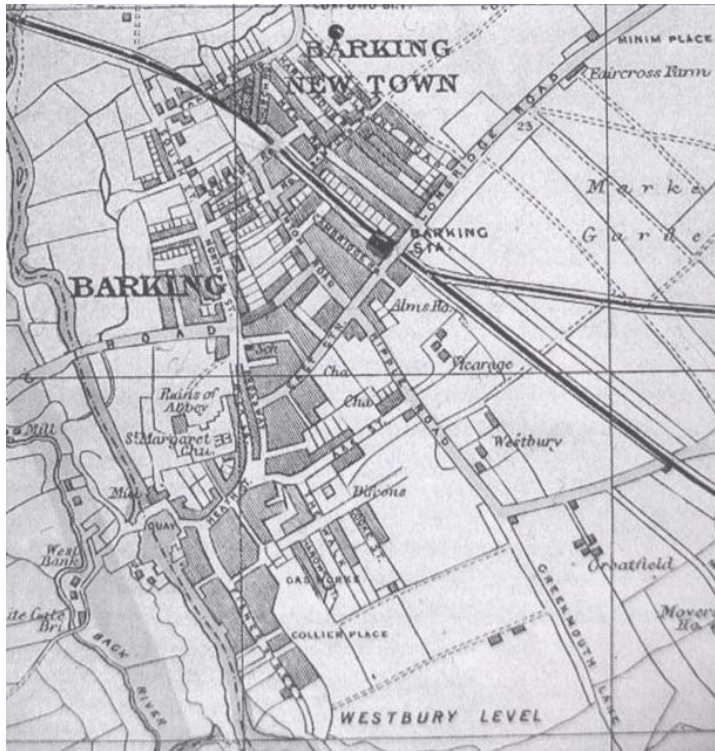


Figure 7 map of Barking about 1880 showing the old town focused on the river and the Abbey, and the new town that was developing around the station (source: Frogley's first selection page 160)



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.

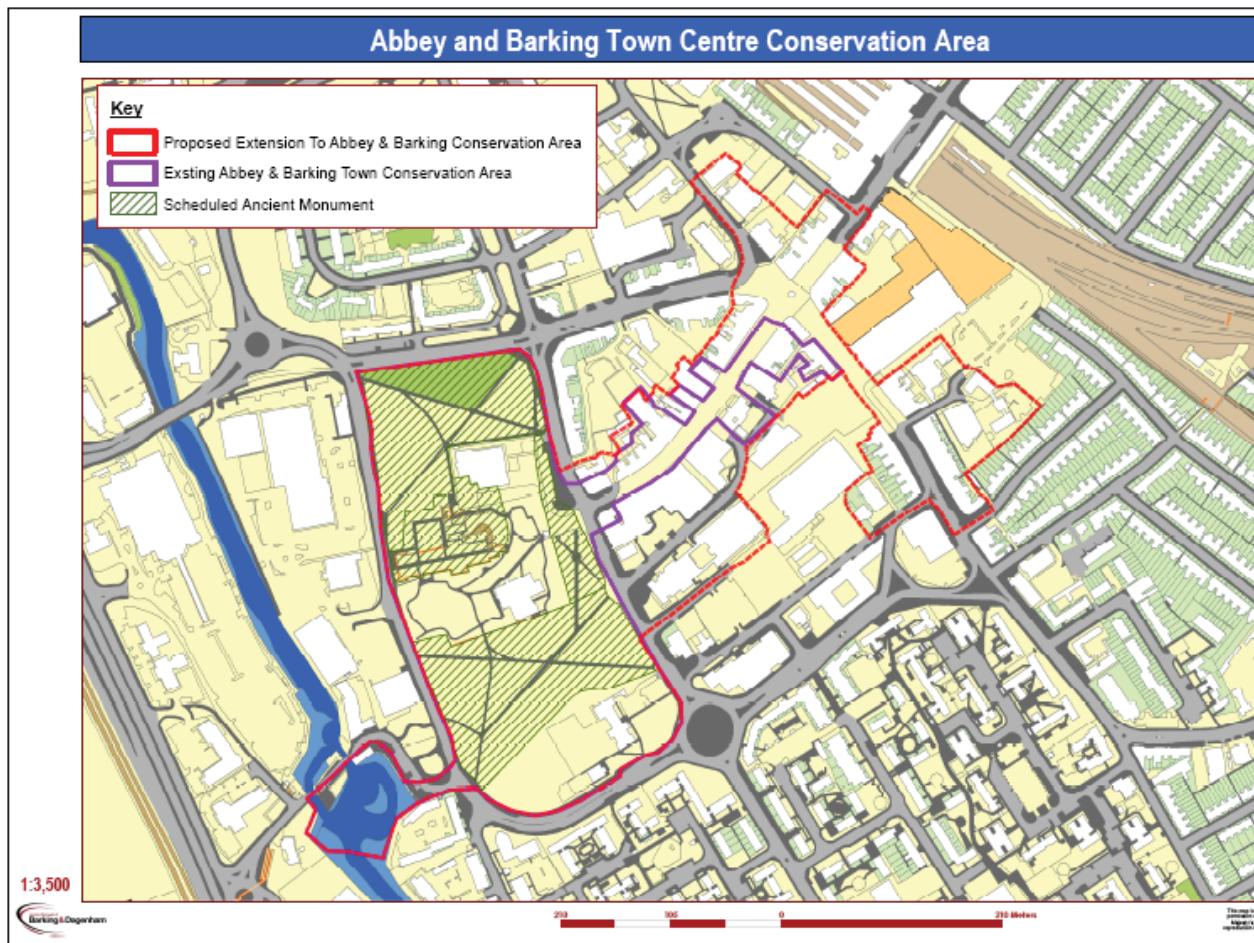


Figure 9 the Scheduled Ancient Monument is shown in green hatch (source: the writer)

## **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 Dissolution<sup>21</sup>. 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.

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<sup>21</sup> 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 20<sup>th</sup> 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.

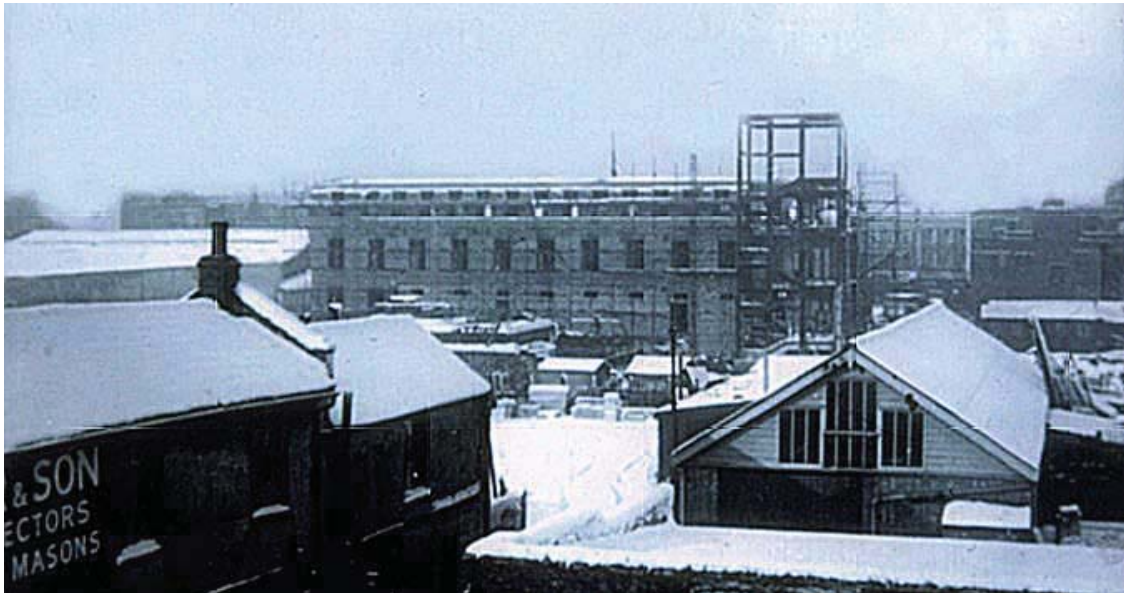


Figure 37 Barking Town Hall under construction thought to be winter 1957/58 (source: LBBB Archive Photographs Gallery <http://www.barking-dagenham.gov.uk/archive-photo/urban/b-townhall-constr-1957.jpg> )

#### **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,



<b>Positive</b>	<b>Positive to Neutral</b>	<b>Neutral</b>	<b>Neutral to Negative</b>	<b>Negative</b>
<b>Abbey Green</b>				
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		
<b>Town Quay</b>				
The Granary (Grade II) together with Town Quay /Mill Pool for its riverside aspect & historical association				
<b>East Street, Station Parade and East Street</b>				
<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			
<b>Positive</b>	<b>Positive to Neutral</b>	<b>Neutral</b>	<b>Neutral to Positive</b>	<b>Negative</b>
<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				
<b>Positive</b>	<b>Positive to Neutral</b>	<b>Neutral</b>	<b>Neutral to Negative</b>	<b>Neagtive</b>
<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			
<b>Positive</b>	<b>Positive to Neutral</b>	<b>Neutral</b>	<b>Neutral to Negative</b>	<b>Negative</b>
<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			
<b>Positive</b>	<b>Positive to Neutral</b>	<b>Neutral</b>	<b>Neutral to Negative</b>	<b>Negative</b>
<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			
<b>Positive</b>	<b>Positive to Neutral</b>	<b>Neutral</b>	<b>Neutral to Negative</b>	<b>Negative</b>
<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			
<b>Positive</b>	<b>Positive to Neutral</b>	<b>Neutral</b>	<b>Neutral to Negative</b>	<b>Negative</b>
<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 Barking<sup>22</sup>.

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 Plan<sup>23</sup>.

## **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**

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

<sup>23</sup> 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
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- 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](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](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](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](http://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](http://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](http://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](http://www.ltqdc.org.uk)

The Essex Records Office  
Wharf Road,  
Chelmsford,  
Essex CM2 6YT.  
Tel. 01245 244644  
[www.essexcc.gov.uk](http://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 Superdrug 12-14 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

**Appendix B**  
**Abbey Road Riverside**  
**Conservation Area Appraisal**

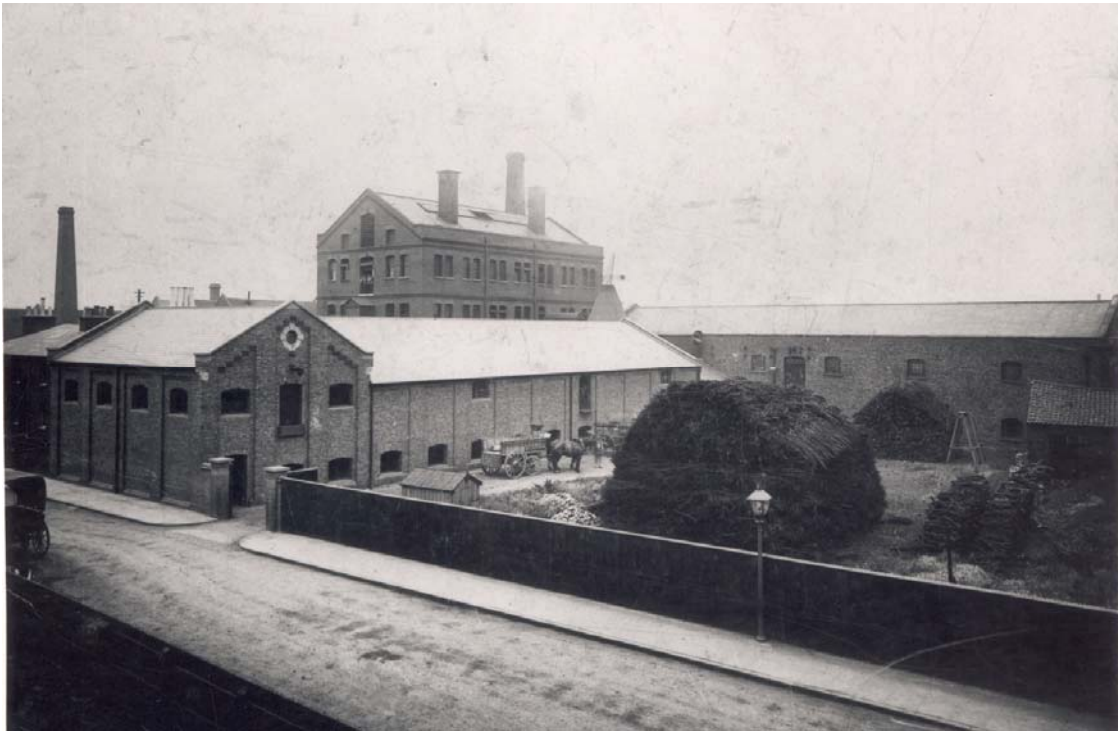


Figure 1 photograph of the conservation area circa 1900/1910 (source: London Borough of Barking and Dagenham (LBBD) archives)

Regeneration and Economic Development,  
London Borough of Barking and Dagenham,  
April 2009

# 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:<sup>1</sup>

‘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 Road Riverside Conservation Area. 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 areas<sup>2</sup>
- 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 proposals<sup>3</sup>
- In exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas<sup>4</sup>

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 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.

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<sup>1</sup> Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>2</sup> Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>3</sup> Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>4</sup> Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Therefore the aim of this conservation area appraisal is to preserve and enhance the character of the Abbey Road Riverside 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 Road Riverside 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 will be adopted by the Council and 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 a 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.

Also relevant is the East London Green Grid which has been adopted as Supplementary Planning Guidance by the Mayor of London. This includes proposals for the creation of green spaces along river valleys, and therefore is relevant to the Roding Valley and the Abbey Road Riverside Conservation Area.

### **1.3 Definition (or Summary) of Special Interest**

The Abbey Road Riverside Conservation Area was designated on 12 June 1995. The Executive report regarding the designation states that English Heritage considered the area to contain buildings of great historical importance to the former role of Barking as a leading fishing port in the 19<sup>th</sup> century and then as a centre for brewing. Whilst it did not consider that individually the buildings deserved listed building status it considered that collectively they warranted conservation area status<sup>5</sup>. The key characteristics to be preserved and enhanced are listed below:

- Locally listed buildings-the conservation area contains two locally listed buildings:
  - The Granary
  - The Malthouse

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<sup>5</sup> Executive report dated 12.6.95 regarding the conservation area designation

The Fishing Smack Public House and the Malthouse Extension were also locally listed. The Fishing Smack was demolished in 2006 and the Malthouse Extension was partially demolished in June 2008. The Granary and Malthouse are local landmarks (see Appendix 3).

- Associations with fishing industry- the Short Blue Fishing Fleet the largest fishing fleet in England in the 1850s was centred on Town Quay which was the main location for loading and unloading fish. This is within the Abbey and Barking Town Centre Conservation Area and identified in the Abbey and Town Centre Appraisal as one of the most historic parts of the town as a wharf of some kind existed on the River Roding near to Barking Abbey since it's formation in 666AD. The Abbey along with the Town Quay was of significant importance to the development of the town<sup>6</sup>. Abbey Road was a short walk to the Town Quay indeed Abbey Road was formerly called Fisher Street and most of the buildings along it were connected to the fishing trade<sup>7</sup>.
- Icehouses- the first large commercial Icehouses in the country were built in Barking on Fisher Street and were part of the development of new fishing methods that extended the preservation of the catch. These were associated with the development of The Short Blue.
- Associations with brewery industry- the coming of the railway was the primary reason for the decline of the Barking fishing fleet and by the end of the 1860s it was known the fishing industry would leave the town for good<sup>8</sup>. At about the same time The Barking Brewery was started in 1864<sup>9</sup> although brewing must have started earlier as there is reference to a patch of land called Brewers Croft in 1626 and a tenement called Old Brewhouse in 1641<sup>10</sup>. The Malthouse as the name implies received and stored for barley malt to supply the brewery which in turned supplied Barking's fifteen public houses. The pubs were an integral part of the town being a part of the streetscape, local economy and people's lives. The names of the public houses reflected the town as a fishing port such as the Fishing Smack, and the Jolly Fisherman<sup>11</sup>.
- Archaeology- the conservation area is within an Area of Archaeological Significance.

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<sup>6</sup> Clifford, T. and Hope Lockwood, H. (2002) *Mr Frogley's Barking a first selection* London: London Borough of Barking and Dagenham page 102

<sup>7</sup> Frogley's first selection page 52

<sup>8</sup> Frogley's first selection page 88

<sup>9</sup> Clifford, T. and Hope Lockwood, H. (2003) *More of Mr Frogley's Barking a second selection* London: London Borough of Barking and Dagenham page 38

<sup>10</sup> Tames, R. (2002) *Barking Past* London: Historical Publications Ltd page 31

<sup>11</sup> Frogley's first selection page 88

- Positive features- the positive features of the conservation area are the Malthouse and Granary buildings as part of the towns industrial legacy their riverside setting and their potential as a destination in the context of the future regeneration of the town. Also the proximity of the conservation area to the Abbey and Barking Town Centre Conservation Area and the Town Quay within it.
- The Short Blue Fleet- the Short Blue of the Hewett family in Barking was the largest fishing fleet in England during the 19th Century. The introduction of 'fleeting' by Samuel Hewett, 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.
- 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 family<sup>12</sup>, owners of the Short Blue (and still a local landowner). The pilasters and corbels dividing shop fronts of 33 to 35 extend either side to neighbouring properties.

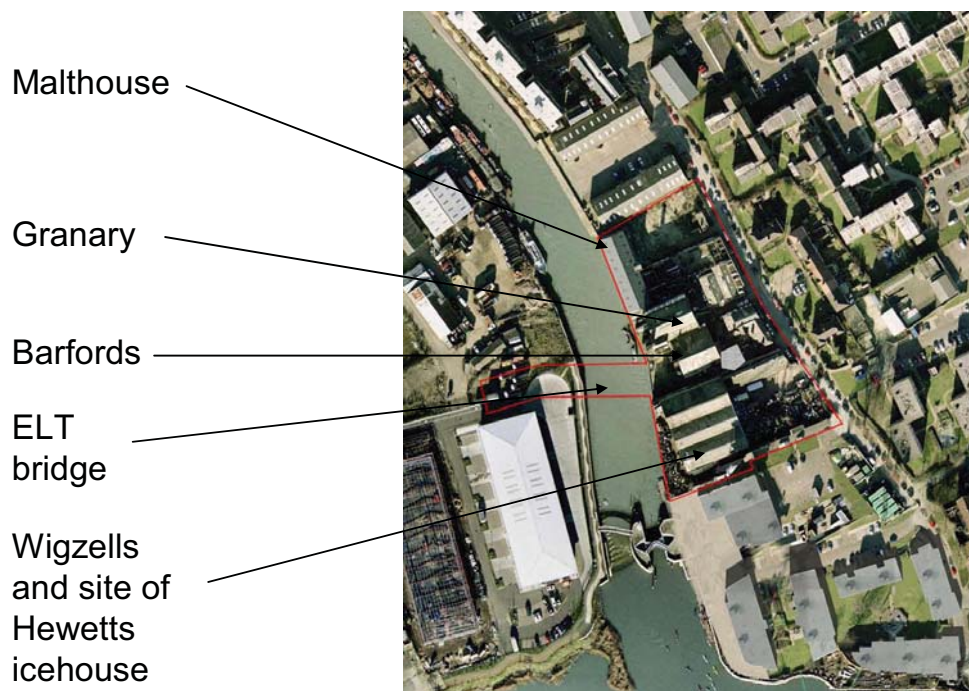


Figure 2 aerial photo showing the conservation area with key buildings labelled. The area in red is the extent of a planning application for the area and corresponds with the boundary of the conservation area but also includes the proposed East London Transit (ELT) bridge which is not in the conservation area (source: LTGDC planning application: Schmidt Hammer Lassen Architects)

<sup>12</sup> Frogley's first selection page 111



## **2 Assessing Special Interest**

### **2.1 Location and Setting**

The London Borough of Barking and Dagenham (LBBDD) 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 approximately two kilometres from the River Thames on the River Roding. 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 and some industrial on the periphery.

The Abbey Riverside Conservation Area is within the Roding Valley area of Barking Town Centre on Abbey Road. It is one of the smaller conservation areas comprising of the Malthouse and associated Victorian buildings. It is located between the River Roding and Abbey Road on the opposite bank to Freshwarf. The boundary still includes the site of the former Fishing Smack Public House. The more central and historic parts of Barking Town Centre 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 and shows the location of Barking on the River Roding (source: Clifford, T. (1992) *Barking and Dagenham Buildings Past and Present* London: London Borough of Barking and Dagenham page 31)

## 2.2 Context

The conservation area is relatively small spanning an area between Abbey Road on the east and the River Roding on the west.

The remaining core buildings in the conservation area are The Malthouse and the Granary and of an industrial Victorian style of architecture. They are local landmarks and make a positive contribution to the character and appearance of the area and are worthy of protection. Core buildings that have been lost are the Malthouse Extension and most of the above ground parts of the Icehouse.

The Malthouse has been developed as a media-arts centre as part of the Creative Industries Quarter (CIQ) by the LTGDC. The LTGDC acquired the Malthouse Extension and adjoining Granary and are in the process of acquiring further property to the north and south of the Malthouse.

A planning application for redevelopment of the Fishing Smack site was approved to provide flats, an art gallery, bar and restaurant facilities but has yet to commence on site. A planning application for the redevelopment of much of the east bank has been received and includes this site and all of the conservation area. The Malthouse Extension was given conservation area consent to be demolished in June 2008 as part of this redevelopment on agreement that the gables ends, the most interesting part of the building were to be rebuilt.

The proposed construction of a bridge for the East London Transit (ELT a new public transport link between Barking Riverside and Barking Town Centre crossing the Roding at this point) will impact on the conservation area as it lands within the boundary of the conservation area on the east bank.

Any development proposals will need to enhance the conservation area and enhance the setting of the Malthouse and Granary in particular as the main features and find a new use for remaining buildings.

The whole of Abbey Road will be improved with the implementation of the Barking and Dagenham Code which the Council hope to adopt as a Supplementary Planning Document (SPD). The aim is to upgrade the area, accommodate the proposed ELT and provide a better link between the new developments on the river and the town centre. Also a masterplan to enhance the Gascoigne estate is proposed and these improvements should help to reconnect this area with the riverside.

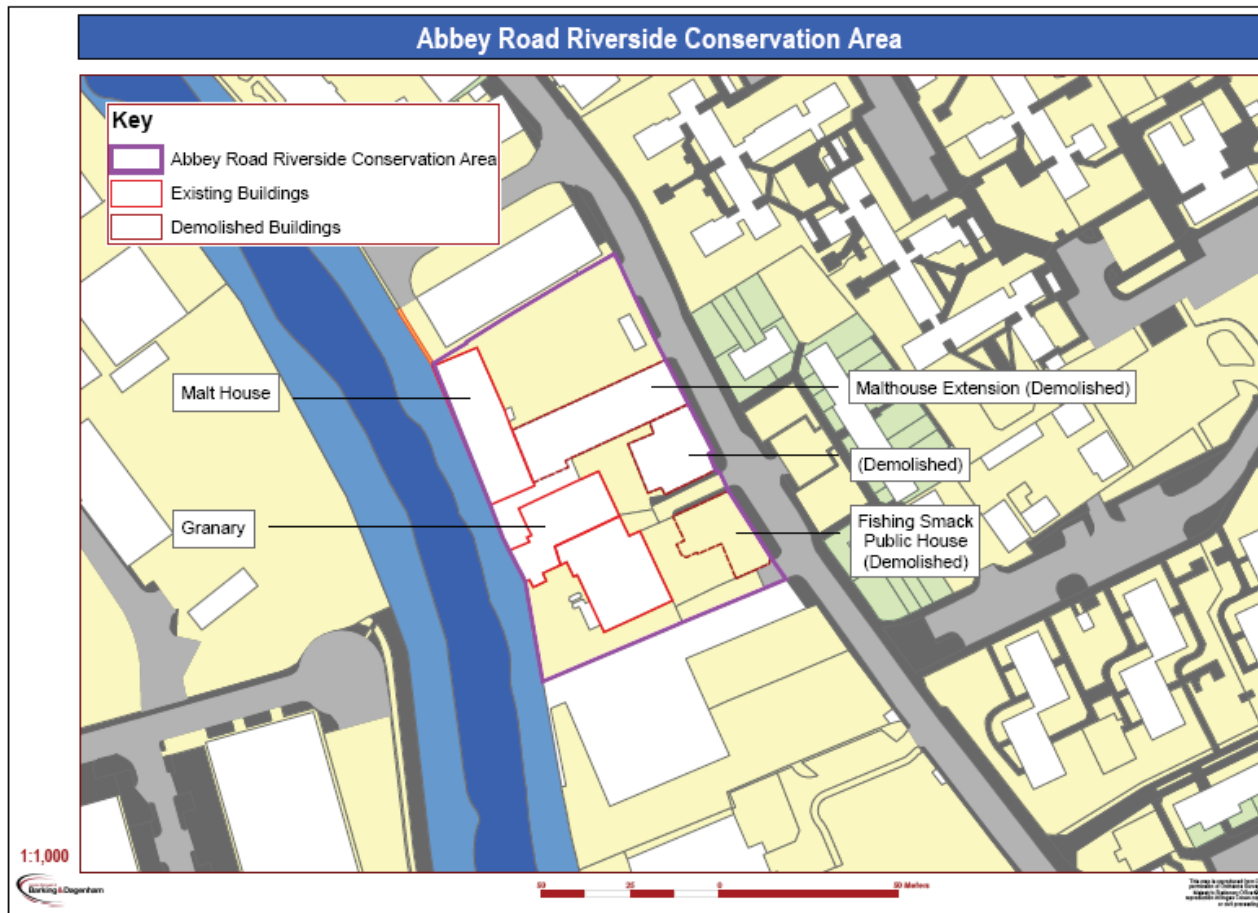


Figure 4 map of the Abbey Riverside Conservation Area (source: the writer)



Figure 5 the Malthouse refurbished as part of the Creative Industries Quarter (source: LTGDC)

### 2.3 General Character and Plan Form

This part of Barking derives its character 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 Abbey Road Riverside Conservation Area is predominantly rectangular as it includes the Malthouse and Granary which are rectangular shaped buildings.

### 2.4 Landscape Setting

There are distant views from the area of the Mill Pool to Shooters Hill to the south east, and Canary Wharf to the west. The conservation area has a flat topography its landscape character is Victorian industrial with the Malthouse and Granary the surviving main features. The riverside location is not apparent from Abbey Road as the river is only visible from the barrage on the river itself or the west bank. The former yard area has been surfaced with a temporary gravel surface. There is no greenery on the site. The Malthouse and Granary are local landmarks and can be seen from various locations within the vicinity.



Figure 6 view of the Abbey Road Riverside Conservation Area from the Mill Pool showing its setting on the River Roding (source: the writer)



### 3 Historic Development and Archaeology

#### 3.1 Origins and Historic Development

Barking Abbey which was founded in the 7<sup>th</sup> century, and the settlement that grew up around it would have certainly influenced the development of the area. There are late 15<sup>th</sup> century references to Fish Row, which was later known as Fisher Street, and then as Abbey Road. The road is shown on the Fanshawe map of Barking dated 1653 (see Figure 7 below) although the houses shown along the waterfront side of the road do not seem to extend as far as the conservation area at this time.

The conservation area is intrinsically linked to the development of the Town Quay and the fishing and brewing industries. Scrymgeour Hewett, a Scotsman, born in 1769 was the founder of the Short Blue fishing fleet. His son, Samuel Hewett was born in Barking in 1797. He revolutionised the Barking fishing industry by pioneering the fleeting system and preservation of fish by ice in 1821<sup>13</sup>.

This saw fish being stored in ice houses. The first Icehouses were built in Fisher Street. The ice was collected from nearby fields in East Ham that were flooded by opening sluice gates along the Roding and Back River which once flowed parallel to the Roding to the east<sup>14</sup>.

