

Working in partnership

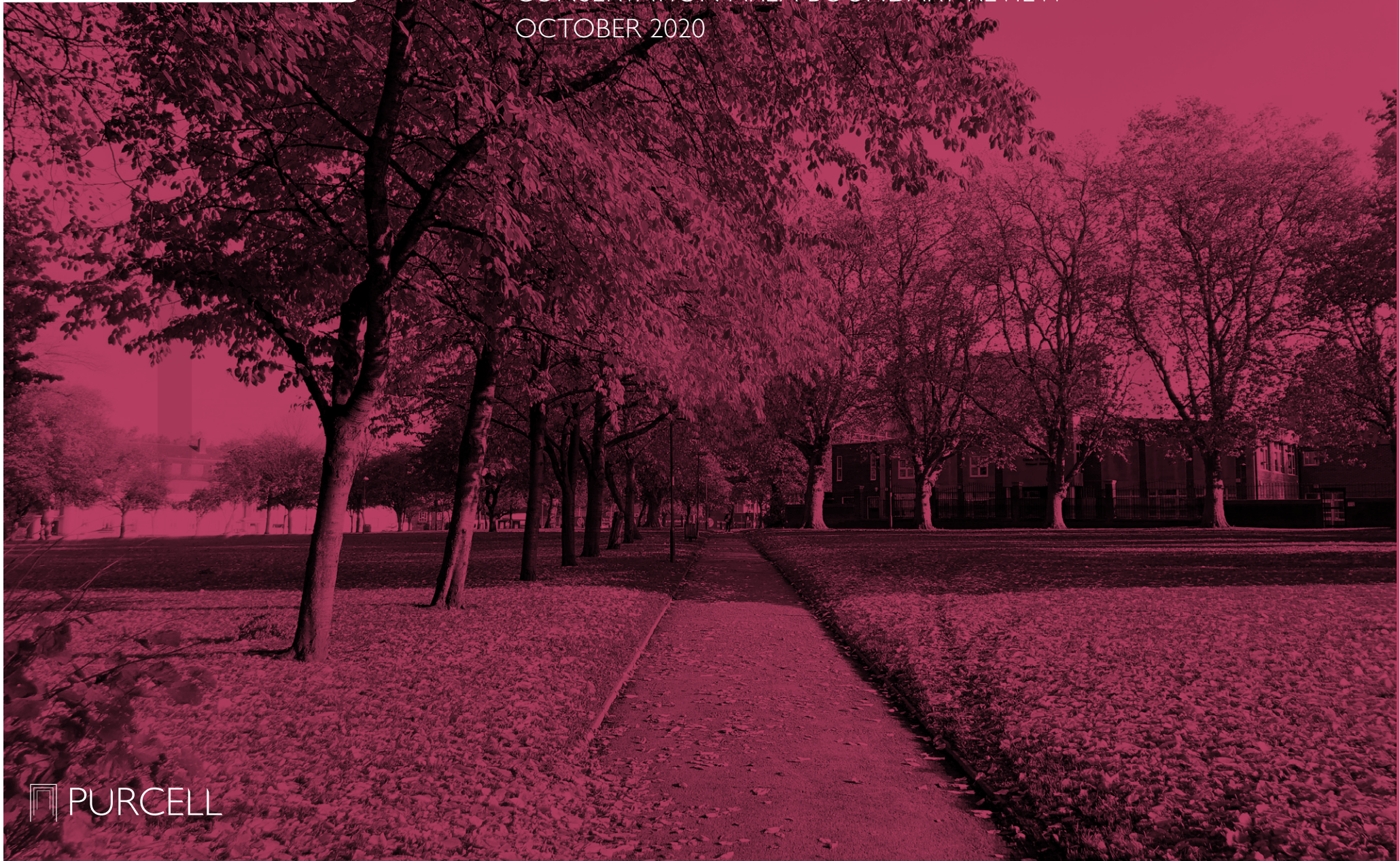


Barking & Dagenham



HERITAGE FUND

ABBEY AND BARKING TOWN CENTRE DESIGNATIONS REPORT: CONSERVATION AREA BOUNDARY REVIEW OCTOBER 2020



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BARKING DESIGNATIONS REPORT

The Barking Abbey and Town Centre Conservation Area boundary has not been reviewed since 2009. Best practice prescribes that Conservation Area boundaries are periodically reviewed to ensure that the original reasons for designation are still relevant and evident. It is recognised that boundaries were sometimes historically drawn too widely, tightly or illogically, and it may therefore be appropriate to amend them. A review of the boundary, as well as any accompanying guidance and assessments, should generally take place every five years or in response to a notable change, including any changes in policy or legislation.

Boundary Review has been undertaken concurrently with the review and updating of Barking Conservation Area Appraisal and Management Plan and should be read in conjunction with that report.

The proposed amendments to the boundary, as part of the 2020 review, are listed in this report alongside justification. The proposed amendments are also plotted on Plan 10 at the end of the report.



Nos. 107 to 119 Ripple Road

A: Include Nos. 107-119 Ripple Road in the conservation area

Justification: This terrace of houses with shops at ground floor bears the same appearance and character as those further north on Ripple Road and inclusion would reinforce the character of Ripple Road as an important retail street in the conservation area. It is acknowledged that improvements to the shopfronts and condition of built fabric are required to this terrace as with other properties in Ripple Road.