People came from miles around to collect the ice as they were paid for the amount they had collected and could earn quite well. The main profit though was from the marsh owners, tradesmen and others who sold the ice to the Hewett company<sup>15</sup>.

It is claimed that the bell on the Curfew Tower on Abbey Green was rung to summon people to church before the Church Bell Tower was built or to warn of the "Curfew" but another suggestion is that it was to signal warning of high tide or bad weather as well to let people working on the marsh know that the working day was ending<sup>16</sup>.

The fishing industry was a major local employer and by 1850 the number of fishermen equalled a quarter of the total population of the parish (Barking and Ripple). Samuel Hewett turned the fishing concern into a company and retired to Yarmouth where he died in 1871. Samuel Hewett is buried with his wife at St Margaret's in Barking just north of the conservation area.

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<sup>13</sup> London Borough of Barking and Dagenham *Heritage Strategy* 2003

<sup>14</sup> Back River is shown on the map dated about 1880 below

<sup>15</sup> Frogley's first selection page 84

<sup>16</sup> meeting with Peter Midlane church warden at St Margaret's parish church 5.10.07



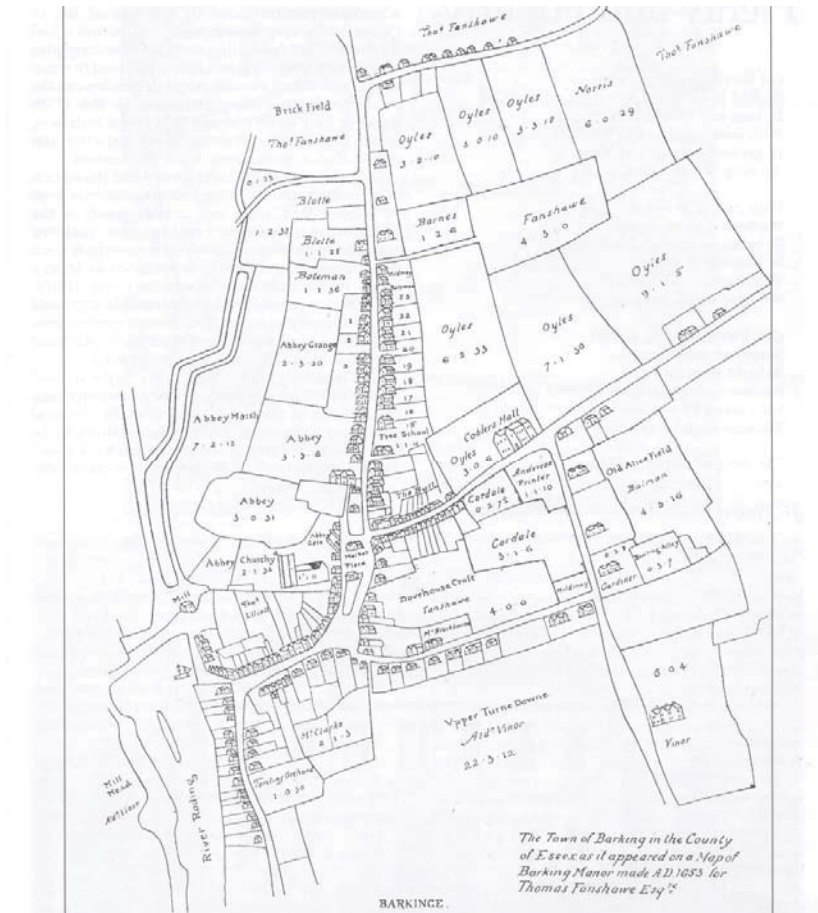


Figure 7 map of Barking 1653 made for Thomas Fanshawe showing Fisher Street (bottom left parallel with the river) (source: Tames, R. (2002) *Barking Past* London: Historical Publications Ltd page 35)

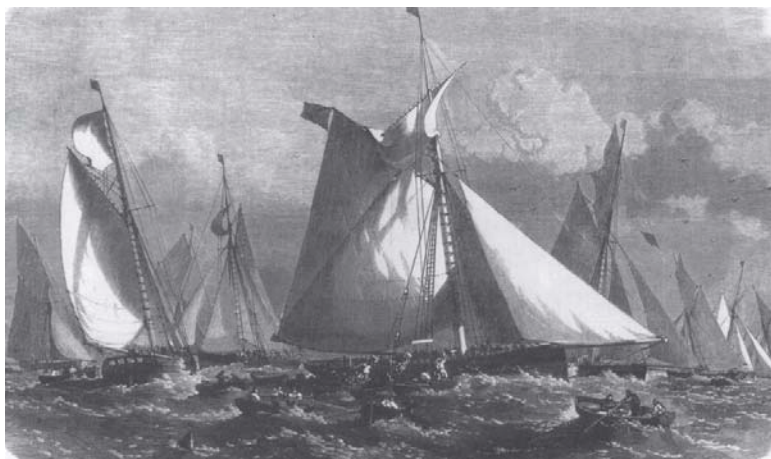


Figure 8 the Short Blue Fishing Fleet in 1864 (source: Tames, R. (2002) *Barking Past* page 61)

### 3.2 Development in the 19th and 20th Centuries

By the late 19<sup>th</sup> century the fishing industry in Barking had begun to decline as the railways provided 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 Gorleston<sup>17</sup>.

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. This extract from Mr. Frogley's Barking describes the brewery industries importance as local business in Barking:

*It was customary for farmers to brew their own beer to supply the workers in the fields with refreshment at harvesting time and on other special occasions. Barking Brewery was started by Dr George Glenny in 1864 to meet the demands of a few local farmers who had neither the plant nor the necessary skill to produce satisfactory beer themselves. The first brew was made in the potato shed of William Wallis Glenny and, apart from farm consumption, the first cask of beer was purchased by Dr Galloway of Cambridge Road, Barking. George Glenny sold the business to his brother, Thomas W. Glenny (d.1914), who acquired a site on the east side of Linton Road and built the Brewery. Trade increased from month to month, licenced houses were acquired, and the business grew to one of considerable importance. Until its purchase by Taylor Walker & Co. at the end of 1929, the Brewery employed about 30 hands, possessed 15 licenced houses, and sold 16,000 barrels a year<sup>18</sup>.*

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<sup>17</sup> Frogley first selection, page 88

<sup>18</sup> Frogley's second selection page 38



Figure 9 Staff at Glenny's brewery (source: Clifford, T. and Hope Lockwood, H. (2003) *More of Mr Frogley's Barking a second selection* London: London Borough of Barking and Dagenham page 41)

A brick malthouse next to a windmill behind the Fishing Smack was bought in 1738 by Jeremiah Bentham (father of Jeremy Bentham). A later malthouse was built in 1866 for Randells & Co (Randells, Howell & Co were malt roasters located on Fisher Street). It was subsequently enlarged over a portion of waste ground called Donkey Park (a field adjoining the malthouse)<sup>19</sup>. The function of the Malthouse was to receive and store barley malt brought by barge on the River Roding. The malt then went to the brewery on Linton Road.

The original Fishing Smack public house (92 Abbey Road) was at the entrance to Hewett's Wharf in Fisher Street and was damaged by a boiler explosion at the Hewett's works in 1899. The main part of the pub building was retained, the front façade rebuilt, and the building extended in 1901. A pot and bottle store was added in 1924. The building was enlarged in 1980s. R. Bauckham was the publican in 1855. The Seabrooks were licensees from 1863 to 1906. Henry Seabrook had a blacksmiths shop at the rear of the premises during the time of the fishing trade<sup>20</sup>.

<sup>19</sup> Frogley's first selection page 55

<sup>20</sup> Clifford, T. (1995) *Pubs Past and Present* London: London Borough of Barking and Dagenham page 8

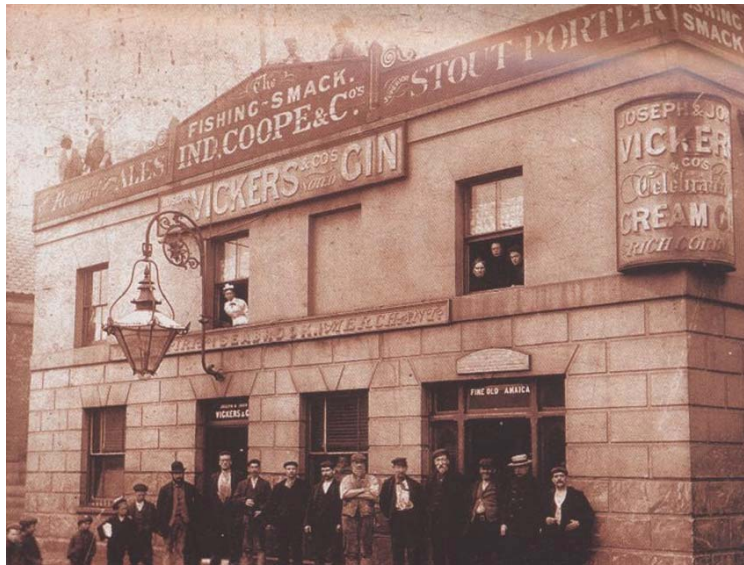


Figure 10 the Fishing Smack circa 1898 (source: Clifford, T. and Hope Lockwood, H. (2002) *Mr Frogley's Barking a first selection* London: London Borough of Barking and Dagenham page 43)

The advent of the railway and the construction of the station, rebuilt in 1899 and rebuilt again 1958, pulled the focus of the town away from the river which has steadily declined in the 20th Century as local heavy industry in the area contracted with the opening of cheaper global markets.



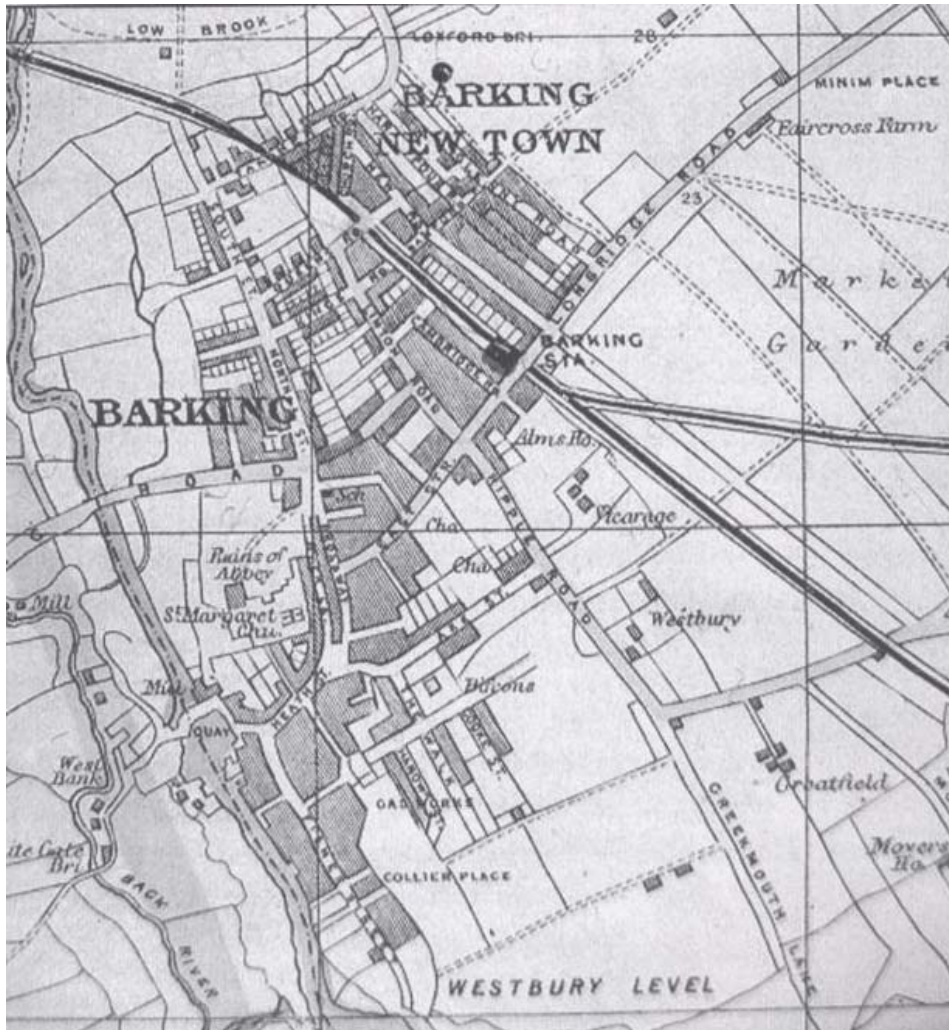


Figure 11 map of Barking about 1880 showing the old and new town and Back River (source: Clifford, T. (2002) *Mr Frogley's Barking a first selection* page 160)



Figure 12 1860 OS map showing the Icehouses at the bottom end of Abbey Road and the Fishing Smack public house which dates from at least 1855 (source: Clifford, T. (1992) *Barking and Dagenham Buildings Past and Present*, London: London Borough of Barking and Dagenham page 8)

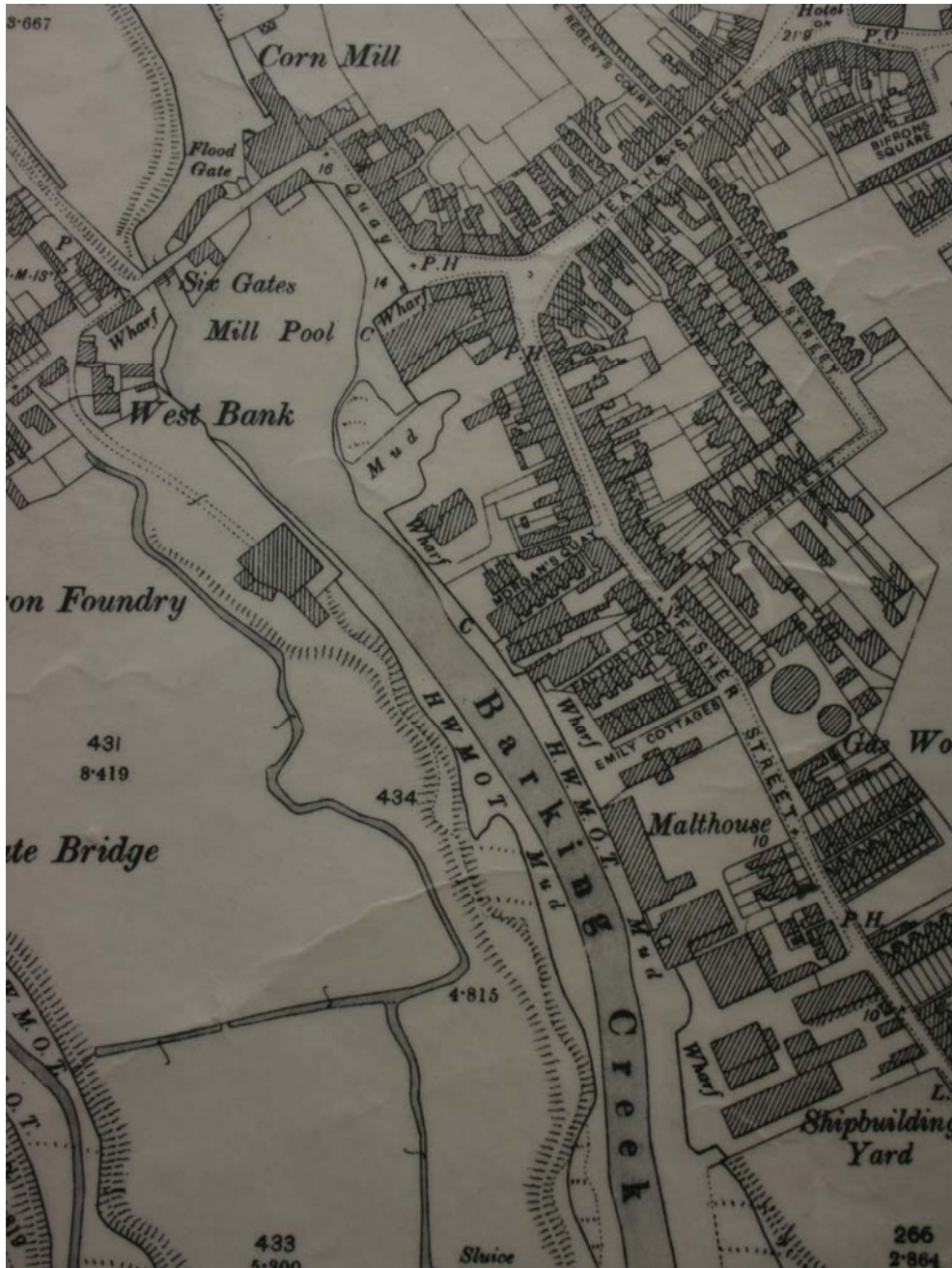


Figure 13 1890 OS map showing the Malthouse built in 1866, the Malt Kiln and Store dated 1891, and the Granary (source: LBBB archives)





Figure 14 1939 OS map showing The Malthouse Extension then built in 1896 (source: LBBB archives)

### **3.3 Archaeology**

The conservation area lies within an Area of Archaeological Significance lying adjacent to the River Roding where deep alluvial deposits have accumulated preserving archaeological remains. Evidence for prehistoric activity has been found in similar deposits elsewhere along the Roding, notably to the north on the Tesco site where Bronze Age timber structures have been recorded. A Roman cremation burial has also been found on Abbey Road. By the medieval period the river's flood defences were being maintained and evidence for their management has been found during excavations along Abbey Road and should be anticipated within the conservation area.

## **4 Spatial Analysis**

### **4.1 Character and Interrelationship of Spaces**

The conservation area is relatively small spanning an area between Abbey Road on the east and the River Roding on the west. Its waterside location and its access to the river has been pivotal to the town's development as an important centre of trade.

### **4.2 Key Views and Vistas**

The main view of The Malthouse is looking south from the Mill Pool although a new view has opened up now that there is access to the barrage. The Malthouse is the main feature with the main façade of the building directly on the waterfront and the tall Granary building with the chimney alongside. The view from the Mill Pool depicts the industrial heritage of Barking and provides an insight as to how the area might have looked in the 19<sup>th</sup> century.



Figure 15 access to the barrage has recently been made available which provides a good view of the Malthouse and Granary (source: the writer)

Views within the conservation area are restricted due to the close proximity of the structures and buildings within the site. The sequence of buildings that comes into view when walking south down Abbey Road is The remaining façade of the Malthouse Extension, The Malthouse, The Granary, and then Barford Chemicals. This is the core of the conservation area and is one of the few views available which evoke the areas rich commercial history. The small brick building, an electricity sub-station towards the front of the site, is not really noticeable behind the hoardings.





Figure 16 this view of the Malthouse (centre), Malthouse Extension (to the left) and Granary (centre left) circa 1900/1910 (source: LBBD archives)



Figure 17 view of the conservation area today from Abbey Road showing the Malthouse and Granary building as the main remaining features (source: the writer)

Once the Freshwharf site has been re-developed and the riverside walk implemented, the buildings of the conservation area will be more visible. In addition, the implementation of the ELT will allow additional views of the river frontage.



Figure 18 view of Malthouse from Freshwharf depicting the aspect that will be available to view from the proposed ELT bridge (source: the writer)

## **5 Character Analysis**

### **5.1 Definition of Character Areas or Zones**

The conservation area is just one character area or zone. The Granary and Malthouse are local landmarks. The roofline of the Granary adjoining chimney and the Malthouse stand out as a feature from various locations around the town centre. The buildings shown in the photograph circa 1900 compliment each other as they are all an industrial Victorian style of architecture and similar building materials have been used. The buildings within the conservation area all make a positive contribution to the character and appearance of the area and are worthy of protection. The remaining core buildings in the conservation area are The Malthouse and the Granary. Core buildings that have been lost are the Malthouse Extension and most of the above ground parts of the Icehouse. Other buildings in the conservation area including what was the Malt Kiln and Store are described below.

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

The buildings were mostly accessed from the river and as such the main frontages are on the riverside. Goods stored inside would then have been taken out for redistribution into the yard and then by horse and cart into the town via Abbey Road. The Granary is vacant and has not been used for a number of years. The Malthouse has been refurbished as workspace for cultural industries and accommodation for art groups.



Figure 19 this newly opened up area at the front of the Granary and could provide a place where the public could view the river where it has not been accessible before (source: the writer)

### **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 those features make to its overall character and appearance.

The Maltings is the name associated with a group of three buildings erected by Randells Malt Producers between 1866 and 1896. This group of buildings consists of The Granary, the Malthouse, The Malthouse Extension. Of these the Malthouse and Granary survive.

- **The Malthouse**

Built in 1866, the Malthouse is a long rectangular brick building of industrial character fronting the River Roding with two storeys and a basement that lies below the water level. Opening on to the river allowed the transfer of barley malt from barges through the windows into the building. This building is shown on the 1890 OS map. Walking round the interior of the Malthouse its previous use becomes apparent with its large floorspace for storage and the windows overlooking the river. Its refurbishment completed in November 2007 has made the most of the natural light and original features. The Malthouse contributes in a positive way to the conservation area defining the waterfront to the south and the yard area within the conservation area.





Figure 20 the Malthouse from above the houseboats on the River Roding (source: the writer)

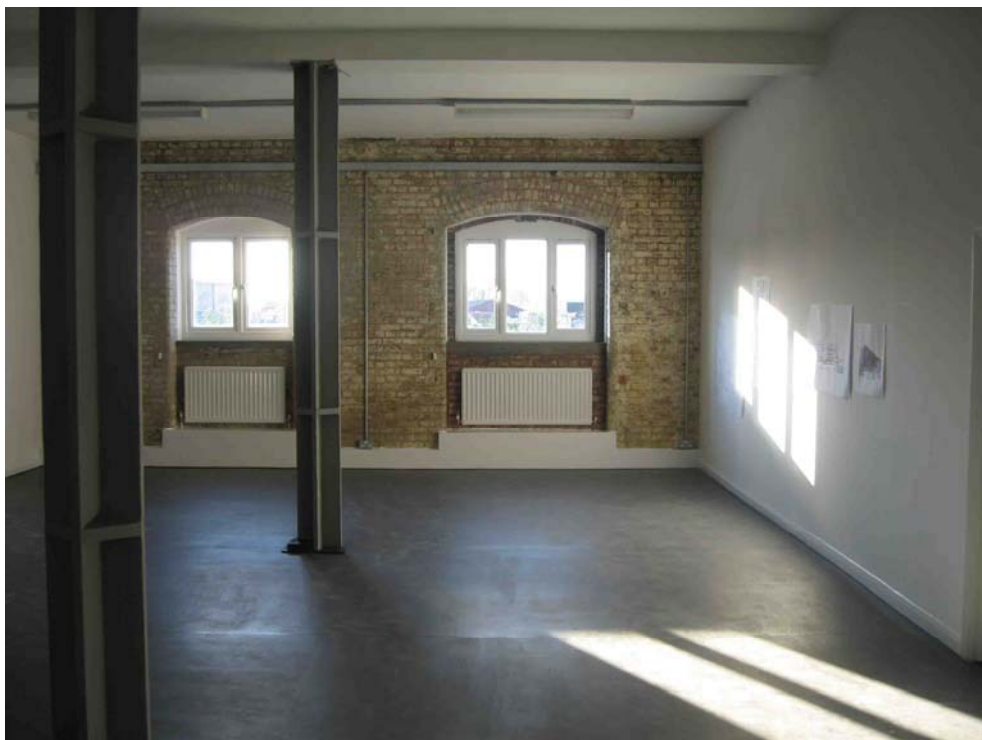


Figure 21 the interior of the refurbished Malthouse (source: LGTDC)

- The Granary

The Granary was constructed in 1866 and is shown on the 1890 OS map. This Victorian building is five storeys high with large central windows where goods would have been hoisted up and into the building for storage. It is a landmark building and part of the historic view along the river Roding. The remaining tall chimney and the roof line stands out as a feature from various locations in Barking. There were two other chimneys at one time. The interior of the Granary is of interest with the extent of the floorspace apparent, the original cast iron columns supporting the upper storeys, the stone flags on the floor, and the space opening out onto the riverfront exposed by demolition of a smaller building. The Granary contributes in a positive way to the conservation area being the tallest building in the conservation area and a prominent feature on Abbey Road



Figure 22 the Granary in use circa 1905 (source: Schmidt Hammer Lassen Architects)



Figure 23 the Granary in 2008. It is five storeys high and quite dominant on Abbey Road. The architecture is similar to that of the Malthouse (source: the writer)



Figure 24 the interior of the Granary remains intact (source: the writer)



- Icehouse

There is thought to be an Icehouse where what is now the Barford Chemicals Ltd building constructed at the end of the fishing era. The Icehouse was one of five core buildings on Abbey Road identified by English Heritage as great historical importance to the former role of Barking as a former fishing port and was the reason for the conservation area designation being made. For this reason the Icehouse was added to the local list of buildings of special local architectural or historic interest in March 2007. Icehouses are an important part of Barking's history as there is a reference to Icehouses (plural) on Fisher Street and also to Samuel Hewett manufacturing ice and building *an Ice House* in 1840, the first in the country and that it was burnt down in 1850 but was soon rebuilt<sup>21</sup>. There is little of the original fabric that survives as the Barfords building has been changed significantly over time. It can be described as a plain redbrick building with only one of three bays remaining and asbestos roof as such can be described as neutral contributor to the conservation area.

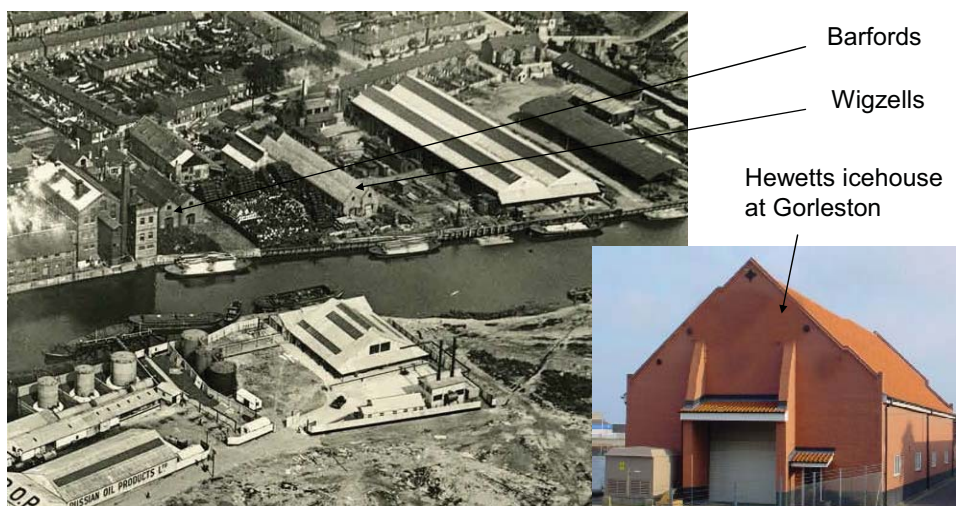


Figure 25 the building just behind the chimney is where the Barfords Chemicals building is now and looks just like the Icehouse at Gorleston (source: <http://www.gorleston-heritage.co.uk/RIVERSIDE.htm>). The two long thin buildings in the centre of the photo (source: LBB archive) above correspond with buildings labelled as Icehouses on the OS 1860 map of Barking (see Figure 12).

<sup>21</sup> Frogley's first edition page 88



Figure 26 the Barfords building, relating to figure 25 above and the Icehouses, is shown in the centre of the picture (source: LTGDC planning application: Schmidt Hammer Lassen Architects)



Figure 27 probable remains of the Hewett's Icehouse walls at base of Wigzells building (source: the writer)

- Malthouse Extension

An extension to the Malthouse was built in 1896 at right angles to The Malthouse towards Abbey Road. Wooden passages above ground level connected The Malthouse Extension to The Granary. There are drawings of the Malthouse and proposed extension dated 1896. The drawing label the Malthouse as Current Maltings and the Extension as New Maltings with the first floor of the part of the building fronting Abbey Road as the Barley Loft. The Extension is shown in the photograph circa 1900/1910 and on the 1939 OS map. The wooden passages between the buildings no longer exist. The Malthouse Extension did contribute in a neutral to positive way to the conservation area defining the yard area and fronting onto Abbey Road. English Heritage at the time of designation considered the building was sound and reusable. However it had fallen into a state of disrepair since then and has been demolished. Efforts to refurbish buildings are likely to be focussed on the Granary.



Figure 28 the two storey Malthouse Extension before it was demolished (Granary the taller building behind) (source: the writer)



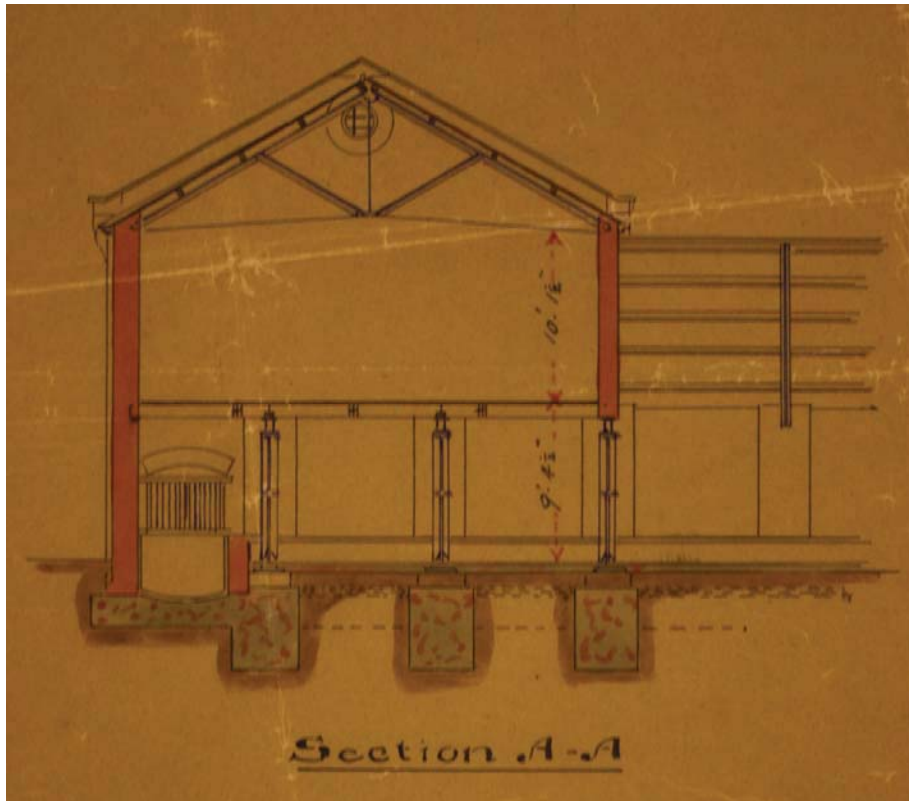


Figure 29 Malthouse showing section through the part of the building on Abbey Road and labelled the barley loft (source: LBBB archives)



Figure 30 showing the façade of the barley loft on Abbey Road (source: the writer)

Other buildings in the conservation area:

- Malt Kiln and Store

A Malt Kiln and two storey high Store were added in 1891 and built on to the eastern end of The Malthouse. The Malt Kiln is shown in the centre of the circa 1900 photograph located between the Malthouse and the Extension with conical roof and cowl. The Malt Kiln and Store have been demolished. The image in the photograph suggests it was a positive contributor with its conical roof. The design of the store is unknown but was probably similar to the neighboring buildings and part of the function of the area and so may have been a neutral contributor.



(Figure 31 the Malt Kiln showing the conical roof (source: the writer)

- Fishing Smack

The existing building was retained, the front façade rebuilt, and the building following the boiler explosion. The later version of the Fishing Smack was two storeys high with a half timbered effect gable end and green tiles around the exterior of the ground floor. It was a distinctive feature on Abbey Road and a positive contributor to the conservation area.



Figure 32 sketch of the Fishing Smack in 1907 (source: Clifford, T. (2002) *Mr Frogley's Barking a first selection* page 137)



Figure 33 the Fishing Smack showing the rebuilt façade and extension (source: the writer)

- Sub-Station

The sub-station the other remaining building in the conservation area is evidently a more recent construction and as such could be described as a neutral to negative contributor to the conservation area. Any development along the Abbey Road frontage would mean this building would be demolished also but it would not be a loss to the area. Infact a better building in this location would be an improvement.



Figure 34 sub-station near the Abbey Road frontage (source: the writer)

#### **5.4 Unlisted Buildings**

The sub-station is not listed.

#### **5.5 Local Details**

There are a few historic details remaining that are worth noting and contribute to the interest of the conservation area. The remaining chimney; the detail of the brickwork on the gable ends; remains of a hoist on the north facing façade of the Granary that would have been used to lift items in and out of the building; large timber fenders along the front of the Malthouse where barges would have unloaded; and the wreck of boat that remains in the water just in front of the Malthouse evokes the rivers commercial past.





Figure 35 the gable ends now demolished which were on the Malthouse Extension (source: the writer)

## **5.6 Prevalent and Traditional Building Materials and the Public Realm**

The Malthouse and Granary are built of London Stock brick with slate roofs. The brick colour is quite dark due to pollution. The bricks that have been salvaged from the demolition of the Malthouse Extension are stacked up ready for reuse. The detailing is typical of industrial structures. The barrage next to Hand Trough Creek, a modern structure, was built to retain water levels at a constant level occasionally though when the barrage is opened and the tide is low the mud is visible.

There is no public realm area at present. Currently the yard area is used for car parking for staff working at The Malthouse.

The nearest public realm area is the Abbey Green 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 Abbey and Barking Town Centre Conservation Area to the Mill Pool. This will link with the riverside walk.

## **5.7 Contribution Made to Green Spaces and Biodiversity**

Some sections of the riverside walk are complete by the flats at the bottom end of Abbey Road and on Freshwarf opposite. It is intended the walk will eventually link south to the proposed Thames Path Extension and north into Redbridge as and when opportunities to build extensions arise as developments come forward. The path will have open spaces associated with it and the new developments along the route where there are opportunities to view the river, and features such as Cuckholds Haven Nature Reserve in Newham on the opposite bank. The Roding itself as a Wildlife Corridor has some important habitats identified in the Mayors

Biodiversity Strategy associated with it such as the reed beds which line the riverbanks to the south of the barrage. The Environment Agency have identified Hand Trough Creek just to the south of the barrage as important for wildlife and made comments on a previous planning application for Freshwarf saying that the development was to minimise disturbance to the wildlife. There are no trees in the conservation area.



Figure 36 Handtrough Creek just to the south of the conservation area (source: the writer)

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

Neutral and negative buildings and have been identified above where there are opportunities for more sensitive development. The derelict nature of the buildings were a negative factor but were evidence of the previous use of the area. The large trucks that frequent the industrial areas on Abbey Road tend to dominate the street but on the other hand demonstrate there is economic activity there reminiscent of the area's industrial past. The river on the other hand is generally a peaceful scene and together with the houseboats the best attribute. Any development should be encouraged to highlight the waterside aspect and views to and from the area whilst retaining the historic intimate relationship with the river which is best evidenced by the Malthouse. The existing yard area could be described as a neutral contributor at present but it has the potential to form a high quality open space by enhancing the setting and views of the remaining historic buildings and create an interesting and exciting place to visit.



## 5.9 General Condition

The general condition of the conservation area can be described as poor and has been in the same deteriorating state for many years. The refurbishment of the Malthouse has improved this and similarly the Council in partnership with the London Thames Gateway Development Corporation will look to secure an appropriate use for the Granary.

## 5.10 Problems Pressures and Capacity for Change

There is pressure to develop along the river and some development is already complete such as Rialto at the junction of Abbey Rd and St Pauls Road built in a Victorian warehouse style, Benedicts Wharf a contemporary development with solar voltaics at the Mill Pool, and Furlongs again a more colourful contemporary design at the end of Abbey Road.

The main issue is ensuring the new development is sympathetic to the conservation area. The emerging Local Development Framework and this conservation appraisal should ensure that new development responds positively to its rich historical context. Some modifications have not been in keeping with the character of appearance of the buildings within the conservation area for example the uPVC windows fitted to the Malthouse are not in keeping with the historic building.



Figure 37 view towards the Mill Pool showing the proximity of the Malthouse to the new developments (source: the writer)

## **5.11 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.

## **5.12 Summary of Issues**

### **Boundary Changes**

As part of the appraisal process the existing conservation area boundary was inspected and continues to include the key historic elements therefore the boundary will be retained as it is.

The main positive features of the conservation area are the Malthouse and Granary as landmark buildings, their riverside setting, their historical association with Barking's industrial past and the areas potential as a popular meeting point.

### **Issues**

In summary Barking Town Centre and the Abbey Road Riverside 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 the development pressure is high
- Raising awareness of the heritage of Abbey Road and the River Roding and promoting understanding and respect

- Ensuring new development enhances the setting of the conservation area there is quality control of new developments that may replace them
- Implementing emerging Local Development Framework policies to ensure the heritage is regarded as an asset and a focus for regeneration

## 6 Management Proposals

### 1. changes to conservation area boundary

As part of the appraisal process the existing conservation area boundary was inspected and thought to adequately cover the area of historic interest therefore an alteration to the boundary is not recommend.

Action: the Council will review the boundary of the conservation area every five years through the review of this Conservation Area Appraisal in accordance with guidance from English Heritage<sup>22</sup> (April 2009).

### 2. loss of original architectural details

One of the buildings in the conservation area has been affected by the use of inappropriate modern materials or details such as the replacement of original windows with uPVC. Alterations to the historic glazing pattern, painting of historic brickwork, alterations to the gable ends and dormers, loss of pilasters and corbels, and the replacement of slate tiles with concrete ones is discouraged.

The appraisal identified that the loss of original timber windows and doors poses a threat to the special a character of the area.

Action: the Council will consider the need for Article 4 directions to ensure that the special qualities of the locally listed buildings are protected (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 the appraisal and are described in 4.2 above.

There is one identifiable arrival point or gateway to the west of the conservation area. This is the Abbey Road/St Pauls Road junction.

Action: the Council will 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.

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<sup>22</sup> Guidance on Conservation Area Appraisals English Heritage 2006

#### 4. advertisement control

PPG15 recognises that all outdoor advertisements affect the appearance of the building or neighbourhood where they are displayed. There may be a desire to advertise the businesses that occupy the live work units. The visual appearance of Abbey Road may be affected by some bright advertisements. Encouraging appropriate signage from the outset will 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.

#### 5. building maintenance and repair

There is long term neglect of routine maintenance and repair of the Granary building within the conservation area. The Malthouse Extension had fallen into a state of major disrepair.

Action: The condition of historic buildings within the conservation area will be monitored. 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).

#### 6. design of new development

Proposed development that impacts on the conservation area should 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 emerging Local Development Framework policies to improve the quality of the built environment of the conservation area by ensuring that new development preserves or enhances the character and appearance of the conservation area and maximises opportunities to re-use existing buildings which are locally listed.

Where a building or site has been identified as having a negative effect on the conservation area, the Council will seek encourage owners or a developer to enhance it (April 2009).

#### 7. 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 in the conservation area and enhance the setting of the historic buildings and special features.

Action: through the Barking Code the Council will take a coordinated approach to implementing proposals to ensure hard and soft landscaping treatments preserve or enhance the character and appearance of the conservation area.

#### 8. 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 and Buildings
- An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements
- A Buildings at Risk survey to identify any building whose condition poses a threat to their integrity
- 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

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

Clifford, T. (1995) *Barking Pubs Past and Present* London: London Borough of Barking and Dagenham

English Heritage (2006) *Guidance on Conservation Area Appraisals* London: English Heritage [http://www.english-heritage.org.uk/upload/pdf/Conservation\\_area\\_appraisals\\_20060320130154.pdf](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](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

C I Q planning application submitted by the LGTDC November 2008

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](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>

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](http://www.barking-dagenham.gov.uk)

LBBB website [www.barking-dagenham.gov.uk](http://www.barking-dagenham.gov.uk)

The London Thames Gateway Development Corporation website [www.ltqdc.org.uk](http://www.ltqdc.org.uk)

### 3 Locally Listed Buildings

(NB the descriptions for the local list are not definitive and do not describe every feature as they are only meant to be brief)

- The Granary built around the same time as The Malthouse in similar style of industrial architecture. Five storeys.
- The Malthouse built 1866. Historic association with Barking's former brewery industry. Long rectangular red brick building fronting the Roding with two storeys and a basement that lies below the high water tide level. Opening on to the river allowed the transference of malt from boats to and from the building. In 1891, a Malt Kiln and two storey high Store were built on to the eastern end of The Malthouse (kiln and store demolished).
- Malthouse Extension an extension of the Malthouse built in 1886 at right angles to former Malt Kiln and Store towards Abbey Road. The Malthouse Extension (demolished in June 2008).
- Barford Chemicals building thought to have been built as an Icehouse. Little of original fabric survives. Probable remains of Hewett's Icehouse walls at Wigzell LH Ltd. Historic association with Barking's former fishing industry.
- The Fishing Smack Public House was locally listed. Existing building was retained with some rebuilding and extend in 1901. Enlarged in the 1980's and demolished 2006.

There are some listed buildings within close proximity to the Abbey Road Riverside Conservation Area: 1 is Grade I, 1 Grade II\*, and 1 Grade II:

- Parish Church of St Margaret's (Grade I)
- Fire Bell Gate or Curfew Tower (Grade II\*)
- Old Granary remaining building of the water mill which was located at the Mill Pool (Grade II located at the Mill Pool and not to be confused with the Granary described above)

#### **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)

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](http://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](http://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](http://www.ltqdc.org.uk)

The Essex Records Office  
Wharf Road,  
Chelmsford,  
Essex CM2 6YT.  
Tel. 01245 244644  
[www.essexcc.gov.uk](http://www.essexcc.gov.uk)



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**Appendix C**  
**Chadwell Heath Anti-aircraft Gun Site**  
**Conservation Area Appraisal**

Figure 1 view of Chadwell Heath Anti-aircraft Gun Site showing the remains of the gun  
implacements (source: the writer)

Regeneration and Economic Division,  
London Borough of Barking and Dagenham,  
April 2009

# 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:<sup>1</sup>

‘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 Chadwell Heath Anti-aircraft Gun Site Conservation Area. This was designated in September 1990.

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 areas<sup>2</sup>
- 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 proposals<sup>3</sup>
- In exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas<sup>4</sup>

Consequently the Council has prepared 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 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 Chadwell Heath Anti-aircraft Gun Site Conservation Area and to provide a basis for making sustainable decisions about its future through the development of management proposals.

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<sup>1</sup> Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>2</sup> Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>3</sup> Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>4</sup> Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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 Chadwell Heath Anti-aircraft Gun Site Conservation Area, and therefore must be read in conjunction with Barking and Dagenham’s Local Development Framework (LDF).

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

There are mineral deposits at Warren Farm and the farm is in the Green Belt. Most of the farm is designated a mineral extraction site. Policy BR6 ‘Minerals’ allows permission to be given to extend the area of gravel extraction at Warren Farm providing there is no adverse affect on the gun site and archaeological sites, and that the area is restored to Green Belt uses. Policy LDF CM3 ‘Green Belt and Public Open Space’ aims to protect and maintain the borough’s green belt in line with national policy. BP2 Conservation Area and Listed Buildings aims to preserve or enhance the special character of appearance of the borough’s conservation areas and

operates a general presumption in favour of the preservation of Listed Buildings. More detail is provided in Appendix 4.

### 1.3 Definition (or Summary) of Special Interest

The Chadwell Heath Anti-aircraft Gun Site Conservation Area is a World War II anti-aircraft gun site located on an area of relatively high ground in the north of the borough. The conservation area is located at the highest point on the hill and overlooks the Thames Valley. The natural gravel deposits that form the area of high ground are being excavated leaving the conservation area in the middle of the quarry. The key characteristics of the conservation area to be preserved and enhanced are listed below:

- The Inner Artillery Zone (IAZ) was a ring of protective air defences around London. ZE1 is the only remaining eight gun site of the north-east IAZ gun sites that survive and has the most complete assembly of structures. Places for military defences were limited due to the built up nature of London so many were located in public places such as parks and golf courses. ZE1 is important because it survived the war and the decommissioning of London's air defence network. Most of the sites were dismantled after the war and returned to their former use.
- This is one of the few defensive structures that was used in enemy action. Many defensive structures were built but never used. The Chadwell Heath gun site and the battery in Barking Park played a considerable part in the defence of London during World War II which (WWII) broke out on 3 September 1939. The industry and docks on the Thames were a target for the Germans. The Chadwell Heath gun site was said to have been in action for seventy six consecutive nights during the Blitz.<sup>5</sup> This was a series of air raids against civilian targets during World War II to prepare for a German invasion of Great Britain between September 1940 to May 1941 and focused on London towards the latter part of this period.<sup>6</sup>
- Architectural and historic interest- It is a good surviving example of a specific type of military structure and this been acknowledged by its listing status. There is one group of Grade II listed structures within the conservation area. The listing status is conferred on the main part of the conservation area where the where the anti-aircraft guns were sited (see Appendix 3).
- Forest boundary markers in the vicinity of the gun site- the Marks Stones, Warren Stone, and Forest Bounds Stone date from 1642 and marked the boundary of Hainault Forest. The Forest of Hainault was part of the larger Forest of Waltham that also included Epping Forest and stretched from Colchester to Bow Bridge in London. The Forest determined the use of the land and employment in the area at that

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<sup>5</sup> Clifford, T. Abnett, K. and Grisby, P. (1990) *On the Home Front Barking and Dagenham in World War II* London: London Borough of Barking and Dagenham page 69 information for the Romford Observer September 19<sup>th</sup> 1990 page 10

<sup>6</sup> Evans.J, (2007) *British History* London: Star Fire The Foundry Creative Media Company Ltd page 184

time. The gun site is located on what was the boundary of Hainault Forest. The stones are Grade II listed.

- Archaeology-the conservation area is within an Area of Archaeological Significance. Warren Farm is an ancient landscape and one of the most important archaeological sites in north-east London with some parts of the site described as being of national importance<sup>7</sup>.
- Positive features-the location of the gun site in its elevated position on the hill in the Green Belt has the potential to become an attractive open space area; it is an important historical feature and whilst it is in a poor state there is potential to use it for educational purposes.

Figure 2 a number of factories and industries in Barking and Dagenham were producing products for the war effort, for example Fords were building armoured vehicles and the gun site was situated in a position to defend them (source: Clifford, T. Abnett, K. and Grisby, P. (1990) *On the Home Front Barking and Dagenham in World War II* London: London Borough of Barking and Dagenham page 89)

## 2 Assessing Special Interest

### 2.1 Location and Setting

The London Borough of Barking and Dagenham (LBBD) 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. It slopes towards the east draining into the River Rom which forms the borough boundary with Havering<sup>8</sup>.

The Chadwell Heath Anti-aircraft Gun site Conservation Area is located at Marks Gate approximately two hundred and fifty metres to the east of Whalebone Lane North and close to the boundary of the London Borough of

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<sup>7</sup> Passmore Edwards Museum Trust *Warren Farm Project: Archaeological Investigations at Marks Warren Farm, Hainault and Romford from 1988 onwards* report and map appended to a letter dated 21 December 1989 from the Passmore Edwards Museum Trust in relation to planning application no. P 1836.88 (London Borough of Havering). The report was written in response to the proposed gravel extraction. At the time of writing the report the landscape was intact. The gravel extraction has taken place since which may mean the area has lost some of its significance. The Museum of London report dated 2004 revisits PEM report which was pre Planning Policy Guidance 16 (PG16) conditions and provides more up to date interpretation of the findings and less certainty that the prehistoric enclosure is an Iron Age Hillfort.

<sup>8</sup> London Ecology Unit (1992) *Nature Conservation in Barking and Dagenham Ecology Handbook* 20 pages 3 to 4



Havering. It is approximately eight hundred metres to the north of the A12. The location of the gun site was more about function than aesthetics unlike that of some other listed buildings or structures.

Chadwell Heath is the nearest centre to the conservation area and located approximately two kilometres to the south west of the gun site. Barking is the main settlement in the borough and located about six kilometres to the south west. Dagenham Village is historically the other main settlement in the borough and located approximately four and half kilometres to the south east of the conservation area.

Figure 3 aerial photograph of Chadwell Heath Anti-aircraft Gun Site Conservation Area taken 11 October 1946 showing the rural setting of the gun site and its layout with the eight gun pits towards the top of the picture, the barrack accommodation by Whalebone Lane North, and the octagonal radar area to the south of the gun pits. The Warren Farm is to the south east of the radar (source: National Monuments Record RAF/CPE/UK/1786 V frame 5131)

## **2.2 Context**

The part of the conservation area where the anti-aircraft guns were located was formerly part of the London Borough of Havering. The access road which led to the guns was in LBBDD. The Havering part of the conservation area was transferred to LBBDD following local authority boundary changes in 1994. There was a planning application for gravel extraction which was refused and upheld on appeal, but the Secretary of State concluded that there were no objections to the principle of mineral extraction so long as a scheme of restoration was prepared to show how the landscape setting of the gun site would be restored which would adequately preserve the historical context of the gun site, satisfy the Council's environmental policies, and that the archaeological significance of the area had been examined and provision made to preserve it in accordance with the relevant government guidance. The Secretary of State recognised the importance of the military structures and they were Grade II listed as a result. The conservation area was designated in September 1990 and extended in January 1991 by Havering and went to LBBDD committee on 29<sup>th</sup> January 1991. They were listed on 2 February 1991.

As part of the planning permission to mitigate against the loss of amenity in the Green Belt the quarry operators have to enhance the historical and archaeological features, recreate public access where footpaths will be diverted, restore the excavated parts of the site and be responsible for aftercare for five years following the restoration. The quarrying is being undertaken in phases and will continue until 2012. The site is designated a mineral extraction site on the LDF proposals map (although the quarry area is more extensive than the area shown and includes most of Warren Farm as far as the A12). The farm is within the Green Belt which is part of the Dagenham Corridor a Strategic open space opportunity identified in the East

London Green Grid. There is also a protected view in the vicinity of the gun site looking in a south easterly direction towards the Thames Valley<sup>9</sup>.

### 2.3 General Character and Plan Form

The character and design of the buildings reflects its function as a purpose built military structure. The main part of the conservation area is rectangular in shape reflecting the roughly fan shaped arrangement of the guns and the associated buildings located in the vicinity. The guns were laid out in two groups of four (a troop) in an outward facing position. The access route from Whalebone Lane North is perpendicular to the main part of the gun site. The conservation area includes the remaining ancillary buildings on Whalebone Lane North at the former entrance to the gun site.

Figure 4 map of Chadwell Heath Anti-aircraft Conservation Area (source: the writer)

### 2.4 Landscape Setting

The gun site is located in a naturally elevated position with an open aspect. The choice of a site for a gun site depends on *the target to be defended, the likely line of approach of enemy aircraft, and the availability of open space which gives as wide a field of fire as possible*<sup>10</sup>. The area comprised of reasonably level ground with sufficient space for the guns to operate. The guns needed to be thirty five to forty yards apart, and the instruments used to detect enemy aircraft needed to be thirty five to forty yards behind the guns so as to not be affected by the vibrations. Space was also needed for the ammunition stores, personnel shelters, and the command posts. The land naturally sloped away to the north-east, east, and south-east which was the direction of approach of enemy aircraft and there were no trees or buildings to obscure the view<sup>11</sup>.

Figure 5 the gun site was sited on a hill top location with an open aspect (source: Brett Lafarge leaflet)

Figure 6 the guns in position (source: Bretts leaflet)

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<sup>9</sup> Robert Brett and Sons Ltd (1995) *An Application for Planning Permission for the Extraction of Sand and Gravel from Marks Warren Farm Whalebone Lane North, Romford, Essex and Restoration to Agricultural Volumes 1, 2 and 3* held in Development Control at LBBDD

<sup>10</sup> Gilman. M, (1991) *Evidence in respect of the Chadwell Heath Anti-aircraft Gun Site: on behalf of the Crown Estate Commissioners* Public Enquiry into Objections to the Havering Unitary Development Plan Prepared page 6 (In LBBDD Planning File TP/552/88 Pt III)

<sup>11</sup> Gilman. M, (1991) *Evidence in respect of the Chadwell Heath Anti-aircraft Gun Site pages 1 and 7*

### 3 Historic Development and Archaeology

#### 3.1 Early Development

There is a long history of settlement in the area and archaeological investigations have identified evidence of periodic occupation from Mesolithic times through to the present. Archaeological evaluation of the quarry site by Passmore Edwards Museum in the 1980s identified two ancient enclosures considered to be of national significance which have been excluded from the area of extraction.

The earliest of these dates from the Late Bronze Age or Early Iron Age and may represent a settlement, possibly a hill fort, or it may have been for the control of livestock (number 3 on the plan below). A barrow, characteristic of Bronze Age burial traditions, unearthed by archaeologists during the gravel extraction in 2008 has now also been added to this archaeological area excluded from quarrying.

An early Roman period rectangular enclosure defined by three concentric ditches may represent a religious complex or sacred enclosure approached along a contemporary road with associated buildings (numbers 5, 6, and 7). The eastern boundary fence kinks around the Roman enclosure which helps to locate its approximate location on the ground.

Other features include two windmill sites (8 and 9, number 8 being medieval), a late medieval paddock with ridge and furrow (10), and a small late medieval settlement (11). These are all part of the Manor of Marks complex. The phased excavation for minerals has reached the area where these features are located and further archaeological investigation and recording is being undertaken. The gun site is located centrally to the archaeological features and is also excluded from the excavations.

Figure 7 map showing the archaeological sites as shown in 1989.

The gun site is shown at the centre of the plan.

Site no. 1 Mesolithic (circa 8000-6000 BC) flint implements and waste flakes;

Site no.2. Neolithic or early Bronze Age? (2000 BC) flintwork and pottery,  
site no.3. prehistoric enclosure (Early Iron Age fortified settlement possibly circa 600-500 BC),

Site no. 3a Early Iron Age feature possibly a ditch;

Site no. 4. Traces of field systems from the late Iron Age and early Roman period (1<sup>st</sup> centuries BC and AD);

Site no. 5 Early Roman road starting at the rectilinear enclosure;

Site no 6. Part of Roman building beside the road;

Site no.7 Rectilinear multi-ditched enclosure related to the Roman road but possibly first constructed in the late Iron Age;

Site no. 8. Medieval windmill;

Site no. 9. Windmill;  
Site no. 10. Paddock with ridge and furrow;  
Site no. 11. Small medieval settlement;  
Site no. 12. Medieval to modern track overlying Roman road (source:  
Passmore Edwards Museum report)

### 3.2 Development of the Gun Site

The location for the Chadwell Heath gun site was established mid 1935 as the preparation for war began.