BARKING DESIGNATIONS REPORT

B: Exclude the Barking Baptist Tabernacle, No. 26 Linton Road and Crown House from the conservation area

Justification: Crown House makes a considerable negative contribution to the conservation area due to its tall height and unsympathetic appearance. Tall buildings are not considered appropriate within the conservation area and therefore its exclusion will reinforce the historic character of the conservation area. Proposals being brought forwards for changes / replacement of Crown House would still need to consider impacts on the setting of the conservation area, the boundary of which would lie adjacent. Exclusion of Crown House means that the Tabernacle and No. 26 will also need to be excluded, due to it being undesirable to have an isolated island as part of the conservation area designation. The removal is also justified within the context of the significant erosion of the conservation area at Linton Road. The Tabernacle is a Grade II listed building and has strong protections relating to both physical change and change within its setting, however, its listed status is not included as a reason for its removal. Due to its relatively isolated nature, No. 26, whilst positive, makes little contribution to the overall conservation area and therefore its exclusion is regrettable but considered to be acceptable in the circumstances.



Crown House, Linton Road

BARKING DESIGNATIONS REPORT



Public square in front of the Town Hall

C: Include the Town Hall Square in the conservation area

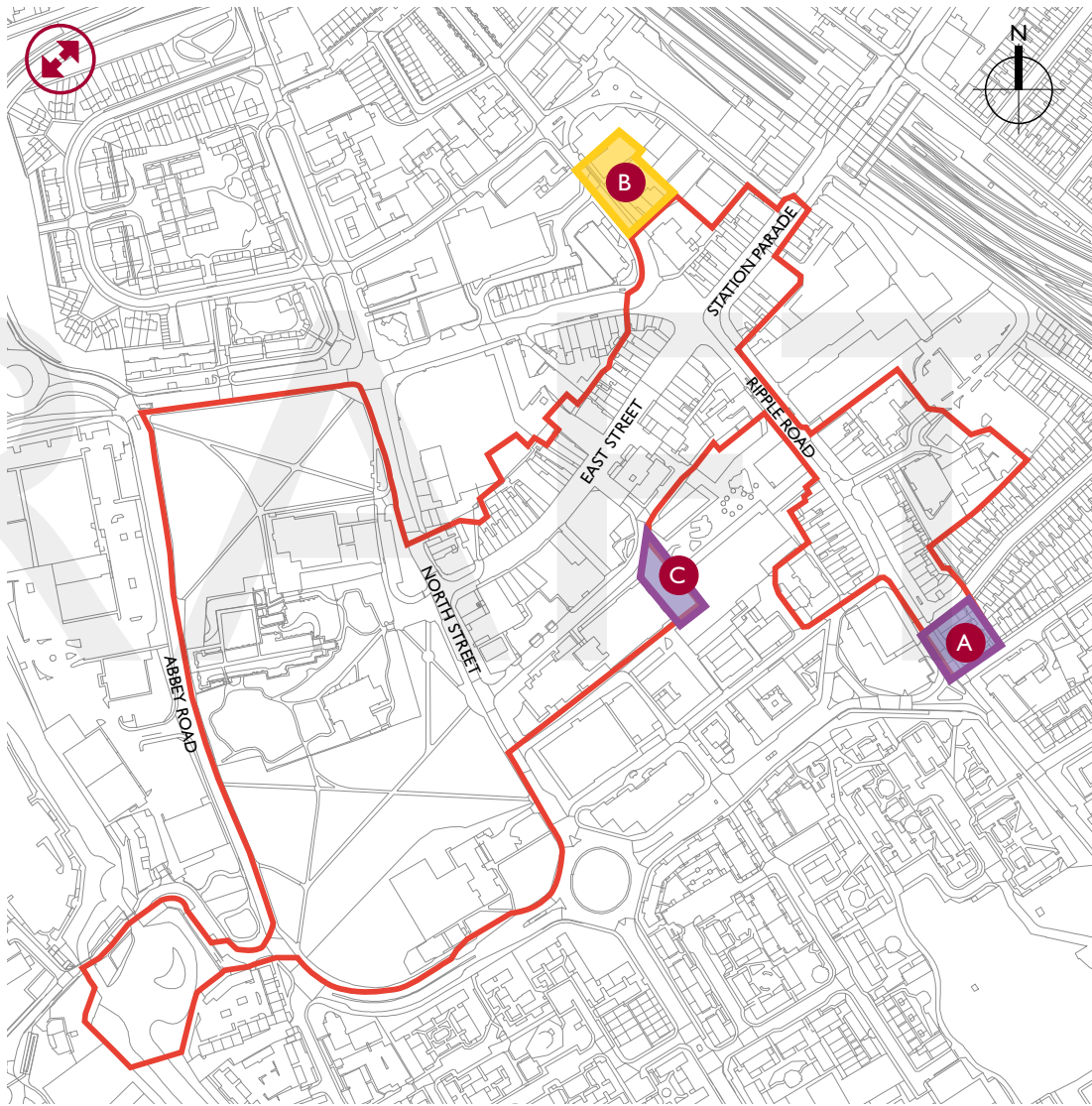
Justification: This newly refurbished area of public space provides a positive and appropriate setting to the locally listed Town Hall and also provides an important hard-landscaped amenity within the town centre area.

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BARKING DESIGNATIONS REPORT

The following table lists the addresses which are proposed for inclusion / exclusion in the Conservation Area.

AREA	ADDRESS	INCLUDE/ EXCLUDES
A	Nos. 107-119 Ripple Road (odd)	Include
B	Barking Baptist Tabernacle, Linton Road	Exclude
B	No. 26 Linton Road	Exclude
B	Crown House Linton Road	Exclude



PROPOSED AMENDMENTS TO THE CONSERVATION BOUNDARY

- Conservation Area Boundary
- Area for Inclusion
- Area for Exclusion

This plan is not to scale

Plan 10: Proposed amendments to the conservation area boundary