*ZE1 was one of twenty three anti-aircraft batteries in the north-east sector of what was known as London's Inner Artillery Zone (IAZ), the sites for which were selected in 1935. The task of the guns in this sector was to cover the approaches to London from Cheshunt and Chigwell in the north to Creekmouth in the east. The site off Whalebone Lane, Chadwell Heath was chosen because it was on high ground, giving the guns a near-360 degree angle of fire. It was also close enough to the river to engage planes using it to navigate by, and close enough to Hornchurch aerodrome to protect an obvious target.*

*ZE1 had a full battery of eight guns with a battery hq, command post, Nissen huts, ammunition stores and workshops. By July 1942 ZE1 had achieved the status of 'master gun site' with its own radar and fire control responsibilities for adjacent sites.*

*Records show that in 1943 it was manned by a total of over 280 personnel – some 160 from the Royal Artillery, seven from the Royal Electrical and Mechanical Engineers and 117 women from the Auxiliary Territorial Service.*

*The Chadwell Heath gun site was involved in some of the most vigorous anti-aircraft defence actions in Britain. Its first recorded action was on 30<sup>th</sup> August 1940, when a Dornier 17 was seen off with a combination of fire from ZE1 and alone Supermarine Spitfire. Subsequently, ZE1 bore the brunt of intense enemy activity throughout the Blitz. On 31<sup>st</sup> August it engaged more than 50 Dornier 215s approaching from the South east. Later that day, an Me 109 fighter crashed into ZE1's compound, the pilot landing by parachute near Romford. Over the following three months ZE1 was responsible for bringing down seven enemy aircraft and was directly attacked with bombs and parachute mines on two occasions.*

*Throughout late 1940 and early 1941, ZE1 was in constant action. On one night in January 1941 it fired 298 rounds. Raids continued throughout early 1941 as ZE1 played a front line role in the successful defence of London. The latter part of the war saw ZE1 largely employed in supporting coastal batteries and RAF fighters in defence against the German V1 'Doodlebugs' flying bombs.*

*Eight 4.5 inch guns made the Chadwell Heath battery a tactical unit with a powerful punch. The guns were adapted from naval use and could fire high explosive, shrapnel or armour-piercing shells. The shells weighed nearly 55lbs and had a range of six miles. Each gun could fire eight rounds per minute, giving ZE1 a potential rate of fire of 64 rounds per minute. In May 1942, four of the 4.5 inch guns were replaced with lighter 3.7 inch guns, giving it the flexibility to engage targets at different heights.*

*Gordon Miller was 16 year old air raid messenger when war broke out and has vivid memories of ZE1.*

*'We used to call the site Whalebone Annie and it was generally recognised that we all had a lot to thank old Annie for,' he recalls. On a clear night you could hear the sergeant giving the 'fire' order over a mile away and there was a thundering crack when all eight guns went off.'*<sup>12</sup>

After the war the sites were decommissioned and the guns removed. The buildings and structures remain. The site has suffered unofficial dumping, vandalism and graffiti since. Brett Lafarge (then trading as Brett Redland) undertook a major cleanup in 1988 on behalf of the Crown Estate Commissioners as part of an agreement to extract the gravel from Warren Farm.

Figure 8 a Heinkel brought down by ZE1. The Heinkel 111 was a used as bomber and the main aircraft used by the Luftwaffe or German airforce (source: Brett Lafarge leaflet)

Figure 9 German aerial photograph of Dagenham taken 25<sup>th</sup> October 1940 the area was a target Fords is bottom right with the various working areas of the motor works numbered on the photo (source: Clifford, T. Abnett, K. and Grisby, P. (1990) *On the Home Front Barking and Dagenham in World War II* London: London Borough of Barking and Dagenham page 2 and 32)

### **3.3 The Current Situation**

At the time of writing the gun site is in effect an island in the centre of the quarry. Remediation plans were submitted with the planning application and are to restore the land levels and return the land to its former use as agricultural land. Brett Lafarge currently maintain the gun site on behalf of the Crown Estate Commissioners in terms of maintaining boundary fencing and cutting the grass. Despite this, security measures and the reduced access to the site however, there has been considerable vandalism and of graffiti of structures within the site.

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<sup>12</sup> Copied from the Brett Lafarge Redland Aggregates leaflet

In the summer 2008 a World War II bomb was uncovered by a digger during excavation works at the quarry. It is likely the gun site was the target. The bomb was safely diffused by bomb squad officers<sup>13</sup>.

Brett Lafarge have reached the final phase of the gravel extraction in the area covering the original 1995 permission and applied for a new planning permission to extend the area by 2.2 acres. Permission has been granted. There are main gas and water supply pipes in the extended area. Bretts Lafarge are in discussion with the gas and water supply companies about whether to excavate or not as this would mean moving the supply pipes. The pipes are unlikely to be moved and Bretts are negotiating compensation for loss of the gravel deposits.

Figure 10 table showing the summary of the site history (source: page 2 Wardle Armstrong (1993) *Archaeological Survey*)

### **3.3 Archaeology**

The conservation area lies within an Area of Archaeological Significance reflecting the ancient settlements of the area where important archaeological remains relating to the areas development have been found.

## **4 Spatial Analysis**

### **4.1 Character and Interrelationship of Spaces**

The conservation area is the smallest of the conservation areas in the Borough. It encompasses the eight gun emplacements and associated buildings such as the ammunition stores and the remaining Nissen Huts on Whalebone Lane. The palisade fence that now encloses the site follows the boundary of the main part of the conservation area. The area has a neglected and remote feel. It is not immediately apparent what the area is or how it was used on arrival as the low lying concrete structures are partly hidden by earth mounds and the structures and pathways are becoming overgrown.

### **4.2 Key Views and Vistas**

Clear views are available of all of the surrounding area from the location of the gun site with the high rise blocks of Romford about a mile and half away to the east, and the landmarks QE2 Bridge at the Dartford Crossing to the south east and Canary Wharf to the west visible in the distance.

The topography of the area generally has been changed by the quarrying activity that surrounds it. An earth bund has been constructed around the

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<sup>13</sup> Derelict London website <http://www.derelictlondon.com/id1490.htm> and verified by Bretts 20.2.09



perimeter of the site to screen the quarrying operations from Whalebone Lane North and the A12.

Figure 11 view towards Fords and the River Thames from the gun site (source: the writer)

## **5 Character Analysis**

### **5.1 Definition of Character Areas or Zones**

The conservation area is very small it is more appropriate to view the site as a whole, although there are distinct components within it.

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

The original use of the site ceased at the end of the war. Additional structures were constructed after the war between 1947 and 1960<sup>14</sup> because of the perceived threat from the Cold War. The gun site is no longer in any active use. The gun site is currently not accessible to the general public as access from Whalebone Lane North, shown on Ordnance Survey maps is not available and has been severed by quarrying activity. The site is owned by the Crown Estates Commissioners and managed on their behalf through an agreement with Brett Lafarge. At present formal access to the site can only be gained via the by arrangement through the quarry manager at Brett Lafarge. Footpath 107 and 108 follow existing tracks across Warren Farm to link up with Footpath 62 to the north which provides a link to Collier Row, although sections of path are inaccessible at present due the excavations.

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

A point to note is that the gun site was purely functional therefore the construction of the buildings and their siting was simply about the purpose that they had to fulfill. There was no aesthetic consideration in terms of the design or layout as is usually the case in conservation area designations. The main sources of information provide detailed descriptions and accounts of the gun site and how it was constructed and used. The buildings are all in a state of disrepair which detracts from the quality of conservation area. Some of the key points derived from the information available are noted below:

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<sup>14</sup> Wardell Armstrong Mining, Minerals, Engineering & Environmental Consultants (1993) *Chadwell Heath Anti-aircraft gun site Marks Warren Farm Romford Essex Archaeological Survey* page 9 and 10

*The [conservation] area lies to the East of Whalebone Lane at Marks Warren Farm and comprises a complex of structures which are the substantial remains of a World War II anti-aircraft battery with pits for eight guns, in two groups of four, and associated structures which are largely concrete or brick....[and regarding the extension to the area in 1991] included are the access road, cottages and other outbuildings including one in use as a farm shop<sup>15</sup>.*

The site is essentially comprised of two command posts, one to the north and one to the south of the site linked by a concrete road. The southern group of four guns (a troop) was built first in October 1939 with the northern troop being built in November 1940<sup>16</sup> on a similar layout with some modifications and improvements<sup>17</sup>. Inside each command post were four guns placed in a semi-circle. The northern troop focused on an area from the north-west to the south east, and the southern troop focussed on an area from the north-east to the south-west. The structures that remain within the conservation area consist of:

- *The circular concrete bases for the individual guns with their holdfast bolts.*
- *A ring of ammunition stores around each gun position built of concrete, some still containing the timber racking for the rounds.*
- *A concrete access road forming an inner ring road linking each group of four gun positions.*
- *A command post in the centre of each group consisting of a number of rooms built of concrete and brick, part sunken, and protected by earth banks from enemy gunfire or bombs.*
- *Machine gun posts on the perimeter, in the form of concrete-lined sunken pits with a roof.*
- *A large ammunition store, in brick and concrete, with its protective blast wall.*
- *The remains of shelters, projecting from the gun positions, built of corrugated iron and protected by earth, which housed the men on watch duty and limber gunners and,*
- *The remains of subsidiary buildings near the entrance from Whalebone Lane North<sup>18</sup>*

A feature that is no longer in existence is the radar. This was a net spread out over the octagonal area that is shown on the aerial photograph (figure 3 above). It served other anti-aircraft batteries in the area. The area where the radar was located was ploughed up in 1951<sup>19</sup>. Radar equipment was available from 1941 and enabled targets to be engaged at night and individual targets to be engaged rather than by firing barrages of fire<sup>20</sup>.

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<sup>15</sup> fax from London Borough of Havering schedule of area and buildings regarding boundary changes & extension of the conservation area in 1994

<sup>16</sup> Gilman. M, (1991) *Evidence in respect of the Chadwell Heath Anti-aircraft Gun Site* page 15 and 16

<sup>17</sup> Wardell Armstrong (1993) *Archaeological Survey* pages 2 to 5

<sup>18</sup> Gilman. M, (1991) *Evidence in respect of the Chadwell Heath Anti-aircraft Gun Site* page 10

<sup>19</sup> Wardell Armstrong (1993) *Archaeological Survey* page 20

<sup>20</sup> Gilman. M, (1991) *Evidence in respect of the Chadwell Heath Anti-aircraft Gun Site* page 14

- 5.4** There are several structures identified as contemporary within the gun site which were added post war as a response to the Cold War threat. These include a double garage, and a second structure to the north-east existing now as concrete base, built on the southern turning circle between 1947 and 1951, another structure to the south west of the northern command post, two further structures built between 1951 and 1955 and a roadway built 1955 and 1960<sup>21</sup>.

Figure 12 plan showing the two groups of gun placements and phasing of the gun site (source: Wardle Armstrong (1993) *Archaeological Survey* drawing 2)

### **5.5 Unlisted Buildings**

The remaining ancillary buildings at the entrance are not listed.

### **5.6 Local Details**

The two command posts are partially surrounded by a grassed earth bund which would have been constructed to help protect the gun operators and gives the site an overall green appearance. The predominant material of the structures is concrete and cast iron. There are some parts of the site, for example the long ammunition store by the northern command post, where the original cast iron doors remain intact. Here it is possible to get an idea of their robustness, construction and the way in which the original structure might have been used.

The inside of the command posts are grey, brown and rusty coloured. The metal rods within the reinforced concrete is corroding and the concrete expands and contracts in extremes of temperature and is beginning to break away. Some interesting detailing of cast iron doors and shutters etc, which would be typical of this type of structure and use can be seen in the inner compound areas and buildings.

In contrast to the more natural colours and textures of the command post structures is the spray paint graffiti on prominent walls in the site. This is particularly visible and noticeable especially on the main concrete vehicle store at the entrance to the site.

The palisade boundary fencing is also quite a dominant feature of the site. Whilst this provides some security and protection, the current island nature of the site and surrounding quarry pits and gravel piles make the fencing more prominent.

Figure 13 southern troop built October 1939 (source: Wardle Armstrong (1993) *Archaeological Survey* drawing 2)

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<sup>21</sup> Wardell Armstrong (1993) *Archaeological Survey* pages 9 and 10

Figure 14 northern troop built about 1940 (source: Wardle Armstrong (1993) *Archaeological Survey* drawing 2)

## **5.7 Prevalent and Traditional Building Materials and the Public Realm**

There are no prevalent traditional materials as such as the site was purpose built as a defence post and the main building material was concrete.

There are no public realm areas as such within the gun site due to the nature, state and accessibility levels afforded to the site at present although there is public access into Warren Farm. The ground surface consists of a mixture of concrete and grass. The concrete areas have broken up in many areas following years of weathering and natural decay.

Figure 15 showing a close up of the concrete structures and metal fittings (source: the writer)

## **5.8 Contribution Made to Green Spaces and Biodiversity**

Warren Farms Green Belt designation, open aspect, and the remote nature of the gun site provide opportunities for wildlife. There are no trees on the site at present. Natural succession is taking place with bramble and scrub establishing which provides some shelter and food for wildlife. The earth bunds have meadow grass and wildflowers growing on them in summer. The structures may provide shelter for bats. The water in the areas that have been excavated for the gravel have filled with water and provide a habitat for birds. Sand martins nest in the steep banks of the excavations alongside Whalebone Lane North. An assessment of the habitats should be undertaken. The quarry restoration plan includes landscape proposals which will enhance the environment and habitats for wildlife.

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

The main issue is the vandalism and graffiti that is affecting the integrity of the site. The weathering of concrete and iron fittings may exacerbate the integrity of the site and structures and compromise safety.

## **5.10 General Condition**

The conservation area can be described as being in a poor state. The gun site is in a vulnerable location being located at the centre of the quarry. The isolated nature of the site means the site is vulnerable to vandalism and the

constant damage is affecting the integrity of the listed structures. The access road has been excavated to obtain the gravel deposits beneath. There may be scope to recreate the access from Whalebone Lane as part of the restoration proposals. The listed structures continue to be included the Heritage at Risk List.

### **5.11 Problems Pressures and Capacity for Change**

The area's use and management needs to be established when the current agreement with Lafarge ends. There are a number of opportunities that could be explored that would need to be discussed and agreed with the current landowners. Issues and opportunities include:

- The site is isolated. It is hidden from view and in private ownership. It is not accessible to the public.
- Health and Safety and security, despite restricted access and boundary fencing people get in.
- There is poor awareness about the historical importance of this site, not many people know it exists or what it was used for
- There is no use for the site at present, it may have monumental/historic status only
- There is the potential to restore the landscape to set the gun site in its wider context in line with the quarry restoration plans and to find new uses for the site such as open days that bring the site to life and tell the history of the gun site. These ideas will be explored in more detail with local groups such as Friends of ZE1, Marks Gate Agenda 21, Chadwell Heath Historical Society, the Territorial Army, and veteran organisations.
- The site could be better linked to the other heritage features in the locality, for example the nearby archaeological sites and other historical features such as the Warren Farm Barn, the Marks Stones, and the site of Marks Hall.
- Access for all should be an integral part of the design and the Barking and Dagenham Access Group and English Heritage are involved to find the best solutions
- To undertake further research and archive recording to find out more about the history and use of the gun site
- To develop the gun site as an educational resource for local schools and colleges in connection with curricular studies
- To explore the availability of grants or funding to implement improvements

### **5.12 Community Involvement**

A targeted consultation was carried with a number of specific groups and organisations that have an interest in the historic environment. Meetings were held with stakeholders including English Heritage, and the Crown Commissioners, and Brett Lafarge and expert groups from the LDF consultation data base such as the Friends of ZE1 and Chadwell Heath

Historical Society. Groups were consulted on an earlier draft of the appraisal and the proposed management actions. The gun site is regarded by the local community as an important part of their area and a feature to be looked after. 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**

The gun site is an important site in the history of the defence of London during the Second World War. The gun site contributes to the character of the area as a local feature and as such is highly valued by the local community. Vandalism and the isolated nature of the site is the main issue and continues to degrade the listed structures. The setting of the gun site will be restored as part of the restoration of the quarry. The challenge is in finding a suitable use for the gun site that enhances it as a heritage asset that is beneficial to the community.



## 6 Management Proposals

### 1. changes to conservation area boundary and designations

As part of the appraisal process the existing conservation area boundary was inspected and it is considered the boundary should remain the same. The significance of the prehistoric enclosure, the Roman Road and associated rectilinear enclosure are being considered by the Museum of London. These areas have been recognised as significant and further investigation will be carried out as part of the quarry's programme of development, excavation, landfilling and restoration.

Action: The council will work with English Heritage and the landowners to consider the significance of the archaeological sites (April 2009) and the landscape restoration.

### 2. loss of original architectural details, building maintenance and repair

The structures in the conservation area are being affected by vandalism. The sites remote location means it is difficult to deter persistent vandals despite the best efforts made by Brett Lafarge to secure it. Whilst the structures are robust, being mostly made of concrete, the more vulnerable elements such as the timber racks in the ammunition stores, metal doors, and the tarmac roofs are being damaged to an extent that it is destroying the integrity and character of the structure. The gun site continues to be included on the Heritage at Risk list because of the continued vandalism and vulnerable position in the quarry. The list is maintained by English Heritage. The importance of the gun site is recognised and its safeguarding and enhancement incorporated in the quarry's programme of development, excavation, landfilling, and restoration.

Action: the Council will work with English Heritage and the landowners to remove the gun site from the Heritage at Risk Register. 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 to repair and maintain their buildings (April 2010).

### 3. setting, views and gateways

The setting of the conservation area is important as a hill top location. Once the minerals extraction is complete its strategic position will be reinstated along with the associated views visible from that location. The land will be restored to agricultural use considered appropriate in the Green Belt. The landscape scheme includes the planting of agricultural crops, the establishment of ditches, lakes and ponds for drainage, bunds for screening, and tree and hedgerow planting along footpaths and boundaries. The landscape scheme aims to encourage wildlife.

There is one identifiable arrival point or gateway to the west of the conservation area. This is the original entrance, currently the main entrance to the farm shop on Whalebone Lane North. The quarry restoration proposals include the restoration of the levels around the gun site and recreating the original public access by reinstating the access road. The public footpaths 107 and 108 across Warren Farm will also be reinstated. The restoration should include the reinstatement of the boundary stones.

Action: the Council will continue to work with Brett Lafarge and the landowners to ensure that the setting of the gun site and the restoration proposals are completed so that the setting of the gun site is restored and the aftercare is carried out.

#### 4. monitoring and review

Action: In line with best practice 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
- An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements
- Survey to assess if the gun site should remain on the Heritage at Risk list in the future
- 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

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Goldsmith, C. (1999) *A stroll through history in Chadwell Heath and Marks Gate* a paper prepared for Chadwell Heath Historical Society

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Museum of London Archaeology Service (2004) *Understanding the East London Gravels a post-excavation assessment and updated project design Part 1a post excavation assessment* (draft)

Passmore Edwards Museum Trust *Warren Farm Project: Archaeological Investigations at Marks Warren Farm, Hainault and Romford from 1988 onwards* report and map appended to a letter dated 21 December 1989 from the Passmore Edwards Museum Trust in relation to planning application no. P 1836.88 (London Borough of Havering)

Robert Brett and Sons Ltd (1995) *An Application for Planning Permission for the Extraction of Sand and Gravel from Marks Warren Farm Whalebone Lane North, Romford, Essex and Restoration to Agricultural Volumes 1, 2 and 3*

Wardell Armstrong Mining, Minerals, Engineering & Environmental Consultants (1993) *Chadwell Heath Anti-aircraft gun site Marks Warren Farm Romford Essex Archaeological Survey*



## 2 Sources of Further information

Brett Lafarge Redland Aggregates Ltd *Guns that Saved London The Story of One of the Anti-aircraft Batteries that Beat off the Luftwaffe* leaflet produced by Brett Lafarge with assistance from the Crown Estate Commissioners, Michael Gilman, historic buildings consultant, the Imperial War Museum, Peter Watt (author of *Hilter v Havering*), Richard Clements, local resident, and Keith Langridge Friends of ZE1 (undated)

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](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>

Planning Policy Guidance 16: Archaeology and Planning (PPG16) Communities and Local Government (DCMS)

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/156777.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>

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

National Monuments Record, English Heritage, Kemble Drive, Swindon SN2 2GZ tel. 01793 414700 [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

Archive Photo Gallery [www.barking-dagenham.gov.uk](http://www.barking-dagenham.gov.uk)

Access to the gun site can be arranged by contacting the Quarry Manager, Brett Lafarge Limited on 0208 597 3774 or 0208 597 7131.

Heritage at Risk <http://www.helm.org.uk/server/show/nav.19627>

### 3 Listed Buildings

Grade II

*Anti-aircraft Site at TQ 48738975, Whalebone Lane*

Listed 2 February 1991.

Anti-aircraft gun site. 1935 –1939. Brick with concrete render and reinforced concrete; felting to roof and some walls of accommodation blocks. All buildings single storey.

Two command posts each with 4 gun emplacements set in a semi-circle on eastward side and linked by concrete roads; between each pair of placements, on outer side, is an ammunition store with blast walls; to Southwest of northern command post are three detached blocks (probably 2 ammunition stores and a vehicle store) and another one to the south-east of southern grouping near to southern grouping (near to 2<sup>nd</sup> emplacement in anti-clockwise direction and probably for vehicle store).

The command posts are comprised of clustered semi-subterranean accommodation blocks and walling; the southern one having a circular brick gun base. The gun emplacements are octagonal; each having 2 opposed entrances that on the inner side were formerly gated and on the outside of the emplacement had 1 or 2 ammunition stores; the outer entrances have screening walls and next to each was a subterranean corrugated iron shelter of which only fragments now remain. Within each emplacement are 6 small ammunition stores having opposed metal doors and inside, crude poles forming racks (the doors and poles are now removed from a number of stores); in the centre of each emplacement is the former gun position marked by holdfast bolts sunk in the concrete base.

The larger ammunition stores (each serving 2 emplacements) are of 5 bays, defined by pilaster buttresses, with windows and metal doors alternating (a number of windows are now blocked and doors removed); inside are 5 cells, some with shelves, connected by front corridor; around each store are blast walls; the store at the south-east corner of the northern grouping has a watch tower.

Two of the detached blocks to the southwest of northern grouping have reinforced metal doors and ventilation holes at eaves; the larger one has 3 larger metal-louvred openings on the west side.

This anti-aircraft gun site formed part of the Inner Artillery Zone that surrounded London. It survives particularly well and is significant also in being a purpose built 8 gun site (most sites had only 4 guns). The site saw a considerable amount of action in 1940 - 1941. Information from report by M. Gilman. See also History of Anti-Aircraft Command Defence of Great Britain<sup>22</sup>.

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<sup>22</sup> English Heritage Listed Buildings Online <http://lbonline.english-heritage.org.uk/Login.aspx>



There are three other Grade II listed buildings/structures within the vicinity of the conservation area:

- Warren Farm Barn, Whalebone Lane North
- The Marks Stones, Whalebone Lane North
- The Warren Stone, Whalebone Lane North

## 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.

The objectives set out in Policy G6 of the Unitary Development Plan– Mineral Extraction Marks Warren Farm have been incorporated into the quarry restoration plan:

The Council will allow mineral extraction from the Marks Warren Farm site subject to provision being made for all of the following:

- i) The safeguarding or appropriate enhancements of the Chadwell Heath Gun Site Conservation Area and appropriate enhancement of the listed wartime structure within it;
- ii) The preservation of the other listed structures and the archaeological interest of the site either in situ or, if appropriate by record;
- iii) Access to the listed wartime structures during the extraction and restoration phases of mineral workings in order to carry out the preservation or enhancement work, and the facility for subsequent controlled public access, as appropriate;
- iv) The restoration of the site to a landscape setting approved in advance by the Council;
- v) Increased public access and upgrading of existing footpaths to include both through and circular routes, as appropriate, and;
- vi) The Council will require satisfactory reclamation and after care proposals for acceptable green belt uses as defined in Policy G2, and will expect the operator of the site to be responsible for it's aftercare for not less than 5 years following the satisfactory completion or any programme of restoration works.

### **In the LDF Policy BR6: Minerals states:**

Planning permission for extension to the existing mineral extraction site at Marks Warren Farm will only be granted if no significant adverse impacts are caused to the environment or human health. This includes ensuring:

- environmental disturbance for the periods of the operation are minimised by means of, for example, tree planting and land grading schemes, visual screens, acoustic baffles, siting of plant and buildings, limitation of working hours, direction of working and by relating excavation to progressive restoration to minimise the extent of the area open at any one time;
- subject to part 19 of the General Development Plan Order 1995,

ancillary buildings, structure, plant or equipment in the Green Belt are essential to the operation and preserve the open nature of the Green Belt, and that their materials are sympathetic to the landscape and their impact is minimised by appropriate siting and screening where necessary;

- there are no significant adverse effects on sites of protected or priority species or habitats in line with the Council's Biodiversity Action Plan; sites of historical, geological or archaeological importance; or the Chadwell Heath Gun Site Conservation Area;
- there are no significant long term adverse effects on the landscape;
- particle emissions meet EC and UK standards;
- there are no adverse noise and dust impacts with regard to Annexes 1 and 2 of MPS2: 'Controlling and Mitigating the Environmental Effects of Minerals Extraction in England-Noise';
- there is no significant adverse effect on safety and amenity from vehicular traffic. When considering the traffic implications the Council will not only consider the effect on roads, but also along routes leading to the site;
- the extension does not create land instability; and
- there is no significant adverse effect on ground or surface waters, flooding, and air quality.

Following completion of extraction, the site should be restored to the highest standards and secure a beneficial and acceptable use in line with Green Belt objectives. As Barking and Dagenham is not required to meet the London Plan apportionment for land won aggregates, permission will not be granted for the opening of further sites.

### **Reasoned Justification**

- 2.6.1 Barking and Dagenham is not one of the London Boroughs required by policy 4A.32 of the London Plan to meet an additional apportionment for land won aggregates. This policy will be reviewed if regional demand and policy changes.
- 2.6.2 The borough does, however, have an existing reserve outside of the apportionment – the Brett Lafarge site at Marks Warren Farm. Extension of this site, in accordance with Minerals Planning Statement 1: Planning and Minerals, should prevent or reduce, as far as possible, impacts on the environment and human health arising from the extraction, processing, management or transportation of minerals. Policy 4A.31 of the London Plan similarly identifies that DPDs should adopt the highest environmental standards for aggregates extraction.
- 2.6.3 Proposals for extension of this site should be submitted following discussions with the Council and other organisations whose interests may be affected.

## 5 Useful Addresses

Francesca Cliff,  
Principle Planner (Conservation),  
London Borough of Barking and Dagenham,  
Regeneration and Economic Development Division,  
3rd Floor Maritime House,  
1 Linton Road,  
Barking,  
Essex IG11 8HG.  
Tel. 0208 227 3910 (direct line)  
[www.barking-dagenham.gov.uk](http://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](http://www.english-heritage.org.uk)

The Essex Records Office  
Wharf Road,  
Chelmsford,  
Essex CM2 6YT.  
Tel. 01245 244644  
[www.essexcc.gov.uk](http://www.essexcc.gov.uk)

Contact for Crown Commissioners:  
Rural Division,  
Cluttons LLP,  
26-28 Albion Place,  
Maidstone45 Berkley Square,  
London W1  
Tel. 01622 607415  
[info@cluttons.com](mailto:info@cluttons.com)

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**Appendix D**  
**Dagenham Village**  
**Conservation Area Appraisal**

Figure 1 Dagenham Village looking east towards St Peter and St Paul's Church  
monochrome wash by A.B Bamford 1895 (source: LBBB Archive )

Regeneration and Economic Division,  
London Borough of Barking and Dagenham  
April 2009



# 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:<sup>1</sup>

‘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 Dagenham Village Conservation Area. This was designated on 31 January 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 areas<sup>2</sup>
- 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 proposals<sup>3</sup>
- In exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas<sup>4</sup>

Consequently the Council has prepared 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 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 Dagenham Village Conservation Area and to provide a basis for making sustainable decisions about its future through the development of management proposals.

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<sup>1</sup> Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>2</sup> Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>3</sup> Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>4</sup> Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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 Dagenham Village 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 will be adopted by the Council and reviewed every five years in line with advice from English Heritage.

Dagenham Village was subject to a range of improvements funded by the Single Regeneration Budget in the late 1990s and the Heathway is currently undergoing a major refurbishment.

Also relevant is the East London Green Grid which has been adopted as Supplementary Planning Guidance by the Mayor of London. This includes proposals for the creation of green spaces along river valleys, and therefore is relevant to the Beam Valley and Roding Valley and the Dagenham Village Conservation Area.

### 1.3 Definition (or Summary) of Special Interest

The Dagenham Village Conservation Area was designated on 31 January 1995. Dagenham Village is first mentioned as one of the settlements that were given c.687 AD to the abbey at Barking. The earliest form of the name was Daeccanham, meaning ham or farm of a man called Daecca. The early village is not mentioned in the Domesday book. The conservation area is due to its origins and historical associations. Dagenham Village was the main settlement in the parish, Chadwell Heath and Beacontree Heath were small hamlets. Chadwell Heath though was remote from the village. Barking was a separate parish. Most of the village buildings were knocked down to make way for new development which at the time was considered progress. Unfortunately the only records of these aspects of the village are photographs and archives. Crown Street, the main street of the village was largely destroyed in the 1960s and 1970s in preparation for the building of the Ibscott Estate. The key characteristics to be preserved and enhanced are listed below:

- Saxon origins-evidence of early settlement, located on the Wantz river, a tributary of the Beam
- Part of Barking Abbey-Dagenham Village was once part of the land owned by Barking Abbey
- Medieval street pattern-part of ancient street pattern remains although much changed (Church Elm Lane, Church Street, Crown Street)
- St Peter and St Paul's Parish Church-medieval origins, first mentioned 1205, rebuilt 1800, associated with local families and various famous people
- Churchyard-St Peters and St Paul's Churchyard is a Local Nature Reserve, graves associated with local and famous people
- The Vicarage-17<sup>th</sup> century remodelled 19<sup>th</sup> century, former vicarage for St Peters & St Paul's
- Cross Keys Inn Public House-15<sup>th</sup> century timber- framed hall house, former tannery
- Buildings of particular architectural or historic interest. There are three listed buildings within the conservation area
  - one Grade II\* - St. Peter and St. Paul's Parish Church ,
  - two Grade II - The Vicarage and the Cross Keys Pub (see Appendix 3)
- Locally listed buildings-there are two locally listed buildings. These are:
  - Dagenham Old National School
  - Petronne House
- The school was the first school in Dagenham, built in 1835 by Revd Thomas Lewis Fanshawe next to St. Peter and St. Paul's Parish Church. Petronne House was a former bank building at the junction of Church Street/Church Lane. They do not meet the criteria for listing but do have local significance and are recognised for their

architectural importance, or historic interest and are worthy of protection (see Appendix 3).

- Archaeology-the conservation area is within an Area of Archaeological Significance
- Positive features-view along Crown Street from Church Elm Lane to the church, views across the Millennium Green to the war memorial, church, pub and school, view from opposite the school towards the church; view from within the grounds of the pub towards the church, war memorial and Millennium Green (also known as the Memorial Green) implemented 2000 instigated by local people.

Figure 2 looking east along Crown Street in 1956 from the location of the vicarage (source: Curtis, S. Gillespie, G. Clifford, T. *You've Never had it so Good A photographic record of Dagenham in the 1950's* London: Borough of Barking and Dagenham page 9)

## **2 Assessing Special Interest**

### **2.1 Location and Setting**

The London Borough of Barking and Dagenham (LBBD) 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.

The Dagenham Village Conservation Area is in Dagenham Village which is located in the east of the borough close to the boundary of the London Borough of Havering. It lies approximately 2 km to the north of the A13 and 1 km to the east of the Dagenham Heathway shopping area and District Line station. The conservation area is centred on St Peters and St Paul's Parish Church in Church Lane which was at the heart of the village. It is a relatively small conservation area and includes the Cross Keys Public House on Crown Street, the Vicarage, the church graveyard, Dagenham Old National School, the current vicarage, the Millennium Green, the shops, some residential properties as well as some incidental open space and car parking areas.

Figure 3 map Chapman and Andre map of 1777 depicts the once rural nature of the area and shows the location of Dagenham Village (labelled Dagenham) sited on the Wantz Stream (source: T. Clifford.,T (1992). *Barking and Dagenham*

## **2.2 Context**

Dagenham Village is an important entrance point into the borough and some improvement works have been carried out to enhance the boundary and appearance of the Ibscott Close Estate along Church Lane on the approach to Dagenham Village.

The Heathway Regeneration Strategy to regenerate The Heathway as the major retail centre in Dagenham and improve links between Dagenham Heathway and Dagenham Dock Stations is underway. This may have an impact on the conservation area in a positive way by making it more accessible and increasing the number of people who are likely to visit.

The Dagenham Old National School Trust (DONS) who own the building and listed school house have restored the building and provided a community facility with a grant from the Heritage Lottery Fund. Access into the churchyard as a nature reserve has also been improved and information about the village is now available. Additional funding is being sought to develop the Dagenham Village Urban Trail which will raise the profile of environmental and conservation issues in Dagenham Village. All material will be available locally and on the internet to become an educational resource for all. Further initiatives with regards to heritage and nature conservation are being developed to link to the Beam Valley as part of the wider East London Green Grid.

The churchyard is a designated Nature Conservation Area in the London Borough of Barking and Dagenham's Local Development Framework. The Nature Conservation Area in the churchyard is currently managed by the London Wildlife Trust. There is a Tree Preservation Order (TPO) on a number of trees in the churchyard and a TPO on the trees at the Cross Keys public house. A green chain/potential green chain designation is also shown on the plan following Siviter Way to Church Lane following the western boundary of the churchyard north past the War Memorial and on towards the District Line.

Figure 4 map of Dagenham Village Conservation Area (source: the writer)

## **2.3 General Character and Plan Form**

Dagenham Village Conservation Area retains a village character and a sense of it being an ancient settlement but it is evident that much of the village has changed over the years. The Dagenham Village Conservation Area is predominantly comprised of a number of roughly rectangular shapes that reflect the boundaries of the properties it covers such as the church and The Vicarage.

## **2.4 Landscape Setting**

Dagenham Village is located on the Wantz Stream which flows into the Beam River. This forms the natural drainage and eastern boundary of the borough and flows from Romford south to the Thames. The Beam was known as the Mardyke in the 13<sup>th</sup> century and the Fleetsmouth or Dagenham Creek in the 16<sup>th</sup> century. The Wantz Stream was formerly called the Wythedene and later Wisdom Water<sup>5</sup>. The Wantz is a gentle open valley although the stream is not very apparent today the village now being dislocated from it by a housing estate and road (Ballards Road). The general topography of the area is fairly flat with a gentle gradient from the north to south. The conservation area has an open aspect, due mainly to the large-scale demolition in the 1970's and lacks the intimacy that it probably once had. A sense of what it once may have been like as rural settlement can be felt when standing outside the church.

The conservation area today is predominantly surrounded by development dating from the Victorian era through to the late 1990's of varying character, layout, height and density. The Victorian shops and houses on Church Street are quite in keeping but some of the more recent developments encroach on the village.

There are no distant views from the conservation area. The main views are fairly short and within the conservation area itself with the church being the main feature.

### **3 Historic Development and Archaeology**

#### **3.1 Origins and Historic Development**

Dagenham or 'Daecca's home' was probably one of the earliest Saxon settlements in Essex<sup>6</sup>. *In 697AD, the King of the East Saxons (Essex) made a land grant to the newly established abbey at Barking. This land included several settlements including a place called Dakenham (farmstead of a man called Daecca). Probably very small and insignificant, Daeccas-ham vanishes for over 500 years. In about 1205, Dagenham and possibly its church is mentioned again. By this time Dagenham seems to have become a small but thriving village. Like many other villages along the River Thames its lands were divided into 3 parts. In the south were the marshes where cattle and sheep were grazed and reeds grown for thatching. To the north, on the heavy clay lands was Hainault Forest, part of the Royal Forest of Essex and a place to graze cattle, sheep and pigs and collect firewood. In the centre was Dagenham Village built on the drier gravel lands surrounded by small farms. This was the best farming land in Dagenham<sup>7</sup>.*

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<sup>5</sup> British History online <http://www.british-history.ac.uk/report.aspx?compid=42731>

<sup>6</sup> British History Online <http://www.british-history.ac.uk/report.aspx?compid=42731>

<sup>7</sup> LBBB Archive <http://www.lbbd.gov.uk/4-heritage/archive-photo-ga/photo-gallery-menu.cfm?id=3311289F-1422-C1AB-D3BC527AECB66FA9>



Dagenham Village is shown in the 1653 plan below and comprised of a single street known as Crown Street. There were buildings along most of the north side with some on the south side including St Peter and Paul's Church, and a few buildings at the junction of the road to Rainham. Dagenham Village was slightly bigger in 1805 but growth was slow in the 19<sup>th</sup> century even after the coming of the railway. The village retained its village character right up until the 1960s when it was to be redeveloped.

Crown Street was one of the most important roads in the area, the London to Tilbury road with a crossing point over the River Beam at Dagenham Bridge. The 1777 map above shows how the village was linked to the important manors and settlements in the area. The Manor of Parsloes just to the west of the village was owned by the Fanshawe Family who have been associated with Barking and Dagenham for over four hundred years<sup>8</sup>. One of the family Thomas Fanshawe became Lord of the Manor of Barking when his father died in 1651. The Manor of Barking comprised of Barking, Ilford, and Dagenham (including Dagenham Village)<sup>9</sup>.

The core buildings of this early settlement of St Peter and St Paul's Church, the Cross Keys pub, and The Vicarage survive, but the majority of the buildings that formed the main part of the village and dated back to the 1300's have been lost.

Part of the historic road pattern survives today although Crown Street has been truncated by the construction of the Ibscott Close housing estate and as such has lost its strategic function.

Figure plan of Dagenham Village dated 1653 showing the plan form off Dagenham Village with Crown Street as the main street with the church and vicarage identifiable and a number of other buildings along it linking through to what is now Rainham Road South (source: Howden, J. (1975) *A Brief History of Barking and Dagenham* London: London Borough of Barking and Dagenham page 23).

### **3.2 Development in the 19th and 20th Centuries**

The nave and south aisle of the church were demolished in 1800 when the tower which had been crumbling for a number of years collapsed. Rebuilding which necessitated an Act of Parliament to effect efficient repairs, was completed by 1805 and included a spire, with the addition of six new bells. The spire was eventually removed for safety reasons in 1921.

The school that was built beside the church by the vicar in 1835 ran until about 1878 with the aid of Government and National Society grants when it was replaced by other schools in the area. The school was then used as a parish office and is now also used as a community hall.

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<sup>8</sup> LBBB Archive <http://www.lbbd.gov.uk/4-heritage/archive-photo-ga/photo-gallery-menu.cfm?id=33113BD9-1422-C1AB-D39E4F0E57642E73>

<sup>9</sup> From a map of Barking Manor made for Thomas Fanshawe in 1653 copies available in Essex Records Office



The Cross Keys public house was completely refurbished in 1962, but still retains a room with the original 17<sup>th</sup> Century panelled walls.

In the 1930's new terraced housing was built adjacent to the conservation area in St Giles Close and St Giles Avenue and in the 1960's prefabricated dwellings were erected nearby in the Rookery Crescent Estate off Siviter Way.

By far the most significant change however was the large-scale demolition of properties in the village to assist the comprehensive redevelopment of the area which led to the development of Ibscott Close. The 1972 phased development proposals included the creation of a more open space aspect to the church, two new shopping parades, three car parking areas, and new housing<sup>10</sup>. This effectively destroyed the historic integrity and structure of the village reducing it to a few key components.

A small terrace of new housing was developed within the conservation area opposite the church in Church Lane in the late 1990's. This housing has a large communal car parking area to the rear accessed off Church Street.

The Council, the Dagenham Village Partnership, and the British Legion implemented a number of environmental improvement works in 1999 using Single Regeneration Budget (SRB) bid funding. This included public realm, boundary, and shop front improvements, and the provision of facilities for children and young people in the local area. In addition the Millennium Green and war memorial was established in the year 2000 on land adjacent to the Cross Keys and vital repairs were carried out to St Peter's and Paul's Parish Church using lottery funding.

Figures 5 and 6 the village in 1866 was little changed by the coming of the railway as shown in the maps dated 1866 and 1887 (source: Clifford, T. (1992) *Buildings Past and Present* pages 16 and 19 respectively)

Figure 7 Dagenham Village in 1972 showing the buildings along Crown Street that have since been demolished (source: London Borough of Barking (1972) *Dagenham Village the Future* London: London Borough of Barking page 7)

### **3.3 Archaeology**

The conservation area lies within an Area of Archaeological Significance reflecting the ancient settlements of the area where important archaeological remains relating to the areas development have been found.

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<sup>10</sup> London Borough of Barking (1972) *Dagenham Village the Future* London: London Borough of Barking page 8)

## **4 Spatial Analysis**

### **4.1 Character and Interrelationship of Spaces**

The conservation area is relatively small and encompasses the main part of Crown Street within the core of the village and expands to include the main parts of the areas on either side of Crown Street. The church is at the centre of the conservation area and the predominant feature. The juxtaposition of the church, pub and the vicarage indicates that this was the centre of the village at one time.

### **4.2 Key Views and Vistas**

The predominant views and vistas from within the conservation area tend to focus on the church, the tower of which can be seen from most angles within the conservation area. The main view into the conservation area is along Church Street looking towards the church. Other predominant views are of the Cross Keys pub and the church from the War Memorial. Glimpses of the pub and the church are available from the eastern end of Crown Street from the Ibscott Close direction.

Figure 8 view along Church Street to St Peters and St Paul's church (source: the writer)

Figure 9 view from the War Memorial towards the Cross Keys and the church (source: the writer)

## **5 Character Analysis**

### **5.1 Definition of Character Areas or Zones**

The conservation area is just one character area or zone. St Peter's and St Paul's is located at the centre of the conservation area and the main feature and point of reference. Overall the conservation area lacks cohesion, an appropriate scale, and sense of enclosure that the village once had.

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

The village is predominantly residential and on the whole can be described as a quiet place. The main thoroughfare is via the church and the main activity associated with attending the church, families visiting graves or walking through the churchyard and going to the small number of local shops or the pub. The Wildlife Trust are at the churchyard on a regular basis to maintain it.

There is a one way system and traffic calming which tends to encourage drivers to go round the conservation area rather than through it. Access to

Rainham Road South via Crown Street can only be made on foot. Exeter Road provides connections through to the housing areas to north of the village but is not used much. The presence of the District Line limits movement further north. The footbridge crossing the railway from Exeter Road provides a link to Pondfield Park.

### 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 those features make to its overall character and appearance.

- Church of St Peters and St Paul

The oldest remaining building in the village is the Church of St Peter and St Paul dating back to the early 13<sup>th</sup> Century. It has been modified many times since. In 1475 Dagenham Parish Church underwent its first major alteration, with the construction of a new aisle at the north-east end of the Church. It was partly rebuilt in a Strawberry Gothic style which makes it a distinctive feature in the village. The church contains some important artefacts. It is statutorily listed (Grade II\*) and is a positive contributor to the conservation area. Characters and features associated with the church are:

- Sir Richard Alibon – monument (by famous Dutch sculptor John Nost 1686-1729) Catholic Judge on the (Protestant) King's Bench, Alibon school. Tried a former archbishop for treason and lost
  - Thomas Bonham of Valence House – tomb in church, rogue – Bonham Rd
  - Revd Fanshawe – tomb, Old Dagenham National School schoolteachers house next door to school
  - Farmer William Ford – tomb, current William Ford Church of England Junior School founded later
  - Uphill – monument, standard bearer to 4 monarchs Dagenham, founder of the Uphill Charities.
  - Sir Thomas Urswick – tomb of Sir Thomas Urswick who was the recorder of London, MP for the City and Chief Baron of the Exchequer in the late 1400's and lived in the Manor House of Marks at Marks Gate
  - Elizabeth Fry - took tea at The Vicarage
  - James & Nathaniel Rogers descendants of translator of Matthews's Bible 1<sup>st</sup> Protestant martyr under Queen Mary buried at St. Paul's/ Westminster Abbey.
- Flags/ Old standards (Authority: Paul Bloomfield especially on 'The Old Contemptibles': War Museum)
  - Bell tower
    - Bells
    - Ringers
      - John Armstrong (St. Paul's/Westminster Abbey/ Royal occasions)

- Paul Bloomfield (St. Paul's/ Westminster Abbey/ Royal occasions) (Authority on WW1 graves)<sup>11</sup>

Figure 10 the interior of St Peter and St Paul's (source: the writer)

The Old Churchyard is important because it is a designated nature reserve managed by the London Wildlife Trust and a winner in the Borough of the national Green Flag Award. More importantly, it also provides, through its geography and tombs, the only intact, social in-situ record of the diverse residents of the Old Village after much of it was demolished.

- The stone used for the tombs has fossilized oyster shells embedded in it as well as the messages on the tombs and the diverse types of tomb provide a rich history of the strata of village life right through to (and beyond) the First World War.
- The churchyard associations include PC George Clark (local pc murdered in 1846 subject of The Dagenham Murder a national prize winning book 2006); PC Terry Furnell (murder)
  - Archbishop of Canterbury Dr George Carey's parents
  - Childrens graves from a local barn fire
  - WW1 service graves
  - The 1<sup>st</sup> Dagenham Scout grave
  - The 1<sup>st</sup> Eastern Region (railway) fatality: William Bennet
- Bottle tombs (shaped to stop grave-robbers)
- Family table-top tombs and vaults
- West & Co funeral directors churchyard burial map (ref info from DONS)
- List of all the tombstone inscriptions at the local studies library at Valence House Museum. There is also a map to show where each tomb lies.

Figure 11 the churchyard is a nature reserve and provides a green backdrop for the church (source: the writer)

- The Vicarage

Next to the Cross Keys is The Vicarage a timber framed house of early 17<sup>th</sup> century origin with a substantial garden. The front of the house was rebuilt in 1665 as shown by the date on the porch. The Vicarage is located on Crown Street and is the only building left on that street from the original village. It is just to the east of the pub and is hidden behind high walls and mature trees.

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<sup>11</sup> Dagenham Old National School (DONS) lottery application form

It has many later additions. The building is currently in private ownership. The Vicarage is statutorily listed (Grade II) and a positive contributor to the conservation area.

Figures 12 and 13 Bamfords drawing of the Vicarage circa 1895 and a view of the east elevation of the Vicarage today (source: LBBB Archives and the writer respectively)

- The Cross Keys Pub

The oldest secular (non-religious) building in the Borough is thought to be the Cross Key's pub located on Crown Street opposite the church. This was once a tannery house. It is a timber-framed hall house with gabled and formerly cross jettied cross wings, probably dating from about the 15<sup>th</sup> century. One of the rooms has 17<sup>th</sup> century panelling. It was owned by the Comyns family in 1670 who were prominent in Dagenham and Romford and became an inn the Queens Head in about 1700. It was called the Cross Keys about 1785. The name comes from the crossed keys, the symbol of the keys to heaven of St Peter to whom the Parish Church is dedicated.<sup>12</sup> The Millennium Green is adjacent to the pub and comprises of a central grass area defined by hedges, tree and shrub planting, decorative seating and lighting. The layout provides an appropriate setting for the war memorial and historic buildings nearby. The Cross Keys pub is statutorily listed (Grade II) is a positive contributor to the conservation area.

Figure 14 the Cross Keys about 1900 and neighbouring buildings (source: Clifford, T. (1996) *Dagenham Pubs Past and Present* London: London Borough of Barking and Dagenham page 10

Figure 15 the Cross Keys public house today (source: the writer)

- Dagenham Old National School

The school is located adjacent to the church and abuts the churchyard wall. The Old National School is important because it was the first school in Dagenham. It was built in 1835 by a former vicar, the Revd Thomas Lewis Fanshawe, from the historically important Fanshawe family, whose portraits have been bequeathed to the local museum at Valence House, Dagenham. The Old National School was built in the face of competition from wealthy farmer and disgruntled parishioner, William Ford, who bequeathed a far greater sum to establish another school after his own death. Although the original William Ford school has since been demolished (as part of the 1970s clearup of the area), funds were provided for another one to be rebuilt in his name that is a church school to this day. The National School

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<sup>12</sup> British History Onoine <http://www.british-history.ac.uk/report.aspx?compid=42731>

was described in the Dagenham Village Master Plan (1998/99) as *providing a significant contribution to the village landscape and as such warrants protection*<sup>13</sup>. It is a brick building which once had a thatched roof. There were two entrances presumably one for the boys and one for the girls. The school has been restored to enable its continued use as a community centre. This reinstates its position as an important building in the village. The Old School is locally listed and is a positive contributor to the conservation area.

Figure 16 the Dagenham Old National School has been restored

- Petronne House

Petronne House is a different style of building probably dating from the 1930's, of stone and brown brick, with a mansard slate roof behind a brick parapet. It is occupied by a property maintenance company and has been sensitively refurbished with appropriate signage. It is located at the corner of Church Street and Church Lane and helps to define the beginning of the retail area. Petronne House is locally listed and a positive contributor to the conservation area.

Figure 17 view of Petronne House from Crown Street

## 5.4 Unlisted Buildings

- Schoolmasters house

The schoolmasters house is a detached Victorian brick property. It was obviously very small when first constructed and because of this has been extended to the side and front. The porch though is disproportionately large and being painted a bright colour appears intrusive. The house can be described as a neutral contributor to the conservation area.

- Vicarage

The current vicarage is located adjacent to the Church Hall and is a late 20<sup>th</sup> century building of brick construction, fairly bland and devoid of character. It is of standard construction and can be described as a neutral contributor to the conservation area.

- Retail premises on Church Street

There are a number of retail premises on Church Street to the north side of the Road and Petronne House a former National Westminster Bank building to the south side. These premises were once part of a much more extensive and thriving retail and commercial centre but now seem to be struggling to

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<sup>13</sup> Dagenham Old National School lottery application form

survive. They are not part of the regeneration of shopping parades underway in the borough.

The premises on the northern side of Church Street are a mixture of shops including a general store, newsagents, and some vacant premises. The shops are in a two storey Victorian terrace and contribute to the setting of the conservation area being older style properties but could be improved to further enhance it.

- Residential properties on Church Lane.

There are two terraces of housing on Church Lane. These are quite different in architectural style. Directly opposite the Church a terrace of 2 storey houses was built in the 1990's and although there have been some efforts to create a cottage feel the yellow buff brick and modern use of materials detracts from the conservation area. There is car parking to the rear and disproportionately small front gardens which with poor boundary treatments which often attract windblown litter.

## **5.5 Local Details**

Many of the original details that would have been characteristic of the old village have gone such as the weatherboard cottages depicted in the photographs however the remaining buildings retain most of their features such as the decorative barge boards on The Vicarage, the shaped battlements on the church tower of Jacobean character, and the shape of the roof of the pub that portrays its original form.

## **5.6 Prevalent and Traditional Building Materials and the Public Realm**

The Church is predominantly built of stone. The Cross Keys and Vicarage are timber framed. The Old School and school house are built of London Stock brick as are the Victorian shops and houses on Church Street. Some of the slate roofs have been replaced with tiles and surfaces rendered over. The 50s semi detached houses on Church Lane are also brick built. The more recent flats and houses on Church Street are built of buff and yellow brick.

The main public realm areas are the Millennium Green and the area in front of the church. It is paved in Tegula blocks which extend into the road surface and provide a link between this area and the Millennium Green. The use of mottled brown herringbone paviers, granite setts and kerbs, lighting columns and hedging, complement the colours and materials of the historic buildings. Whilst this is mostly car parking it does provide an appropriate setting for the church. A number of other materials were used as part of SRB improvements include different types of surfacing, bollards, boundary treatments and lighting.



## **5.7 Contribution Made to Green Spaces and Biodiversity**

The main spaces are the Millennium Green and the churchyard. The trees at front of the churchyard frame the view of the front of the church. The trees in the pub garden, vicarage, and churchyard together create quite a green backdrop generally to Crown Street.

There are two main footpaths within the area one from the Ibscott Close Estate at the end of the Crown Street and the other to the east of the Church. There are no statutory footpaths crossing through the conservation area.

The grass verge along Church Street is planted with trees which contribute to the view towards the Church. There are a number of large grass verges adjacent to the roads immediately outside of the conservation area along Siviter Way and amenity space within Ibscott Close with some mature trees.

Dagenham Old Park is located about 500m to the south of the conservation area and extends across Ballards Road to connect to the Eastbrookend Country Park and greenbelt beyond.

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

The demolition of most of the properties in the 1970s has been the most damaging factor. The developments that have built up since such as Ibscott Close have been constructed right to the boundary of the conservation area and encroachment upon it. Many of the Victorian buildings have been altered with slate roofs replaced by tiles, windows changed, and brick surfaces rendered over.

## **5.9 General Condition**

The general condition can be described as variable. The church has had some repairs carried out on it and has been taken off the Heritage at Risk List. The churchyard is a pleasant place to visit being regularly maintained. The Vicarage though is in poor state and continues to be included the Heritage at Risk List. The list is maintained by English Heritage who request an update each year from Local Authorities for addition or deletions. English Heritage aim for a year on year reduction of the number of items on the list focussing on the ones that are regarded as high risk. Listed buildings and buildings at Risk are the responsibility of the Local Authority and can insist on repairs being carried out to keep the building weatherproof by issuing Urgent Repairs Notices. EH focuses on the ones that are regarded as high risk. Some may be eligible for grant aid. Some interest has been shown in the Vicarage as a result of it being on the at Risk List. The long term objective is to remove the Vicarage from the Heritage at Risk List when it is repaired and brought back into use. A scheme that is sensitive to the character of the house and conservation area could enhance the area as a

whole. Liaison with a developer to provide a suitable scheme may enable this to happen.

#### **5.10 Problems Pressures and Capacity for Change**

The main issue is the pace of change there is pressure to develop in Dagenham also. The inappropriate development that has already taken place around the village and how to prevent further encroachment.

#### **5.11 Community Involvement**

A targeted consultation was carried with a number of specific groups and organisations that have an interest in the historic environment. Meetings were held with stakeholders English Heritage, and expert groups from the LDF consultation data base such as the Dagenham Village Partnership and the DONS. The group was consulted on an earlier draft of the appraisal and the proposed management actions. The village is regarded by the local community as an important part of their area and a place to be looked after. 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.

#### **5.12 Summary of Issues**

The main issues are the earlier demolition of the village, protecting and enhancing the remaining heritage buildings especially those at risk, and preventing further encroachment. Any future development should enhance the conservation area.

## 6 Management Proposals

### 1. changes to conservation area boundary

As part of the appraisal process the existing conservation area boundary was inspected and it is considered the boundary should remain the same.

Action: the Council will review the boundary of the conservation area in five years time in accordance with Best Practice and guidance on the management of the historic environment (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, 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 buildings are protected (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 the appraisal and are described in 3. Character Appraisal above.

There are two identifiable arrival points or gateways to the west, and south east of the conservation area. The western point is the junction of Heathway and Church Elm Lane, and the south eastern point is the junction of Ballards Road and Rainham Road South at the Bull Roundabout.

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. Policy BP2 covers Conservation Areas and Listed Buildings, and BP3 Archaeology.

### 4. shopfront design

The Dagenham Village Conservation Area contains a small number of shops. In some cases the shopfronts have been designed with little regard for the host building or the streetscene and detract from the historic character and appearance of the building and street.

Action: when considering the replacement of a shopfront, the following guidelines must normally 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 19<sup>th</sup> 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.

#### 5. advertisement control

PPG15 recognises that all outdoor advertisements affect the appearance of the building or neighbourhood where they are displayed.

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 and Buildings of Townscape Merit 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 enhance that building or site by encouraging the owners or developer to enhance it (April 20010).

### 8. 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 and reduce clutter in the village and conservation area. The treatment should enhance the setting of the historic buildings and special features. Links to the nearby open space should be enhanced.

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.

### 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 and Buildings of Townscape Merit
- An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements
- A Buildings at Risk survey to identify any building whose condition poses a threat to their integrity
- 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

Curtis, S. Gillespie, G. Clifford, T. (2001) *You've Never had it so Good A photographic record of Dagenham in the 1950's* London: Borough of Barking and Dagenham

English Heritage (2006) *Guidance on Conservation Area Appraisals* London: English Heritage [http://www.english-heritage.org.uk/upload/pdf/Conservation\\_area\\_appraisals\\_20060320130154.pdf](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](http://www.english-heritage.org.uk/upload/pdf/Management_of_Conservation_Areas_20060320130528.pdf)

Clifford, T. (1992) *Barking and Dagenham Buildings Past and Present*, London: London Borough of Barking and Dagenham

Clifford, T. (1996) *Dagenham Pubs Past and Present* London: London Borough of Barking and Dagenham

Howden, J. (1975) *A Brief History of Barking and Dagenham* London: London Borough of Barking and Dagenham

London Borough of Barking (1972) *Dagenham Village the Future* London: London Borough of Barking

Shawcross, J.P. (1904) *The History of Dagenham in the County of Essex* London: Skeffington and Son

Revd. Hanna, S. (2004) *A Taste of Dagenham Village, through the eyes of it's Church* (former Curate of Dagenham Parish Church) leaflet

London Borough of Barking and Dagenham *The London Borough of Barking Official Guide* 3<sup>rd</sup> Edition (undated but about 1972/3)

## 2 Sources of Further Information

Dagenham Old National School Trust Heritage Lottery application form for the Old School

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](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>

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](http://www.barking-dagenham.gov.uk)

British History Online [www.british-history.ac.uk](http://www.british-history.ac.uk)

Dagenham Old National School Trust Heritage Lottery application form

Heritage at Risk <http://www.helm.org.uk/server/show/nav.19627>



### 3 Listed Buildings, Locally Listed Buildings

(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)

Grade II\*

*Church of St Peter and St Paul, Crown Street, Dagenham*

Listed 28 June 1954.

Medieval origin, part re-built 1800. Nave of church and western tower a good example of Strawberry Hill Gothic built in 1800 to the designs of William Mason. Signed and dated over door. Rubble with brick dressings. Three stage tower of stock brick with angle piers, pointed belfry windows with stock brick rustifications. Oval porch set in pointed recess with quadrupled pillars. Shaped battlements of Jacobean character. Chancel C13 with north aisle of late C15 with fine monument with life size statues to Sir Richard Alibon 1688 and his wife. No old fittings in Nave save early C19 west gallery. Monument with brasses to Sir Thomas Urswycke of Marks Hall.

Grade II

*The Vicarage, Crown Street, Dagenham*

Listed 28 January 1980.

C17 – dated 1665. Two storeys rendered. Two gables and central 2 storey gabled porch. Bargeboards. Three modern windows and modern tiled roof. Eastern side has miscellaneous windows of different dates, irregularly placed. Two flat topped C18 sash bays. Gable to left C19 porch.

Grade II

*The Cross Keys Public House, Crown Street, Dagenham*

Listed 28 June 1954.

C15, timber framed hall house with gabled jettied cross wings. Two storeys, gable ends with exposed restored timber framing with leaded windows. Ground floor of whole of modern character with modern doors and windows, Old tile roof with central 3-light casement dormer with hipped roof. Panelled room inside C17<sup>14</sup>.

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<sup>14</sup> English Heritage Listed Buildings Online <http://lbonline.english-heritage.org.uk/Login.aspx>

## Locally Listed Buildings

There are 136 locally listed buildings in total in LBBD. There are 2 in the Dagenham Village Conservation Area:

- Office adjacent to Dagenham Parish Church, Church Street, Dagenham - Designated in 1995. Built in 1835 as a church school by the Revd. Thomas Lewis Fanshawe. He was a descendant of the famous Fanshawe family of the Manors of Barking and Parsloes. It is still in use as a parish office.
- Petronne House- probably dates from the 1930's, former bank, good corner building.

There are a further 2 locally listed buildings within the vicinity of Dagenham Village:

- 334, The Heathway, Dagenham- formerly Pettit's Farmhouse, rebuilt around 1870
- Nos 1-5 The Broadway, Dagenham-dates back before 1862

#### **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.

#### **4 Initiatives/strategies/masterplans/studies**

Planning for the Future Dagenham Heathway Area Action Plan public Realm Study  
Library Feasibility Study draft October 2004 by Atis Real Weatheralis, Witherford  
Watson Mann Architects, J&L Gibbons, Ken Worpole, Hyder

Heritage Strategy LBBD 2003

## 6 Useful Addresses

Francesca Cliff,  
Principle Planner (Conservation),  
London Borough of Barking and Dagenham,  
Regeneration and Economic Development Division,  
3rd Floor Maritime House,  
1 Linton Road,  
Barking,  
Essex IG11 8HG.  
Tel. 0208 227 3910 (direct line)  
[www.barking-dagenham.gov.uk](http://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](http://www.english-heritage.org.uk)

The Essex Records Office  
Wharf Road,  
Chelmsford,  
Essex CM2 6YT.  
Tel. 01245 244644  
[www.essexcc.gov.uk](http://www.essexcc.gov.uk)

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## Appendix E

### Summary of Comments Received for the Four Conservation Areas

Summary of comments received for the conservation areas and how the comments have been addressed for the four conservation area appraisals.

Note: the content of the four conservation appraisals have been re-ordered to more closely follow the English Heritage document entitled Guidance on Conservation Area Appraisals dated 2006 and updated to bring them into line with current planning policy and the emerging Local Development Framework.

	Organisation	Contact and Date Comment Received	Summary of Comments Received	How Comments addressed
<b>Abbey and Barking Town Centre Conservation Area Appraisal</b>				
i	Design for London	Edmund Bird Heritage advisor Design for London letter dated 4.3.09	Support for appraisal and the proposed extension; suggests Town Hall and Police Station are statutorily listed	Boundary of extension to remain as proposed in November Executive; listing of buildings to be considered separately in consultation with English Heritage
ii	English Heritage	Andrew Hargreaves Area Advisor phone call and letter dated 5.3.09	Support for appraisal and the proposed extension; some detailed comments on the content such as making the table of buildings included in CA clearer, strengthening management plan, and clearer maps	Boundary of extension to remain as proposed in November Executive  Detailed comments incorporated
iii	English Heritage	David Divers Archaeology Advisor emails dated 6.3.09	Suggested amendments to text to reflect archaeological importance and more detail on historical development of the town centre	Text amended accordingly
iv	London Thames Gateway Development Corporation (LTGDC)	Report from the Director of Planning, Planning Committee Report dated 2.3.09	Object to the extension of the Abbey and Barking Town Centre Conservation Area to include 1-27 Station Parade, The Barking Tap/Buzz Wine Bar, 2 Linton Road, Crown House, and Badawa House 26 Linton Road. In their opinion the Linton Road area should not be included as it is considered the buildings with the exception of the Baptist Tabernacle are not worthy of inclusion in the conservation area. This is	The Barking Tabernacle and Barking Tap are both locally listed buildings, and some of the shops along Station Parade are among the oldest in the town centre and retain many original features. The original part of the public house is shown on early maps of the town centre. It is evident



			because of the unsympathetic alterations to the shops on Station Parade and Badawa House and Crown House detracting from the conservation area. The LTGDC query the date of origins of the public house considering it was built later than stated in the appraisal.	that it has been extended since which may have led to the question over the date. Crown House is identified as a negative contributor in the appraisal. The view to extend the conservation area and include the Linton Road/Station Parade area is supported by English Heritage and Design for London. Extending the Conservation Area in this part of the Town Centre should not hinder the regeneration of the Station and surrounding area but it will help ensure that resultant development proposals enhance its character or appearance.
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**Abbey Road Riverside Conservation Area Appraisal**

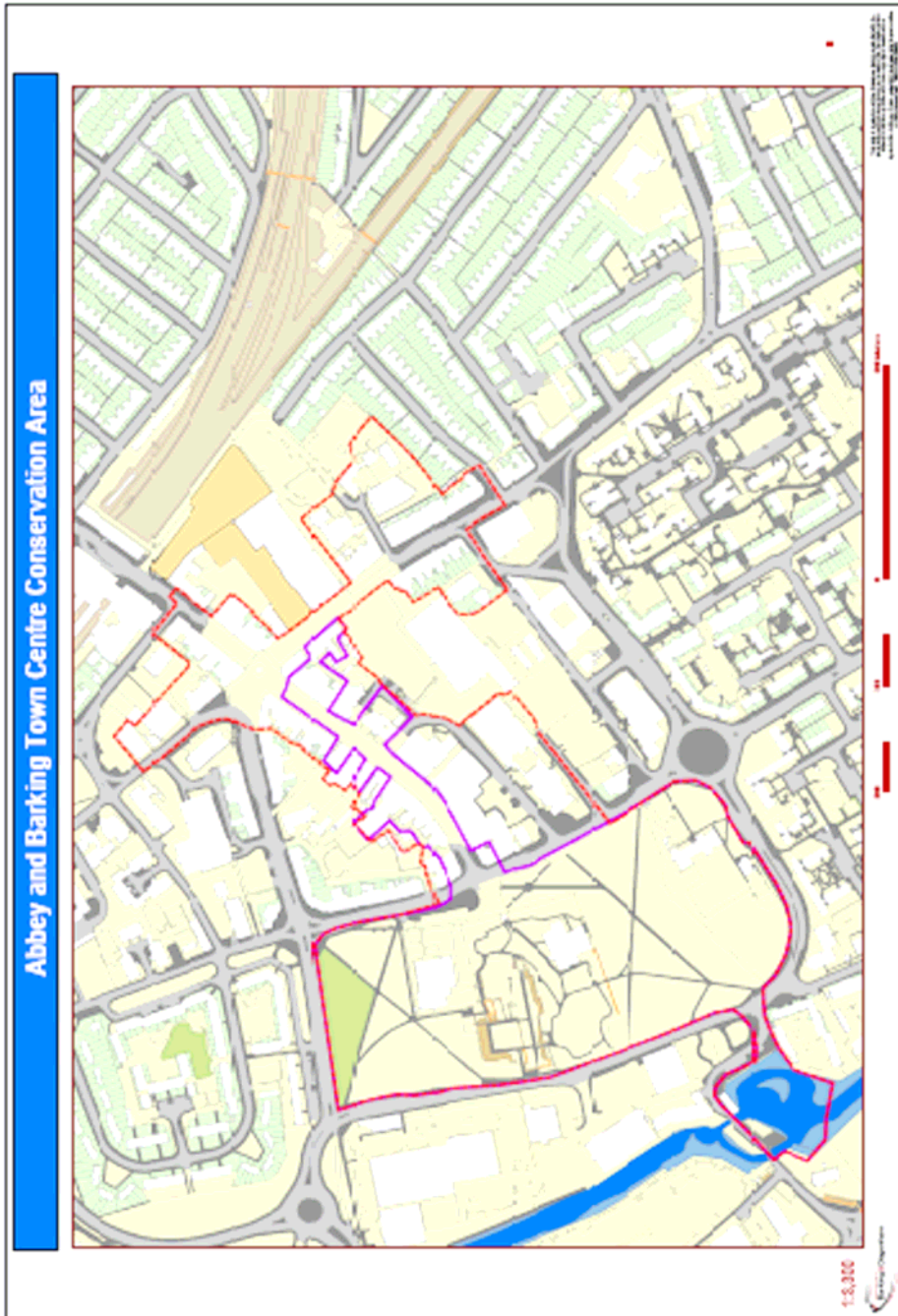
v	LTGDC	Peter Elliot Development Manager emails dated 8 & 9.1.09	Pictures to be correctly credited before document available for consultation; concern about the wording of the text regarding the Barfords Chemicals icehouse that it was contradictory; details of date Malthouse refurbishment to be added	Pictures now correctly credited, text for Barfords Chemicals icehouse reflects comments from English Heritage, date of Malthouse refurbishment included
vi	English Heritage	Andrew Hargreaves Area Advisor phone call letter dated 5.3.09	Document needs to be written so it is future proof and therefore should not be based around current planning application/proposals for the site; clearer maps needed and management plans need strengthening	Appraisal amended to address these issues
vi i	English Heritage	David Divers Archaeology Advisor	Document needs to say more about area's archaeology, provide a more integrated	Appraisal amended to address these issues

			approach to archaeology and historic development; and be more future proof by modifying text on icehouse so appraisal is relevant whether or not development goes ahead	
<b>Chadwell Heath Gun Site Conservation Area Appraisal</b>				
vi ii	Marks Gate Agenda 21 Group	Reverend Gaylor, Chair of group, meeting of LA 21 sub group on 19.6.07	Asked if boundary of conservation area could be extended to include the Marks Stones and the Tithe Barn (Warren Farm Barn), and to use the Barn as a visitor centre; suggested an HLF bid was considered for the gun site using the draft appraisal as a basis for information	Extension considered to included wider features but boundary kept as existing on the advice of English Heritage, and that archaeology and that other historic features are addressed separately; appraisal focuses on use of the conservation area but refers to Warren Farm generally as part of the context; exploring the availability of grants or funding to implement proposals included in management proposals
ix		LA21 sub group meeting 19.6.07	General comment that came out of a discussion about the management plans, to involve young people in practical projects at the gun site	Consider when implementing the management proposals
x	Agenda 21	Councillor Terry Justice at LA 21 meeting 25.6.07	Regarding the conservation area wanted to know what the quarry will be filled with when the land levels will be restored.	Management proposals refer to quarry restoration proposals generally and reinstating land levels; further details about the restoration are in the Bretts Lafarge planning application
xi i	Friends of ZE1	Keith Langridge at LA 21 meeting 25.6.07, comments in email dated 4.8.07	Suggested to transferring the farm shop on Whalebone Lane North to Warren Farm Barn; suggested a variety of ideas for potential use of gun site as an educational use/visitor attraction/use by Territorial Army	Management proposals refer to restoration of land levels setting, access and future use being the biggest challenge; wider use of the gun site and associated

				buildings should be considered when implementing the management proposals
xi ii	Chadwell Heath Historical Society	Society meeting 27.6.07	Verbal comment made to say just pleased someone is looking after gun site	Text included in community involvement section to say that the gun site area is regarded by the local community as an important part of their area and as a feature that should be looked after
<b>Dagenham Village Conservation Area Appraisal</b>				
xi v	Dagenham Village Partnership	Councillor Phil Waker meeting on 18.6.07	Suggestions made to improve Crown Street and one of the commercial premises	Retail premises identified as being characterful buildings but requiring improvements; management proposals address how they can be enhanced generally
x v	Dagenham Village Partnership & local resident	Vera	The green was called the Memorial Green not the Millennium Green	Text amended to refer to green as Memorial as well as Millennium (mostly referred to as Millennium)

## Appendix F

Abbey and Barking Town Centre Conservation area showing the extension to the boundary (previous boundary in purple and the extension in red)



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## THE EXECUTIVE

21 APRIL 2009

### REPORT OF THE CORPORATE DIRECTOR OF RESOURCES

<b>Title:</b> Local List of Buildings of Special Architectural or Historic Interest in the London Borough of Barking and Dagenham	<b>For Decision</b>
<p><b>Summary</b></p> <p>The Heritage (Protection) Bill intends to introduce a duty for English Heritage to create and maintain a Historic Environment Record for Greater London. The Historic Environment Record must contain amongst other things details of structures and open spaces that are of local historic or architectural interest. It is therefore essential that the Council has an up to date list of buildings of special architectural or historic interest which can be incorporated into the Greater London Historic Environment Record.</p> <p>Although Barking and Dagenham has a rich history, little evidence of this remains. The borough has four conservation areas and a limited number of Listed Buildings. There are however a number of buildings which although not worthy of formal listing are of local historical or architectural interest and therefore which are important in helping define the character of the borough's built environment and provide links to its past. Barking and Dagenham is currently experiencing a rapid change as evidenced by the ambitious regenerations proposals underway. It is important that these schemes enhance the borough's character and local identity by taking into account local buildings of historical or architectural interest which are the most visible and tangible evidence of this.</p> <p>The national criteria for assessing whether a building is worthy of listing have been used to identify buildings worthy of local listing, the only difference being that their architectural and/or historic interest must be of local rather than national significance.</p> <p>The list attached as Appendix A comprises the 135 buildings which have been found to be of local architectural or historic interest. This is an update of the existing list and it is intended that it will be reviewed every five years when the Conservation Area Appraisals are reviewed. Locally Listed buildings do not enjoy statutory protection at the same time, in line with Planning Policy Guidance Note 15, the emerging Local Development Framework requires developers to take them into account in designing their schemes, and encourages them wherever possible to incorporate them into their proposals. If this is not possible they can in any event inform their replacement. The List will also provide a valuable record of the Borough's past and will be an education resource for the public as well as providing advice to owners on how to maintain their buildings so that their special interest is preserved or enhanced.</p> <p>The list has been consulted on and the comments addressed. In considering these and based on the evidence available an additional 26 buildings and structures warrant local listing. St Patrick's Church which was on the local list has recently been statutorily listed and is therefore taken off the local list, bringing the current total to 135. On the basis of advice from English Heritage the list has been simplified to comprise of a simple list, with the more detailed information for each building updated as necessary in the light of new information.</p>	

**Wards Affected:**

All wards

**Recommendation**

The Executive is asked to agree the Local List of Buildings of Special Architectural or Historic Interest in the London Borough of Barking and Dagenham

**Reason(s)**

To assist the Council to achieve its Community Priorities of 'Better Education and Learning for All' 'Raising General Pride in the Borough' and 'Regenerating the Local Economy'.

**Implications****Financial:**

There are no direct financial implications arising from this report. The costs of developing and consulting on the local list can be met from within existing Regeneration and Economic Development divisional budgets.

**Legal:**

This is an update of the existing list. Planning Policy Guidance Note 15 paragraph 6.16 states it is open to planning authorities to draw up lists of locally important buildings, and to formulate local plan policies for their protection, through normal development control procedures.

The Government gave a commitment to introduce a Heritage (Protection) Bill following the publishing of a Draft Bill in April 2008. A Green Paper followed in May 2008. The plans envisage introducing a duty on English Heritage to create and maintain a Heritage Register. This will be informed by Historic Environment Records. These records would contain amongst other things details of structures and open spaces that are of local historic or architectural interest. It is therefore essential that the Council has an up to date list of Locally Listed Buildings which can be incorporated into the final Heritage Register.

**Risk Management:**

The main risk of not updating the local list is that there would be no record of buildings of local architectural or historic interest and therefore they could be lost without any consideration given to their retention or any role they could play in informing the design of new development. This is especially important at this time of major change and development. There is no risk identified in the Council approving the recommendations of this Executive Report.

**Social Inclusion and Diversity:**

The local list is an important record of those buildings of local architectural or historic interest which are important to provide local identity and a distinctive built environment. Having knowledge of these buildings and taking them into account in development proposals will help maintain local identity and foster civic pride amongst the whole community.

**Crime and Disorder:**

Section 17 of the Crime and Disorder Act 1998 places a responsibility on local authorities to consider the crime and disorder implications of any proposals. A locally listed building that is well cared for can contribute to the local identity of an area and encourage a sense of pride in and respect for the local environment, and therefore may help reduce vandalism.



## Options Appraisal

There are two options to consider:

1. Not update the local list. This report outlines the reasons for updating the local list. Without it will be more difficult to put in place measures to maintain or enhance buildings of local architectural or historic interest, and therefore locally important local heritage assets and their settings may be damaged or lost unnecessarily which will harm local identity and civic pride.
2. To update the list in line with the conservation area review. This will more adequately protect the locally important buildings throughout the borough and include those also within the Abbey and Barking Town Centre and Abbey Road Riverside Conservation Areas.

Contact Officer	Title:	Contact Details
Daniel Pope	Group Manager Development Planning	Tel: 020 8227 3929 Fax: 020 8227 5326 Minicom: 020 8227 3034 E-mail Daniel.pope@lbbd.gov.uk

## 1. Introduction and Background

- 1.1 The Community Strategy under the priority 'Better Education and Learning for all' aims to raise general pride in the borough by celebrating the historical and cultural richness of Barking and Dagenham. Under the priority 'Regenerating the Local Economy' the Community Strategy aims to create an environmentally distinctive area with high standards of design and architecture that are well maintained and looked after. Maintaining an up to date local list will help to ensure that buildings of local historic and architectural interest are preserved or enhanced.
- 1.2 The proposed Heritage (Protection) Bill intends to introduce a duty for English Heritage to create and maintain a Heritage Register. The Historic Environment Record must contain amongst other things details of structures and open spaces that are of local historic or architectural interest. It is therefore essential that the Council has an up to date list of buildings of special architectural or historic interest which can be incorporated into the Greater London Historic Environment Record.
- 1.3 Although Barking and Dagenham has a rich history, little evidence of this remains. The borough has four conservation areas and a limited number of Listed Buildings. There are however a number of buildings which although not worthy of formal listing are of local historical or architectural interest and therefore which are important in helping define the character of the borough's built environment and provide links to its past. Barking and Dagenham is currently experiencing a rapid change as evidenced by the ambitious regenerations proposals underway. It is important that these schemes enhance the borough's character and local identity by taking into account local buildings of historical or architectural interest which are the most visible and tangible evidence of this. This will help residents identify with their local environment and foster civic pride and therefore help deliver the community priority of Raising Pride in the Borough.

## 2 Policy Context

- 2.1 The local list along with the Conservation Area Appraisals provides a firm basis on which applications for future development will be assessed. The local list will be a material consideration when determining planning applications. The local list and conservation area appraisals therefore must be read in conjunction with Barking and Dagenham's Local Development Framework.
- 2.2 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.
- 2.3 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.
- 2.4 More detail on the implementation of CP2 is provided in the Council's Pre – Submission Borough-Wide Development Policies. Policy BP2 covers locally listed buildings. This identifies that the Council will produce a list of locally listed buildings and that their contribution will be taken into account when assessing planning applications, and that the list will be periodically reviewed and updated.

## 3 Content of the Local List

- 3.1 The national criteria for assessing whether a building is worthy of listing have been used to identify buildings worthy of local listing, the only difference being that their architectural and/or historic interest must be of local rather than national significance.
- 3.2 Government Circular 01/07 'Revisions to Principles for Selection of Listed Buildings' states the Secretary of State will use the following criteria when assessing whether a building is of special interest and therefore should be added to the statutory list:

**Architectural Interest.** To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

**Historic Interest.** To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

- 3.3 The list attached as Appendix A comprises the 135 buildings which following the consultation have been found to be of local architectural or historic interest. These buildings do not enjoy statutory protection at the same time, through the Local Development Framework developers will be required to take them into account in designing their schemes, and will be encouraged, wherever possible, to incorporate them into their proposals. If this is not possible they can in any event inform their replacement. The list will also provide a valuable record of the Borough's past and will be an education resource for the public as well as providing advice to owners on how to maintain their buildings so that their special interest is preserved or enhanced.

## **4 Consultation**

- 4.1 The local list was consulted on from 12 January to 6 March 2009. This was a targeted consultation focused on specific groups and organisations that have an interest in the historic environment. The groups included English Heritage, Design for London, Commission for Architecture and the Built Environment (CABE), London Thames Gateway Development (LTGDC), Atkins, and Grimshaws (the consultants preparing the Barking Station Masterplan Supplementary Planning Document) and local groups such as the Barking and District Historical Society, Creekmouth Preservation Society, the Faith Forum, the Church Commission, Centre for Independent Living, Barking and Dagenham Access Group, and Chadwell Heath Historical Society. Properties that have been newly added to the list were written to also. The feedback received during the consultation is provided in Appendix B.

In response to the feedback received during the consultation the following buildings have been added to the list:

- Gurdwara North Street;
- Heathway House, 76 Longbridge Road
- Ship and Shovel, A13;
- Pillar Boxes London Road and North Street;
- Ripple, Roding, Monteagle, Marsh Green Schools;
- Rectory Road Library;
- Joyners Cottages, Oxlow Lane;
- May Cottages, Marston Avenue;
- Fords sign A1306;
- Valence House moat and adjacent clinic;
- 1 & 2 Back Lane;
- 1-3 Park View, off Japan Road;
- park gates St Chads Park;
- a parish boundary and borough boundary stone, Billet Road;
- 1 & 2 Whalebone Lane North;
- six cottages and a wall on Warren farm at the site of the Manor of Marks
- Imperial House A1306;
- Princess Parade A1306;
- G-Building, Fords;
- Shopping parade Farr Avenue;
- Hopper Dagenham Dock.

## 5 Consultees

The following were consulted in the preparation of this report

### **Lead Councillors:**

Councillor Little Lead Member for Culture

Councillor McCarthy Lead Member for Regeneration

### **Ward Councillors:**

Abbey Ward,

Councillors Alexander,

Councillor Bramley,

Councillor Fani

Gascoigne Ward,

Councillors Flint,

Councillor McKenzie and

Councillor Rush

### **Director / Head of Service**

Jeremy Grint, Head of Regeneration and Economic Development

### **Departmental Head of Finance**

Alex Anderson, Group Manager Finance Regeneration

### **Legal Services**

Yinka Owa, Legal Partner Property Contracts and Procurement

### **Corporate Communications**

Vivienne Cooling Group Manager Marketing and Communication

### **Resources Dept**

Bill Murphy Corporate Director of Resources

Sue Lees Divisional Director Asset Management and Capital Delivery

Stephen Silverwood interim Group Manager Asset Management

Colin Beever Group Manager Property Services

Tim Lewis Valuation and Development Manager

Stephen Knell Access Officer

Andy Butler Group Manager Area Regeneration

David Harley Regeneration Manager

Kelly Green Senior Professional Regeneration

Kelly Moore Senior Professional Regeneration

Tammy Adams Team Leader Planning Policy and Strategy

David Higham Group Manager Transport and Traffic

Timothy Martin Team Leader Policy and Network Development

Dave Mansfield Development and Control Manager

Jennie Coombs, Project Manager

Hugo Wuyts, Regeneration Officer

### **Children's Services**

Mike Freeman, Group Manager Schools Estate

Christine Pryor, Head of Integrated Family Services

## **Customer Services**

Stephen Clarke, Divisional Director of Housing Services  
Darren Henaghan, Head of Environmental and Enforcement Services  
James Goddard Group Manager housing Strategy  
Ken Jones Programme Director Local Housing Company

## **Adult & Community Services**

Ann Bristow Corporate Director of Adult and Community Services  
Heather Wills Head of Community Cohesion and Equalities  
Glynis Rogers Head of Community Safety and Neighbourhood Services  
Paul Hogan Head of Leisure and Arts  
David Theakston Group Manager Parks and Commissioning  
Philip Baldwin Group Manager Community Development  
Judith Etherton Group Manager Heritage Services  
Mark Watson Heritage Officer

**External** Andrew Hargreaves and David Divers (English Heritage)

## **Background Papers Used in the Preparation of the Report**

Executive Report Consultation Draft Abbey and Barking Town Centre Conservation Area Appraisal and Review of Conservation Area Boundary, and Consultation Draft Abbey Road Riverside Conservation Area Appraisal, November 2008

\* Executive Report Conservation Area Appraisals and Management Plans: Dagenham Village, Chadwell Heath Anti-aircraft Gun Site, Abbey Riverside and Borough-wide Locally Listed Buildings or Buildings of Merit 22 May 2007  
Executive Report Abbey and Barking Town Centre Conservation Area, 27 March 2007

\* Pre-submission Core Strategy and Borough Wide Development Policies

\*Barking Town Centre Area Action Plan Preferred Options Report (consultation draft 2008)

\*Design for London Heritage Scoping Study on Abbey and Barking Town Centre (draft), November 2007

Planning Policy Guidance Note 15 (PPG15): Planning and the historic environment published 14 September 1994, Part 2 Identifying and Recording the Historic Environment, paragraph \*6.16 National and Local Interest

\*The Heritage White Paper Heritage Protection for the 21st century published in March 2007

\*Department for Communities and Local Government Circular 01/07: Revisions to principles of selection for Listed Buildings, 8 March 2007

\*LBBD Heritage Strategy 2002

\*Unitary Development Plan 1995

## **Appendices**

**Appendix A- Local List of Buildings of Special Architectural or Historic Interest in the London Borough of Barking and Dagenham**

**Appendix B- Summary of Comments Received from the Consultation**

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## **Appendix A**

### **Local List of Buildings of Special Architectural or Historic Interest**

#### **Barking**

1. 1-11 East Street, Barking (No.1 HMJ Nail & Beauty Bar to no.11 Beauty Queens Cosmetics)
2. 13-27 East Street, Barking (No. 13 Barking Café to no.27 H.T Pawnbrokers, includes Woolworths)
3. 33-35 East Street, Barking (No. 33 Sense International to no. 35 (vacant))
4. 41 East Street, Barking (McDonalds)
5. 2a-4a East Street, Barking (Former Burtons building Cash Converters)
6. 54-66 East Street, Barking (No. 54 Stead and Simpson to No. 66 Game Station)
7. 2 Station Parade, Barking (Barclays Bank)
8. 4- 8 Station Parade, Barking  
(No. 4 Nationwide No. 8 Valet Dry Cleaning Specialists)
9. No. 2 Ripple Road, Barking (Barking Police Station)
10. No. 6 Ripple Road, Barking (Former British Gas building now JD Sports)
11. Westbury Centre, Ripple Road, Barking
12. Westbury Arms Public House (closed), Ripple Road, Barking
13. 240 Ripple Road, Barking (Salvation Army building)
- \*\*\*14. Ripple Junior School, Suffolk Road, Barking
- \*\*\*15. Edward VIII Pillar box, Ripple Road, Barking
16. 2 Linton Road, Barking (Barking Tap and Buzz Wine bar public house)
17. Baptist Tabernacle, Linton Road, Barking
18. The Presbytery, 41 Linton Road, Barking
19. St Mary and St Ethelburga church, Linton Road, Barking
20. former school, Linton Road/William Street, Barking
21. Barking Town Hall, 1 Town Square, Clockhouse Avenue, Barking
22. Bull public house, 2-4 North Street, Barking
23. 10 North Street, Barking, (Jazzie Jake)
24. Red Lion pub, North Street
- \*\*\*25. Gurdwara, North Street, North Street,  
Barking
26. Quaker Burial Ground North Street, Barking
- \*\*\*27. Edward VIII pillar box, North Street
28. Northbury School, North Street, Barking
29. Jolly Fisherman pub, North Street, Barking
30. Britannia public house, Church Street, Barking
31. pumping station Northern Relief Road, Barking
32. House in grounds of Thames Water pumping station, Northern Relief Road, Barking
33. Elim Christian Centre International Pentecostal Church, Axe Street, Barking
34. The Hope Public House, Gascoigne Road/Boundary Road, Barking
35. Spotted Dog Public House, Longbridge Road, Barking
36. Royal Oak Public House Longbridge Road, Barking
37. Lodge at entrance to Barking Park, Longbridge Road, Barking
38. University of East London, Barking precinct, Longbridge Road, Barking
- \*\*\*39. Heathway House, 76 Longbridge Road, Barking



- 40. The Three Lamps, The Broadway, Barking
- 41. Barking Methodist Church, London Road, Barking
- 42 & 43. The Maltings (consists of The Granary and The Malthouse) 62-76 Abbey Road, Barking
- 44. The Icehouse, Abbey Road, Barking, (Barfords Chemicals)
- 45. 62 River Road, Barking, (Squibb Davis Demolition Ltd former village school)
- 46. Crooked Billet Public House, River Road, Barking
- 47. Algor Wharf, 42 River Road, Barking
- 48. chimney, 8 River Road, Barking
- 49. Barking United Reformed Church, Upney Lane, Barking
- 51. The Admiral Vernon Public House, Broad Street, Dagenham

### **Becontree**

- 52. The Roundhouse pub Lodge Avenue/Porters Avenue junction, Dagenham
- 53. The Eastbrook Public House Dagenham Road, Dagenham
- 54. The Beacon Public House Oxlow Lane, Dagenham
- 55. Catholic Church of the Holy Family, Oxlow Lane, Dagenham
- 56. The Cherry Tree Public House, Wood Lane, Dagenham
- 57. St. Thomas's church Burnside Rd/Haydons Road junction, Dagenham
- 58. St Thomas's vicarage, 187 Burnside Road, Dagenham
- 59. Catholic church St. Vincent's Burnside Road, Dagenham
- 60. St. Elizabeth's church, Wood Lane, Dagenham
- 61. St. Cedds Lodge Ave/Bromhall Rd junction, Dagenham
- 62. St Alban's Church Vincent Road/Urswick Road, Dagenham
- 63. St Martin's Church, Goresbrook Road, Dagenham
- 64 St.George church, Dagenham or St George, Becontree, Rogers Road,

### **Dagenham**

- 65. St. Peters church, Warrington Road, Dagenham
- 66. Woodward Library, Woodward Road, Dagenham
- \*\*\*67. Roding Primary School, Hewett Road, Dagenham
- \*\*\*68. Monteagle School, Burnham Road, Dagenham
- 69. No.884 Green Lane, Dagenham
- 70. No. 805-807 Green Lane, Green Lane, Dagenham
- 71. 667 Green Lane (The Broadway sign on parade opposite), Dagenham
- 72. Elim Church Pentacost, 176 Green Lane, Dagenham
- 73. No.s 89-121 Bennetts Castle Lane, Dagenham
- 74. 5 and 6 Temple Gardens, Dagenham
- 75. No.334 Heathway, Dagenham
- 76. No.s 25-31 Halbutt Street, Dagenham
- 77. No.s 28-30 Raydons House/Dhami House, Raydons Road, Dagenham
- 78. Farmhouse Tavern Dagenham Road, Rush Green
- 79. The Railway Hotel Public House, Shafter Road, Dagenham
- 80. The Three Travellers, Wood Lane, Dagenham
- 81. The Ship and Anchor Wood Lane, Dagenham
- 82. Cinema Parade (including the Angling & party shop) 1-4 Whalebone Lane South, Dagenham
- 83. Speedy Hire, 1-3 Whalebone Lane South, Dagenham

- 84. Beacontree Heath Methodist Church, The Broadway, Dagenham
- 85. Kingsley Hall, Parsloes Avenue, Dagenham
- \*\*\*86. Ship and Shovel Public House, A13, Dagenham
- \*\*\*87. Rectory Library, Rectory Road, Dagenham
- \*\*\*88. Joyners Cottages, Oxlow Lane, Dagenham
- \*\*\*89. May Cottages, Marston Avenue/Wood Lane,
- \*\*\*91. Marsh Green School, New Road, Dagenham
- \*\*\*92. A1306 Ford Motor Company sign, New Road, Dagenham
- \*\*\*93. A1306, Princess Parade
- \*\*\*94. A1306, Imperial House
- \*\*\*95. Thames Avenue, G-Building, Fords
- \*\*\* 96. Bastable Avenue, shopping parade, Farr Avenue
- \*\*\*97. Fells Farm House, Dagenham Road, Dagenham
- \*\*\*98. Valence Clinic Becontree Avenue, Becontree Avenue, Dagenham

### **Chadwell Heath**

- 99. Victorian stench post (outside Warren School) Whalebone Lane North
- 100. No.s 1-3 Hainault Gore, Chadwell Heath
- 101. Glencairn Cottage 472 Whalebone Lane North, Chadwell Heath
- 102. 10 Whalebone Grove, Chadwell Heath (off Whalebone Lane North)
- 103. Hope Villas, 94-96 Mill Lane, Chadwell Heath
- 104. United Reformed Church Mill Lane, Chadwell Heath (opposite no. 112)
- 105. House on corner of Mill Lane and Whalebone Lane North Mill Lane, Chadwell Heath
- 106. No. 243/245 High Road (formerly Wallace Lodge), High Road, Chadwell Heath
- 107. White Horse Public House, High Road, Chadwell Heath
- 108. St Chad's Church, Chad's Road, Chadwell Heath
- 109. Baptist church, High Road, Chadwell Heath
- 110. Japan Road, Chadwell Heath
- 111. The Coopers Arms Public House, High Road, Chadwell Heath
- 112. Station Road, Chadwell Heath
- \*\*\*113. 1 and 2 Back Lane, (pair of cottages), Chadwell Heath
- \*\*\*114. 1-3 Park View (row of cottages off Japan Road), Chadwell Heath

### **Marks Gate**

- 115.1-15 Ethel Cottages, Padnall Road, Marks Gate
- 116. The Harrow Public House, Billet Road, Marks Gate
- \*\*\*117. Parish boundary stone, Billet Road, Marks Gate
- \*\*\*118. boundary stone, Billet Road, Marks Gate
- \*\*\*119. 1 and 2 Whalebone Lane/Billet Road junction (pair of cottages), Marks Gate
- 120. St Marks Church, Rose Lane (between 131 and 195), Marks Gate
- 121. remains at site of Manor of Marks at Warren Farm, Whalebone Lane North includes moat and wall, Marks Gate
- \*\*\*122. Row of cottages at Warren Farm no.s 3,4,5,6 Whalebone Lane North, Marks Gate
- \*\*\*123. Pair of cottages at Warren Farm, Whalebone Lane North, Marks Gate

### **Dagenham Village**

- 124. Dagenham Old National School, Church Street, Dagenham
- 125. Petronne House, 31 Church Street, Dagenham

### **Collier Row**

- 126. The Oaks Collier Row Road, Collier Row, Dagenham

### **Train Stations**

- 127. Chadwell Heath Station, Station Road, Chadwell Heath
- 128. Dagenham Dock Station, Chequers Lane, Dagenham
- 129. Upney Station, Upney Lane, Barking
- 130. Becontree Station, Gale Street, Dagenham
- 131. Dagenham Heathway, The Heathway, Dagenham,
- 132. Dagenham East Station, Rainham Road South, Dagenham

### **Chapels**

- 133. Rippleside Cemetery Chapel & lodge Rippleside Cemetery Chapel  
Ripple Road, Barking
- 134. Eastbrookend Cemetery Chapel off Dagenham Road, Dagenham
- 135. Chadwell Heath Cemetery Chapel, Whalebone Lane North, Marks Gate

### **Total 135**

\*\*\* added since November 2008 following consultation for April 2009  
Executive

NB: was 109 plus 26 brings the new total to 135 (less St Patrick's church (now statutorily listed), Chadwell Heath Station (in Redbridge), and with the brick wall added as part of the site of the Manor of Marks which was already included)

## Appendix B

### Summary of Comments Received on the Local List

Summary of comments received from the consultation and how the comments are addressed for the Local List of Buildings of Special Architectural or Historic Interest. We have been through these comments and the comments section identifies which are of special local architectural or historic interest and are to be included on the local list. Note: St Patrick's Church, Blake Avenue has now been statutorily listed (Grade II as from 18.3.09) and removed from the local list and added to the statutory list held by English Heritage.

	Organisation	Contact and Date Received	Summary of Comments Received	How Comments Addressed
<b>Local List of Buildings of Special Architectural or Historic Interest</b>				
i	Heritage Services	Judith Etherton Acting group Manager Heritage, Tahlia Coombs Acting Borough Archivist, Mark Watson Heritage Officer 16.9.08	Heritage Services put forward a number of buildings for possible inclusion on local list. These are listed below.	Most buildings have been added to the list. Those buildings which have not been added are not deemed to be of special local architectural or historic interest, or permission exists to redevelop them.
			<b>Barking additions:</b>	
			Gurdwara North Street, architect C.J Dawson (borough architect) opened in 1908 as Friends meeting place replaced an older building associated with Elizabeth Fry; Sikh temple since 1971	Added to local list
			Woodbridge Terrace Cambridge Road 1880	Site has planning permission for redevelopment. Not added.
			Gibbards Cottages, Upney Lane former agricultural labourers cottages thought to date from before 1866. Mock Tudor effect added in the 30s	Not added
			New Park Hall Evangelical	Elim Christian

			Church, Axe Street 1929 designed by C.J Dawson	Centre International Pentecostal Church added to list that went to Executive in November
			The hall adjacent to Evangelical church on Axe Street above	Not added.
			Barking bus garage, Faircross junction opened, 1924 extended in 1930	Not added as lies within LB Redbridge
			Fire station, A13, opened 1938	Not added
			Frogleys residence, Longbridge Road	Not added. However may be suitable for Blue Plaque
			Highfield House, Longbridge Road; residence of the Brewers family (member of the Local Board 1882-1987, and founder member of the local ragged school). Now the Dagenham Motors showroom	Not added
			Heathway House, 76 Longbridge Road	Added to local list
			Ship and Shovel PH, A13, present building 1903, but public house on site since 17 <sup>th</sup> century	Added to local list
			The Harrow, Ripple Road, present building 1921, further alterations 1931, 1953, 1962. Mentioned in deeds dated 1748.	Not added due to alterations.
			Pillar box, North Street, Edward VIII pillar box erected 1936	Added to local list
			Pillar box, Ripple Road, Edward VIII pillar box erected 1936	Added to local list
			Other buildings still standing that were designed by C.J. Dawson:  Magistrates Court, East Street, opened in 1893 as Barking's new Town Hall – Listed Ripple school opened in 1912 – first bungalow school New Park Hall Evangelical Church, Axe Street; Cambell, Roding, and	Ripple, Roding and Monteagle schools added to list. Cambell not added (subject to a fire); Magistrates Court already statutorily listed; Town Hall on local list

			Monteagle Schools	already; New Park Hall (see above)
			<b>Dagenham additions:</b>	
			Rectory Library, Rectory Road, 1930s Library located close to Old Dagenham Park	Added to local list
			Joyners Cottages, 19 <sup>th</sup> century cottages, Oxlow Lane	Added to local list
			Parsloes Park, Bowling club house and shelter, Park opened in 1935 by the London County Council for residents of Becontree estate	Not added
			Marston Avenue/Wood Lane, May Cottages Early 20 <sup>th</sup> century agricultural labourers cottages The cottages were named after the May family of Valence House	Added to local list
			Bull public house; Rainham Road South; building on this site since 17 <sup>th</sup> century, evidence of it as a public house in 18 <sup>th</sup> century. Present building built sometime after 1980 and modernised in 1970s – could benefit from a proper building survey	Not added due to recent construction.
			Fire Station, Rainham Road South, built in association with the development of the Civic centre (Grade II). Officially opened in 1938, at the time one of the finest in Essex, used for training of new recruits	Not added as permission exists to develop.
			Marsh Green School, New Road, opened as a village school in 1904. Original building with iron work fence, with bell tower could be listed	Added to local list
			Dagenham Motors car show room New Road recently vacated this building is the original car show room for Renyolds who sold Ford cars, opened in the 1935 – the clock tower is of particular interest as a local landmark	Not added

			New Road Barclays bank	Not added
			New Road-A1306 Ford Motor Company sign Important landmark – should be listed	Added to local list
			Fells Farm House, Dagenham Road	Added to local list
			Valence House Moat, Valence Park Moat recorded as surrounding the manor house in the 13 <sup>th</sup> century Recommended that the moat and its surroundings become a Scheduled ancient monument.	Added to local list
			Valence Clinic Becontree Avenue C.1925. Built for the Becontree Estate in a style in keeping with the manor house	Added to local list
			<b>Chadwell Heath additions:</b>	
			Eva Hart PH Previously the Police Station	Not included; Eva Hart is located on the boundary but in LB Redbridge
			White House High St./corner of Tenby Road Now a Car dealership	Not added
ii	local resident	Local resident phone call 15.1.09	Owned a locally listed building and wanted to know what comments were required.	Staff will liaise with this resident to understand more about the historical importance of their property No change necessary
iii	local resident	Local resident 12 Letter 12.2.09	General support for greater care in looking after older properties.	Staff will liaise with this resident to understand more about the historical importance of their property No change necessary
iv	English Heritage	Andrew Hargreave's Historic Buildings	Supports work being done on local list  Advises listing the buildings and	List simplified with the more detailed information to



		and Areas Advisor phone call and letter dated 5 March 2009	keeping the more detailed information on their Special Architectural or Historic Interest in a separate file to enable this information to be updated	be retained and updated on file when required
v	Chadwell Heath Historical Society	Email and letter dated 6 & 5 March respectively	Suggest a number of buildings/structures with additional information about the buildings provided, see below:	Some buildings structures included. Rational set out below:
			Havering Stone, High Road, Chadwell Heath	Already statutorily listed by English Heritage (Grade II) no need to include on local list
			Water Pump, High Road Chadwell Heath	Already statutorily listed by English Heritage (Grade II) no need to include on local list
			Coal Duty Boundary Post, High Road, Chadwell Heath	Already statutorily listed by English Heritage (Grade II) no need to include on local list
			The White House, Whalebone Lane North, Chadwell Heath	Already statutorily listed by English Heritage (Grade II) no need to include on local list
			1 and 2 Back Lane, Chadwell Heath; pair of cottages thought to date from 1820's	Added local list
			1-3 Park Row, Chadwell Heath; remaining cottages of a longer row, also railings in front of the cottages, and park gates Japan Road and West Road	Cottages added and gates to local list; neither set of railings to be included
			Section of wall close to no. 37	Not added

			Alexandra Road thought to have survived from when there were three windmills in the area (demolished 1906)	
			Surviving piece of wall from former chapel /schoolhouse to rear of Bedwell Court, Station Road	Not added
			Crooked Billet public house, Billet Road believed to be older than the Harrow; dates 1850	Not added to local list
			A parish boundary stone on north side of Billet Road	Added to local list, along with another boundary stone located approximately 10 metres to the west of parish stone
			A row of cottages opposite Billet Road	Added to local list (identified as 1 and 2 Whalebone Lane North no 2 is Marks Gate Cottage)
			Several buildings within the vicinity of Warren Farm Barn, (a) wall thought to have been part of garden wall of Marks House; (b) a pair of cottages north of the Barn, (c) a row of four cottages to the north of the Barn	Barn itself is statutorily listed (Grade II); site of Manor of Marks included on the local list that went to November Executive; add to cottages and wall to list (cottages identified as 3,4,5,6 Whalebone Lane North built 1899)
			Suggest further detail for former studio of artist Henry Gillard Glindoni that Eva Hart's father built the house who drowned in Titanic disaster; 2a Japan Road suggestion for blue plaque as	Consider details for blue plaque

			this is where Eva Hart survivor of the Titanic lived for many years	
vi	Creekmouth Preservation Society	Maria Williams email dated 12.3.09	Support for inclusion of buildings the Society previously suggested should be included (these were the Crooked Billet public house, River Road, and no. 62 River Road the former Creekmouth School)	These buildings included on list that went to November Executive
vii	English Heritage	David Divers email dated 23.3.09	Assuming the Heritage Bill is adopted, when the local list is reviewed in five years time it will be a local register of heritage assets and therefore should then also make provision for the inclusion archaeological sites and historic landscapes.	Consider additions when local list is reviewed
viii	Regeneration and Economic Development	Jeremy Grint and Andy Butler	To remove Chadwell Heath station as in main part of building in Redbridge, and add the hopper at Dagenham Dock; the G Building at Ford's Dagenham, shopping parade Farr Avenue off Bastable Avenue; Imperial House and Princes Parade on the A1306	Chadwell Heath station removed. G Building, Hopper, Farr Avenue shopping parade, Imperial House, and Princes Parade added

NB previous total was 109, 26 additions, new total 135 .

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## THE EXECUTIVE

21 APRIL 2009

### REPORT OF THE CORPORATE DIRECTOR OF RESOURCES

<b>Title:</b> Local Development Framework - Site Specific Allocations and Joint Waste Development Plan Documents	<b>For Decision</b>
<b>Summary:</b>	
<p>Local Development Framework</p> <p>1.1 The Planning and Compulsory Purchase Act 2004 required the Council to replace its Unitary Development Plan with a Local Development Framework.</p> <p>1.2 The Local Development Framework comprises a portfolio of documents. This report covers the latest stage in the preparation of the following Development Plan Documents (DPD):</p> <ul style="list-style-type: none"> <li>• Site Specific Allocations</li> <li>• Joint Waste</li> </ul> <p>Site Specific Allocations DPD</p> <p>1.3 The purpose of this document is to resolve the land use implications of the Core Strategy and therefore to consider the future of sites across the borough, not only sites that may have some development potential but also sites which may need protecting.</p> <p>1.4 Executive on 20 May 2008 approved the Site Specific Allocations Issues and Options document. Consultation was undertaken on these during July and August 2008.</p> <p>1.5 The feedback is captured in a consultation report which shows the comments received and how these have been addressed. This is provided in Appendix 2</p> <p>1.6 Officers are satisfied that the pre-submission Site Specific Allocations DPD addresses this feedback whilst ensuring that the allocations remain focused on delivering the Council's agreed Core Strategy. The Pre-Submission Site Specific Allocations DPD is provided at Appendix 1.</p> <p>1.7 The outcome of this is a comprehensive document which identifies a range of sites to deliver 15,000 new homes over the next 15 years, and the new schools and health centres to meet the borough's increasing population. It also identifies those open spaces and allotments it is necessary to protect. This document provides the statutory basis for the Council's physical regeneration</p> <p>Joint Waste DPD</p> <p>1.8 The Joint Waste DPD sets out a planning strategy to 2020 for sustainable waste management which enables the adequate provision of waste management facilities (including disposal) in appropriate locations for municipal and commercial &amp; industrial waste having regard to the London Plan borough level apportionment and construction, excavation &amp; demolition and hazardous wastes.</p> <p>1.9 The pre-submission document is substantially the same as the preferred options</p>	

version approved by Executive on 20 February 2008. The only substantive change is that in response to a response from the GLA it has been necessary to safeguard the existing capacity of two additional waste management sites. Jewometals at 12-14 River Road and Reuse Collection Limited in Dagenham Dock. Both these sites are within existing designated industrial areas.

*Next steps*

- 1.10 In line with the Planning and Compulsory Purchase Act 2008 the Site Specific Allocations DPD and Joint Waste DPD must be approved by the Council. Therefore they are scheduled to go to 13 May Assembly. Then they will be consulted on for a further six weeks prior to being submitted to the Secretary of State for an Independent Examination.

**Wards Affected:** (All)

**Recommendation(s)**

The Executive is recommended to:

1. approve the pre-submission Site Specific Allocations Development Plan Document (Appendix 1) and pre-submission Joint Waste Development Plan Document (Appendix 3) for a six week consultation in line with the Council's Statement of Community Involvement and for submission to the Secretary of State.
2. authorise the Chief Executive to, in consultation with the Lead Member for Regeneration, make minor changes to the pre-submission Site Specific Allocations Development Plan Document and pre-submission Joint Waste Development Plan Document to address the feedback received during their consultation prior to their submission to the Secretary of State
3. authorise the Chief Executive to suggest minor changes to the submission Site Specific Allocations Development Plan Document and submission Joint Waste Development Plan Document during their respective examinations in consultation with the Lead Member for Regeneration.
4. Prior to Assembly, authorise the Chief Executive to in consultation with the Lead Member for Regeneration, make the minor amendments to the finalised Joint Waste Development Plan Document that arise from the parallel approval processes in any of the three partner boroughs.

**Reason(s)**

To assist the Council to achieve all of its Community Priorities and the commencement of the Examination in Public process.

**Implications:****Financial:****Site Specific Allocations DPD**

The cost of consulting on the Site Specific Allocations DPD will be met from the existing Sustainable Development budget.

The Site Specific Allocations sets out the future for a significant part of the Council's land holdings. It safeguards a number of sites and captures and enables a number which are at various stages of development. In terms of capital receipts to be generated it is consistent with the capital programme approved by the Assembly on 25 February 2009. These sites have been identified in partnership with Children's Services, Regeneration and Economic Development, Adult and Community Services, Property Services, Leisure Services and the Primary Care Trust. Further detail is provided at paragraph 3.

**Joint Waste DPD**

The cost of consulting on the Joint Waste DPD will be met from the existing Sustainable Development budget.

This document is necessary to help ensure the East London Waste Authority meets its statutory recycling targets and to provide sufficient capacity to meet the London Plan apportionment.

**Legal:**

The process of setting the final documentation is set out in the Town and Country Planning (Local Development) (England) Regulations 2004 (the "2004 Regulations"). These Regulations were significantly amended in June 2008 by the Town and Country Planning (Local Development) (England) (amendment) Regulations 2008.

Before the Site Specific Allocations DPD and Joint Waste Plan DPD are submitted for independent examinations they must be consulted on for six weeks as required by regulation 27 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. The result of such consultation should be considered before submission to the Secretary of State. This report recommends that the Chief Executive be authorised to, in consultation with the Lead Member for Regeneration, make minor changes to the pre-submission Site Specific Allocations DPD and pre-submission Joint Waste DPD to address the feedback received during the consultation prior to their submission to the Secretary of State.

On submission of these DPDs to the Secretary of State, a planning Inspector will be appointed to review each in light of the representations received during their public consultation. The Planning Inspector will publish a report for each DPD which will include recommendations which are binding on the Council.

This report recommends that the Chief Executive be authorised to suggest minor changes to the submission Site Specific Allocations DPD and submission Joint Waste DPD during their respective examinations in consultation with the Lead Member for Regeneration.

**Risk Management:****Site Specific Allocations DPD**



The Council's regeneration agenda includes provision of some 20,000 new homes, new jobs, schools and health facilities in the Borough. The Site Specific Allocations DPD (and the Barking Town Centre Area Action Plan) will ensure that we have the sites available to deliver this housing, together with the transport, social and open space infrastructure that is an essential component of housing delivery.

#### Joint Waste DPD

This document is necessary to provide the waste management capacity to meet the apportionment set out in the London Plan for the East London Waste Authority Area and statutory recycling targets.

#### **Social Inclusion and Diversity:**

##### Site Specific Allocations DPD

This DPD will help with community cohesion as it will help ensure the delivery of affordable housing, the delivery of additional housing in suitable locations and the delivery of the public transport and social infrastructure that is necessary to serve the growing and changing population of the borough.

The DPD has also been subject to Sustainability Appraisal. The impacts of the proposed site allocations have been appraised against a variety of objectives relating to social inclusion and diversity as part of this.

#### Joint Waste DPD

As this is a largely technical document which focuses specifically on the management of waste, the social inclusion and diversity implications are relatively limited.

#### **Crime and Disorder:**

##### Site Specific Allocations DPD

Any development must satisfy Borough Wide Development Policy BC7 Crime Prevention which states that Planning Permission will only be granted for schemes where the developer can demonstrate to the Council's satisfaction that full account has been taken of the principles and practices of 'Secured by Design'. A number of residents during the consultation on the Issues and Options document expressed concern about the safety of disused garage sites and supported their redevelopment for housing.

#### Joint Waste DPD

As this is a largely technical document which focuses specifically on the management of waste, the crime and disorder implications are relatively limited.

#### **Options Appraisal:**

##### Site Specific Allocations DPD

The previous stage involved undertaking widespread consultation on Issues and Options as detailed in this report. Officers are satisfied that the pre-submission Site Specific Allocations DPD addresses this feedback whilst ensuring that the allocations remain focused on delivering the Council's agreed Core Strategy.

In the intervening period officers have continued to work with other Council services and external bodies, in particular Asset Management and Capital Delivery in ensuring the Site Specific Allocations dovetail with the Asset Management Plan, Children's Services in identifying sites for schools, and the Primary Care Trust in planning for future health

facilities.		
<p>Joint Waste DPD          Previous stages have involved first consulting on issues and options and then preferred options. Officers are satisfied that the pre-submission Joint Waste Plan addresses this feedback whilst ensuring that the allocations remain focused on delivering the Council's agreed Core Strategy.</p>		
<p><b>Contact Officer:</b> Jeremy Grint</p>	<p><b>Title:</b> Head of Service Regeneration and Economic Development</p>	<p><b>Contact Details:</b> Tel: 020 8227 2443 E-mail: jeremy.grint@lbbd.gov.uk</p>

## 1. Introduction and Background

- 1.1 The 2004 Planning and Compulsory Purchase Act required Barking and Dagenham to replace its Unitary Development Plan with a Local Development Framework (LDF). The Local Development Framework is a key Corporate document which is focused on implementing the spatial dimensions of the Community Plan.
- 1.2 The Local Development Framework comprises a portfolio of documents. This report will cover the latest stage in the preparation of the following Development Plan Documents (DPD):
- Site Specific Allocations
  - Joint Waste Plan
- 1.3 A report dealing with the Barking Town Centre Area Action Plan is going before 19 May 2009 Executive.
- 1.4 It is anticipated that the recent good progress made in preparing these four documents will help maximise the capture of Housing and Planning Delivery Grant.

## 2. Report detail

### Site Specific Allocations

- 2.1 The purpose of this document is to resolve the land use implications of the Core Strategy and therefore to consider the future of sites across the borough, not only sites that may have some development potential but also sites which may need protecting.
- 2.2 Executive on 20 May 2008 approved the Site Specific Allocations Issues and Options document. Consultation was undertaken on these during July and August 2008.
- 2.3 The consultation was in line with the Council's Statement of Community Involvement. Staff attended the Big Green Borough Day and Dagenham Town Show. Member briefings were undertaken at the Civic Centre and Barking Town Hall. The Village, Gascoigne, Thames, Marks Gate and Heath Neighbourhood Management Meetings were attended. Exhibitions standards where set up at the Dagenham Mall and Vicarage Field with officers in attendance. Officers attend the Faith Forum, the Barking and Dagenham Youth Forum, Age Concern, the Disability

and Equality Forum, the Barking and Dagenham Refugee Network, the Chamber of Commerce and the Allotment Association. In addition officers held two workshops. The main purpose of these was to raise awareness of the consultation being undertaken on the Issues and Options for the Site Specific Allocations, and note any initial queries or comments attendees had.

2.4 Formal responses were received from 39 residents and 29 organisations. In general residents want open spaces and allotments protected, opinion was divided about the future of garage sites some thought they should be improved and kept in current use, however a significant number were concerned about community safety and preferred them to be demolished and replaced by housing. Residents thought that too many new homes were flats and wanted more family homes. The need for new bungalows for the elderly was raised by several residents. Residents also had concerns about schools and health facilities to meet current and future needs.

2.5 The most significant issues raised by organisations along with how these have been addressed in the document are provided below:

- RPS/AXA – The South Dagenham West site should be flexible with regard to permissible land uses, allow a significant increase in retail and take account of improvements to public transport with regard to development potential of the site.

This has been addressed to an extent however the allocation does not allow the scale in increase in retail sought nor industrial uses as this would be contrary to the Core Strategy.

- Bretts – Include Marks Warren Farm Quarry for minerals extraction.

The site has not been included as it is already covered by the Borough Wide Development Policies.

- Sanofi – Retain Sanofi site 1 as an employment site, identify Sanofi site 2 for mixed use development and keep allocation flexible.

This has been addressed.

- Driver Jonas/North East London Foundation Trust – Allow residential at Hedgecock Centre and Upney Lane Centre as existing facilities will be consolidated at Barking Hospital.

This has been addressed.

- Savills/EP – Raise a number of issues most significantly that uses on Freshwater Road must be carefully controlled with regard to impact on residential amenity of Lymington Fields and for similar reasons the Chadwell Heath Industrial Land should be de-designated.

No changes have been made as this is designated employment land. However the Borough Wide Development Policies require that new uses protect residential amenity.

- Drivers Jonas/CEMEX - Dagenham Dock should be safeguarded for the processing and manufacture of primary and secondary aggregates. Bell Farm should be removed from the Green Belt and allocated for housing.

Acceptable uses in Dagenham Dock are covered in the Core Strategy and this does not exclude these activities. The Site Specific Allocations cannot remove land from the Green Belt.

- Peacock and Smith/Morrisons – Morrison's site should be included with Becontree Heath allocation.

This has been addressed.

- Barking College – Whole of Barking College (Dagenham Road) should be allocated for further education and associated community use including those parts in the Green Belt.

The Site Specific Allocations cannot allocate sites in the Green Belt. Barking College have recently submitted a planning application to redevelop their Rush Green campus.

- Barking and Dagenham NHS Primary Care Trust – Put forward a number of sites considered necessary for new health care facilities to meet demand for existing and future residents needs.

These sites have been addressed in the document.

- Greater London Authority (GLA) – Have a number of concerns about the extent of Strategic Industrial Land, point out the Wood Lane Sports Centre is in the Green Belt and therefore development would need to satisfy national green belt planning policy, and object to loss of Manning Road and Groveway Allotments. The GLA support the use of the Rippleside Commercial Area for a freight interchange and ancillary logistics uses.

With the exception of the Ford Stamping Plant the document addresses the GLA's concerns on Strategic Industrial Land. The Wood Lane Sports Centre is not covered by this document as it is in the Green Belt. The Manning Road and Groveway Allotments have been protected.

- London Borough of Havering – Emphasise the important relationship between South Dagenham and South Hornchurch regeneration sites. Object to Renwick Road station and support Freight Infrastructure at Rippleside.

These have been addressed however document still identifies importance of Renwick Road Station.

- Environment Agency – All sites must be sequentially tested to ensure that the vulnerability of development is matched to a site's flood risk.

All the sites in the Site Specific Allocations Development Plan Document have now been sequentially tested.

- London Thames Gateway Development Corporation –Generally support the issues and options site allocations.

2.6 The feedback is captured in a consultation report which shows the comments received and how these have been addressed. This is provided in Appendix 2

2.7 Officers are satisfied that the pre-submission Site Specific Allocations report addresses this feedback whilst ensuring that the allocations remain focused on delivering the Council's agreed Core Strategy. The Pre-Submission Site Specific Allocations Report is provided at Appendix 1.

2.8 In the intervening period officers have continued to work with other Council services and external bodies, in particular Asset Management and Capital Delivery in ensuring the Site Specific Allocations dovetails with the Asset Management Plan, Children's Services in identifying sites for schools, and the Primary Care Trust in planning for future health facilities.

2.9 The outcome of this is a comprehensive document which identifies a range of development sites to deliver 15,000 new homes over the next 15 years, and the new schools and health centres to meet the borough's increasing population. It also identifies those open spaces and allotments it is necessary to protect. This document provides the statutory basis for the Council's physical regeneration

2.10 These development sites are categorised as follows:

- Key regeneration areas and significant housing sites

These are the major regeneration opportunities. Progress has already been made on many of these sites in bringing them forward for development.

(Barking Riverside, University of East London, Lymington Fields, Becontree Leisure Centre, Thames View and Marks Gate Estates) Therefore this report highlights those sites which are less advanced and where the document has had to consider their future use. These are summarised below:

- South Dagenham West and Dagenham Leisure Park  
Proposes residential north of the A1306, leisure (relocated from Dagenham Leisure Park) community uses and residential south of the A1306 including primary school and health care. New retail focused on Merriellands Crescent.
- Barking Rugby Club and Goresbrook Leisure Centre  
Aims to ensure the range of sports and recreation facilities remain in situ or re-provided in an equally accessible location. Also enables Barking Rugby Club to expand with current site.
- South Dagenham East  
Proposes residential led development including supporting education and health uses and car parking facilities for Ford Pressing Plant. Due to this unlikely to be achieved until beyond 2015 allows temporary uses where these support the regeneration of the area.
- Sanofi Aventis 2  
This is a vacant employment area. Policy allows employment uses particularly affordable space for small and medium sized business,

residential, supporting education and health uses, and retail along the Rainham Road south frontage within an expanded neighbourhood parade. Site also identified as potentially suitable for Council depot in place of existing facility in River Road.

- Becontree Heath Wider Site  
Proposes residential, retail and health uses, as well as bus standing facilities.

- Hedgecock Centre  
Allows residential use in place of existing health facilities. Health facilities are being replaced by the planned improvements to Barking Hospital and the planned new Julia Engwell Clinic in Dagenham. Receipt from sale of land will help fund these improvements.

- Goresbrook Village  
Proposes housing and community facilities.

- Minor housing sites

These smaller sites are split into three categories, non garage sites, vacant garages sites and garage sites still occupied. These have all been identified as potentially suitable for residential. The 'non garage sites' and 'vacant garage sites' are sites which potentially can be disposed of in the near future. All the vacant garages sites are currently out of use and therefore an alternative use must be found. There are 11 such sites. The 'garage sites still occupied' are sites which may become available longer term but it will be necessary to verify that they are no longer needed first and that their loss will not cause on street parking problems in the surrounding area.

It is very important to stress that without exception any development on these sites must as with any other development satisfy the relevant Core Strategy and Borough Wide Development Policies. These cover issues such as protecting residential amenity, being secure by design and providing adequate car parking. The document also highlights that applicants may be required to undertake pre-application consultation through the relevant Neighbourhood Management Group, and that for particularly constrained sites the Council may prepare development briefs and will seek the input of the Council's proposed Design Review Panel in formulating these.

- Transport infrastructure sites

It is necessary to safeguard land for planning transport schemes to enable their implementation. The document safeguards land for the Renwick Road Junction and East London Transit Phases 1a and 1b.

The document also identifies the majority of the Rippleside site between the A13 and the C2C railway as a strategic freight terminal with ancillary manufacturing/logistics uses. Much of this site is owned by AXA who are actively pursuing this proposal. On balance officers consider provided certain criteria are met that this will improve the Rippleside environment and increase the employment offer. The policy is carefully worded to ensure this scheme achieves satisfactory employment densities and provides affordable space for small and medium sized businesses along Renwick Road and the A13. It also identifies the need to minimise

impact on Barking Riverside and Scrattons Farm and to minimise and manage the movement of Lorries.

- Schools and children's centres

Here the document safeguards two sites for the final two children's centres and land for primary schools at Cannington Road and the St George's Centres.

- Community uses

Safeguards the Japan Road Community Centre for community uses, and also identifies the Whalebone Lane South site for community uses especially to meet the local need for religious meeting places.

- Healthcare

Identifies the Westbury Arms, Julia Engwell Clinic and Brockelbank Lodge for health care facilities.

2.11 The document also protects important assets across the borough it:

- Defines the extent of the Boroughs town centre hierarchy which comprises the District Centres and Neighbourhood Centres. This work has involved updating the addresses in the Unitary Development Plan taking into account the feedback from the health checks.
- Identifies protected allotments. In line with steadily rising demand, due to the fact that most allotments sites are full and have a waiting list and because allotments can be a cheap source of healthy food it has identified the potential for bringing Groveway Allotments back into use.
- Identifies protected open space.
- Identifies Sites of Importance for Nature Conservation

2.12 Finally the document updates the extent of designated employment land in the borough which is defined as either Strategic Industrial Locations or Locally Significant Industrial Locations. The main changes are that the currently vacant Sanofi Site (excluding the operational part) has been de-designated as there is little prospect of the whole site being returned to employment use. The future use of this site is covered earlier in this report. It is also allows housing and other non-employment uses south of the Lyon's Road Business Park to help improve the appearance of this important gateway site provided there is no net loss of employment across the whole site. Please see next steps later in this report.

#### Joint Waste Plan

2.13 The Joint Waste DPD sets out a planning strategy to 2020 for sustainable waste management which enables the adequate provision of waste management facilities (including disposal) in appropriate locations for municipal and commercial & industrial waste having regard to the London Plan Borough level apportionment and construction, excavation & demolition and hazardous wastes. It has been produced jointly with the London Boroughs of Redbridge, Newham and Havering who also comprise the East London Waste Authority. As with the Preferred Options Report,



the pre-submission Joint Waste DPD proposes to increase recycling and composting rates in line with national targets.

- 2.14 Executive on 20 February 2008 approved the Joint Waste Preferred Options DPD. Public consultation on the Preferred Options DPD was undertaken between 10 March 2008 and 21 April 2008, and some 23 organisations/individuals submitted representations on 137 separate issues. These comments have helped to shape the finalised DPD.
- 2.15 The feedback is captured in a consultation report which shows the comments received and how these have been addressed. This is provided in Appendix 4.
- 2.16 The pre-submission Joint Waste Plan DPD is substantially the same as the preferred options version. The only substantive change is that in response to the GLA it has been necessary to safeguard the existing capacity of two waste management sites. Jewometals at 12-14 River Road and Reuse Collection Limited in Dagenham Dock. It is important to stress that it is not the facilities that are safeguarded but their capacity. If a development proposal comes forward which would result in the loss of this capacity it must be replaced elsewhere in the ELWA area. This is a London Plan requirement. The Pre-Submission Joint Waste DPD is provided in Appendix 3.

Next steps for Site Specific Allocations DPD and Joint Waste Plan DPD

- 2.17 In line with the Planning and Compulsory Purchase Act 2008 the Site Specific Allocations and Joint Waste DPDs must be approved by the Council. Therefore they are scheduled to go to 13 May Assembly. Then in line with Regulation 27 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 they will be consulted on for a further six weeks prior to being submitted to the Secretary of State for an Independent Examination.
- 2.18 It may be necessary to make minor changes to both these documents prior to submission to address representations received during the pre-submission consultation. Therefore this report recommends that the Chief Executive be authorised to agree minor changes in consultation with the Lead Member for Regeneration prior to submission.
- 2.19 This report also recommends the Chief Executive be authorised to in consultation with the Lead Member for Regeneration, make the minor amendments to the finalised Joint Waste Development Plan Document that arise from the parallel approval processes in any of the three partner boroughs.

### **3. Financial Issues**

- 3.1 The costs of consulting on each of these LDF strategies and documents will be met from within the existing Regeneration and Economic Development budget
- 3.2 Site Specific Allocations DPD

The Site Specific Allocations sets out the future for a significant part of the Council's land holdings. It safeguards a number of sites and captures and enables a number which are at various stages of development. In terms of capital receipts to be

generated it is consistent with the capital programme approved by the Assembly on 25 February 2009. These sites have been identified in partnership with Children's Services, Regeneration and Economic Development, Adult and Community Services, Property Services, Leisure Services and the Primary Care Trust.

3.3 The document captures and enables schemes involving Council land which are already at various stages of development:

- Becontree Leisure Centre
- Proposed and potential Local Housing Company Schemes
  - Thames View
  - Marks Gate
  - Becontree Heath
  - Gorebrook Village
- Julia Engwell Clinic
- Brockelbank Lodge

3.4 It safeguards the Cannington Road and St George's Centre sites for Primary Schools. This is consistent with the Council's capital programme recently considered by the Assembly. For the period 2009/10 to 2012/13 the capital programme has been put together assuming a minimal level of capital receipts. This programme includes the costs in providing new primary schools at Cannington Road and St Georges Centre, and the Children's Centres at Markyate Depot and Sterry Road. The programme also includes some funds for the primary schools being provided on the Lymington Fields and former University of East London sites. The Council is in the process of completing the sale of the Japan Road Community Centre for a community use. All these sites are included in the Site Specific Allocations.

3.5 Longer term the following site allocations include provision of new primary schools. Whilst the Council has access to grant funding for school buildings, it has no such source for the acquisition of land.

- Barking Riverside (4 new primary schools)
- South Dagenham West
- South Dagenham East
- Sanofi Aventis Site 2

3.6 Consequently the Site Specific Allocations DPD identifies sites for Primary School within major developed sites where there is an expectation that the land will be provided as a community benefit.

3.7 The document safeguards open spaces and allotments in line with national and regional planning policy. The Groveway Allotment site will require funding to bring them back into use and a bid will be made to the Capital Programme.

3.8 Whilst at present the market is not favourable for land disposals, it is important to remember that the Site Specific Allocations look forward 15 years. Officers have worked with colleagues in Property Services to identify a range of smaller sites which the Council may dispose of when the market is more favourable. Many of these were on hold pending the approval of the Site Specific Allocations DPD.

#### 4 **Consultees**

The following were consulted in the preparation of this report:

##### **Lead Member(s):**

Councillor McCarthy Lead Member Regeneration

Local Development Framework Steering Group 2 March

Councillor Fairbrass  
Councillor Denyer  
Councillor Collins  
Councillor Kallar  
Councillor Inder Singh

Barking briefing 11 March

Councillor Denyer  
Councillor West  
Councillor Justice

##### **Director / Head of Service**

Jeremy Grint, Head of Regeneration and Economic Development

##### **Departmental Head of Finance**

Alex Anderson, Group Manager Regeneration Finance

##### **Legal Services**

Yinka Owa, Legal Partner Property Contracts and Procurement

##### **Corporate Communications**

Vivienne Cooling, Group Manager Marketing and Communication

##### **Corporate Procurement (for Contract issues)**

David Robins Group Manager Corporate Procurement

##### **Relevant HR Link Officer (for staffing issues)**

Michelle Warden

##### **Resources Dept**

Bill Murphy, Corporate Director of Resources  
Guy Swindle, Head of Strategy and Performance  
Stephen Meah Simms,  
Mark Tyson, Group Manager Policy and Partnerships  
Sue Lees, Divisional Director Asset Management and Capital Delivery  
Stephen Silverwood, interim Group Manager Asset Management  
Colin Beever, Group Manager Property Services  
Keith Wilson, Valuation and Development Manager  
Tim Lewis, Group Manager Development and Building Control  
Andy Butler, Group Manager Area Regeneration  
David Harley, Regeneration Manager  
Kelly Green, Senior Professional Regeneration  
Kelly Moore, Senior Professional Regeneration  
Tammy Adams, Team Leader Planning Policy and Strategy  
David Higham, Group Manager Transport and Traffic  
Timothy Martin, Team Leader Policy and Network Development

Dave Mansfield, Development and Control Manager

### **Children's Services**

Mike Freeman, Group Manager Schools Estate

Christine Pryor, Head of Integrated Family Services

Richard Carr, Children Services Officer

### **Customer Services**

David Woods, Corporate Director of Customer Services

Stephen Clarke, Divisional Director of Housing Services

Darren Henaghan, Head of Environmental and Enforcement Services

James Goddard, Group Manager housing Strategy

Ken Jones, Programme Director Local Housing Company

### **Adult & Community Services**

Ann Bristow, Corporate Director of Adult and Community Services

Heather Wills, Head of Community Cohesion and Equalities

Glynis Rogers, Head of Community Safety and Neighbourhood Services

Paul Hogan, Head of Leisure and Arts

David Theakston, Group Manager Parks and Commissioning

### **Background Papers Used in the Preparation of the Report:**

- Planning and Compulsory Purchase Act 2004
- Planning and Compulsory Purchase Act 2008
- Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.
- Planning Policy Statement 12: Local Development Frameworks (ODPM, 2004)
- London Borough of Barking & Dagenham Local Development Scheme
- London Borough of Barking & Dagenham Statement of Community Involvement
- London Borough of Barking & Dagenham Unitary Development Plan (Adopted 1995)
- London Borough of Barking and Dagenham Regeneration Strategy 2008-2013
- The London Plan – 2008 (Greater London Authority)
- Statutory Guidance, Creating Strong, Safe and Prosperous Communities, CLG, 2008
- Regulation 28(3) statement of representations received on the Borough Wide Development Policies
- London Borough of Barking and Dagenham Site Specific Allocations Issues and Options DPD
- London Borough of Barking and Dagenham Joint Waste Issues and Options DPD
- London Borough of Barking and Dagenham Joint Waste Preferred Options DPD

## THE EXECUTIVE

21 APRIL 2009

### REPORT OF THE CORPORATE DIRECTOR OF RESOURCES

The Chair will be asked to determine whether this report can be considered at the meeting under the provisions of Section 100B(4)(b) of the Local Government Act 1972 as a matter of urgency to enable the Council to optimise the use of its property portfolio.

Title: Property Asset Management (PAM) Plan	For Decision
<p><b>Summary:</b></p> <p>The Resources Department has completed the Final Draft of the London Borough of Barking and Dagenham Property Asset Management (PAM) Plan, which is a strategic and delivery document covering the period from 2009-2016.</p> <p>The Plan is a transformational document which shows how to improve the property service within Council, including promoting increasing working relationships with our key partners, rationalising our significant property portfolio and streamlining our property functions and processes.</p> <p>The PAM Plan has been developed over the past 4 months in consultation with all Council services and has gained support to the recommendations therein.</p> <p>The Plan is structured in four parts to address two distinct themes :</p> <ul style="list-style-type: none"> <li>• Property Asset Portfolio. The buildings and land we own and lease, and</li> <li>• Property Asset Management Framework. Our functions, processes and systems.</li> </ul> <p>Key strategies in the PAM Plan are summarised below:</p> <p><b>1. Property Asset Portfolio.</b></p> <ul style="list-style-type: none"> <li>• Office Accommodation Rationalisation resulting in the reduction in the number of administrative buildings from 23 to 10 in 5 years (2014) to bring staff together and promote team working.</li> <li>• Implementation of a clear policy on Better Space Planning, including flexible working and ICT that supports flexible working,</li> <li>• Reduction in operational property ownership and/or responsibility from 327 to 271 over 5-7 years, hence reducing future council property operating costs and generating capital and/or revenue receipts.</li> <li>• Promoting improved working relationships with our key partners, including property sharing.</li> <li>• Implementation of leases and agreements with our partners to ensure clear responsibility for the management and maintenance of buildings and associated costs,</li> <li>• Promoting extended usage of facilities, including Children Centres, Community Halls and Schools.</li> </ul> <p><b>2. Property Asset Management Framework.</b></p> <ul style="list-style-type: none"> <li>• Deliver the key priorities of the Corporate Plan,</li> <li>• Support to the 'One Barking &amp; Dagenham Programme'</li> <li>• Introduce central maintenance responsibility and funding ( the proposed new Asset Management structure and the Central Maintenance Fund (CMF),</li> <li>• Improve and streamline the Capital Programme Monitoring Office (CPMO) process,</li> </ul>	

including gateways,

- Improve and make more reliable and cost-effective, capital project delivery via new systems and training,
- Enhance corporate property support to our Client service departments,
- Develop an integrated approach via our proposed new structure for property management, asset strategy & facilities management (hard and soft),
- Improve integrated procurement for all property delivery, with legal endorsement and support.
- Introduce an effective performance framework, ensuring linkage between Service(SLA's), Staff (Appraisals) and Suppliers (Contracts)

A separate Executive report may be issued to inform the Executive of progress in Oct 09.

**Wards Affected:** All

### **Recommendation(s)**

The Executive is recommended to approve :

- (i) The strategies within the PAM Plan in principle, as highlighted above, which includes specifically:
- (ii) The amalgamation of all current council maintenance monies into one centralised fund i.e. the proposed Central Maintenance Fund (CMF) under the management of the Asset Management and Capital Delivery Division, Resources Department, and
- (iii) The submission of a funding bid as part of the 2010/11 budget process to address the significant property maintenance backlog.

### **Reason(s)**

To assist the Council to achieve its Community Priorities of 'Raising General Pride in the Borough' and 'Regenerating the Local Economy'.

### **Implications:**

#### **Financial:**

There are no direct financial implications arising from this report. The amalgamation of all current council maintenance monies into one centralised fund will involve the transfer of existing budgets from all relevant service areas. The proposal for additional funding to address the significant property maintenance backlog of £45m and other future proposals will be subject for consideration as part of the annual budget processes.

#### **Legal:**

The Legal Partner for Procurement, Property & Planning has been involved in the development of the PAM Plan and confirms that there are no legal reasons preventing the Executive from approving the recommendations of this report.

The Legal Partner for Procurement, Property & Planning should however be consulted in relation to the respective proposed procurements and contractual arrangements set out in the Plan.

**Risk Management:** Supports Council's Risk Management Strategy

<b>Social Inclusion and Diversity:</b> Supports all Social Inclusion and Diversity Policies		
<b>Crime and Disorder:</b> Not Applicable		
<b>Options Appraisal:</b> Not Applicable		
<b>Contact Officer:</b> Stephen Silverwood	<b>Title:</b> Group Manager Asset Management	<b>Contact Details:</b> Tel: 0208 724 8359 Fax : 0208 227 3060 Email: Stephen.silverwood@lbbd.gov.uk
Andy Bere	Manager, Asset Strategy	Tel: 0208 227 3047

## 1. Introduction and Background

- 1.1 The Draft London Borough of Barking and Dagenham Property Asset Management (PAM) Plan is a strategic and delivery document covering the period from 2009-2016.
- 1.2 The Plan is updated annually by the Divisional Director, Strategic Asset Management and Capital Delivery, and is informed by the Service Planning process. It describes the Council's strategies and intentions with regard to the planning of asset management, including asset strategy, facilities maintenance, capital delivery and property management, including asset disposal and investment

## 2. Current Position

- 2.1 The Council is committed to continuous improvement of its property asset management planning to optimise the use of its property portfolio, and to ensure its assets are suitable and best value for money (VfM).
- 2.2 The Council recognises that property is the most important asset with the exception of its staff.
- 2.3 The Council views the asset base as integral to its delivery of service to meet the needs of the community, and as such the estate (asset base) will be continually reviewed to ensure fitness for purpose. This PAM Plan establishes the intentions of the Council in this regard and will be refreshed annually to reflect changing needs of our customers.
- 2.4 There is a need to:
  - Improve the effectiveness and efficiency of how we manage our property assets and achieve "excellence" status.
  - Reform our asset base to ensure we have the optimum portfolio to support Council services.



### 3. Future Position – Achieving Excellence

3.1 The PAM Plan is a transformational document and highlights the areas for development in terms of the two themes:

3.2 Property Asset Management Framework  
To improve the function processes and systems, the following ten (the 10P's) components have been developed, summarised as:

- Principles ( Policy on Better Space Planning)
- Process ( Data Management, Capital / Maintenance Policy, Help Desk etc)
- People ( Responsibility / Governance )
- Pounds ( Funding / Budgets)
- Procurement ( Client Agent / In House, Frameworks, / TMC's)
- Programme (Capital and Maintenance)
- Project Management ( System / Process/Training )
- Performance ( Framework and Benchmarking)
- Partnering ( Alliances )
- Property Asset Lexicon ( the PAL )

These ten components will be delivered by various programmes and projects as described in Section 9 of the Plan.

3.3 Property Asset Portfolio

The Plan introduces the Property Asset Strategy (PAS) that sets out the reasons and strategies for optimising Council's property assets (both Administrative/Office and Operational) to ensure value for money and fitness for purpose.

3.4 Administration (Office Accommodation)

The Office Accommodation Strategy is being delivered as an integral part of the One B&D Programme and based on the principles of:

- Bringing the right people together in the right places and providing staff with the facilities they require to provide excellent customer services,
- Implementing the policy of 'Better Space Planning', including a working environment that enables staff to work more flexibly, has defined clear space standards, open plan offices, reducing the need for storage (in conjunction with ICT), communal kitchens / break out areas, additional meeting space, in full consultation with Councils' service departments.
- In addition, a target of 10% (265) of workstations by 2010, 20% (530) by 2012 and 30% (796) by 2014 will be capable of delivering flexible working arrangements (not permanently assigned to an individual), with 6 - 7.5 sq m per workstations being the average space standard for open plan offices.

3.5 This strategy will result in the need for fewer buildings, thus rationalising the asset base over the next 3-5 years as follows:

- Phase 1 (by 2010) – Kingsbridge (Gascoigne Estate regeneration scheme), Riverside (short-term lease to NELFT prior to disposal) & 512a Heathway (building required as extension to Trinity Special School),

- Phase 2 (by 2012) – Fortis House (surrender lease in November 2011), Ripple Road Offices (to be leased all or part to Voluntary Sector) and 202a Halbutt Street.
- Phase 3 (by 2014) – Dependent on review of accommodation requirements in 2011 and council structure at that time.

### 3.6 Operational Reform

The Operational Reform Strategy is based on the development of a number of existing service strategies with asset related implications, the revised disposal programme and a number of lease arrangements which will formalise the occupation and use of Council owned assets by other agencies and groups.

The reform of the operational portfolio will be delivered as an integral part of the Local Development Framework (LDF), Building Schools for the Future (BSF) Programme and regeneration initiatives with our partner agencies. It will recognise the need to work more closely across agencies to deliver

This strategy will result in the need for fewer buildings, thus reforming the asset base over the next 5-7 years with an indicative reduction of approx 50 buildings over 5-7 years.

## 4. Consultees

The following were consulted in the preparation of this report:

- Cllr Bramley, Lead Member Resources
- Yinka Owa, Legal Partner,
- Alex Anderson, Group Manager, Finance,
- Joe Chesterton, Divisional Director of Finance,
- John Hooton, Group Manager, Finance

### **Background Papers Used in the Preparation of the Report:**

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