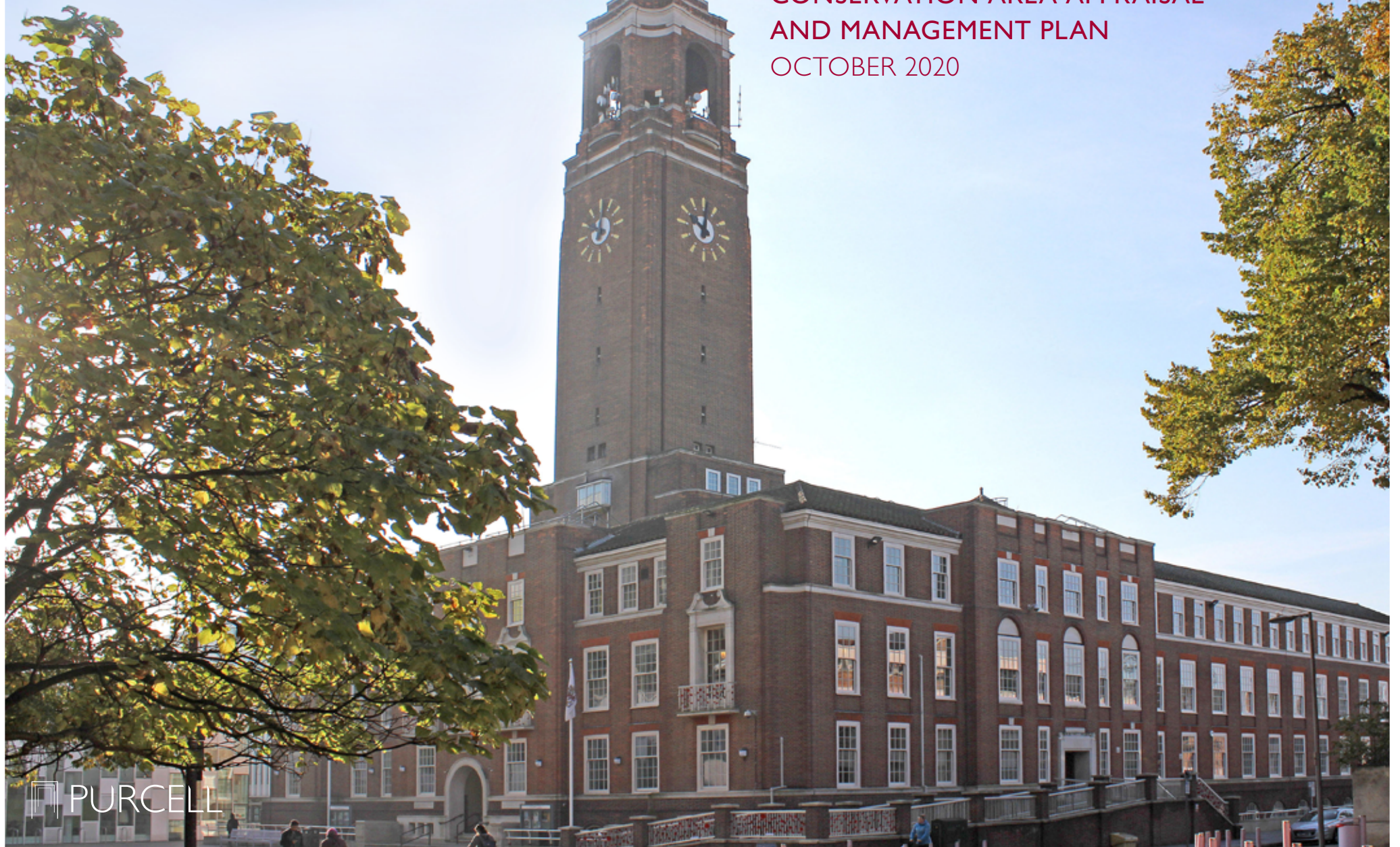


ABBEY AND BARKING TOWN CENTRE  
CONSERVATION AREA APPRAISAL  
AND MANAGEMENT PLAN  
OCTOBER 2020



# ABBEY AND BARKING TOWN CENTRE: CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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# HOW TO USE THIS DOCUMENT

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the different sections.

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The contents page allows users to navigate directly to the required section by clicking on the section heading.

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## SECTION 1.0 INTRODUCTION

### 1.1 ABBEY AND BARKING TOWN CENTRE CONSERVATION AREA

The Abbey and Barking Town Centre Conservation Area was designated 8 October 1975. It is one of four conservation areas under the jurisdiction of Barking and Dagenham Council. The area was original designated as the Barking Abbey Grounds and Town Quay Conservation Area, renamed and extended to include the town centre in May 1992, although not designated until June 1995.

The conservation area consists of the civic and commercial centre of Barking, focused along East Street and Ripple Road and St Margaret's Church and the remains of Barking Abbey set within Abbey Green, a public park. The conservation area also include the town quay to on the River Roding at the eastern end of the conservation area. The conservation area boundary is shown on the map opposite.

## NAVIGATION

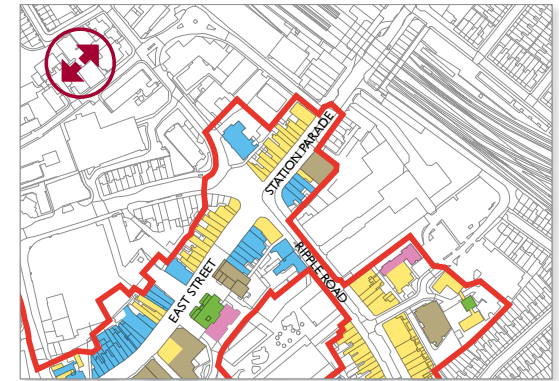
In addition to the contents pages, you can navigate between sections using the by clicking on the headings in the top bar. Once you've clicked on a section, it will turn bold so you know which section you are in.

You can also use the buttons in the bottom right hand corner to jump to the contents, appendices, or back to the page you were previously on.



## PLANS

When you see this icon, click to see a full-sized version of the plan (located in [Appendix E](#)). To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.



## USER GUIDE

This Conservation Area Appraisal and Management Plan is accompanied by a User Guide. This is a handy booklet for owners and occupiers of the conservation area providing useful guidance on building maintenance, what designation means and simple enhancements that can be made. The User Guide can be found here: [link tbc](#)

## PART A: CONSERVATION AREA APPRAISAL

This part of the document provides analysis of the character of the Abbey and Barking Town Centre Conservation Area and an assessment of its special interest. It also defines what a conservation area is, what designation means along with identifying relevant planning policy and guidance. It contains the following sections:

### 1.0 INTRODUCTION

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### 2.0 SUMMARY OF SPECIAL INTEREST

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### 3.0 BRIEF HISTORIC DEVELOPMENT OF BARKING

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### 4.0 CHARACTER ASSESSMENT

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### 5.0 AUDIT OF BUILDINGS

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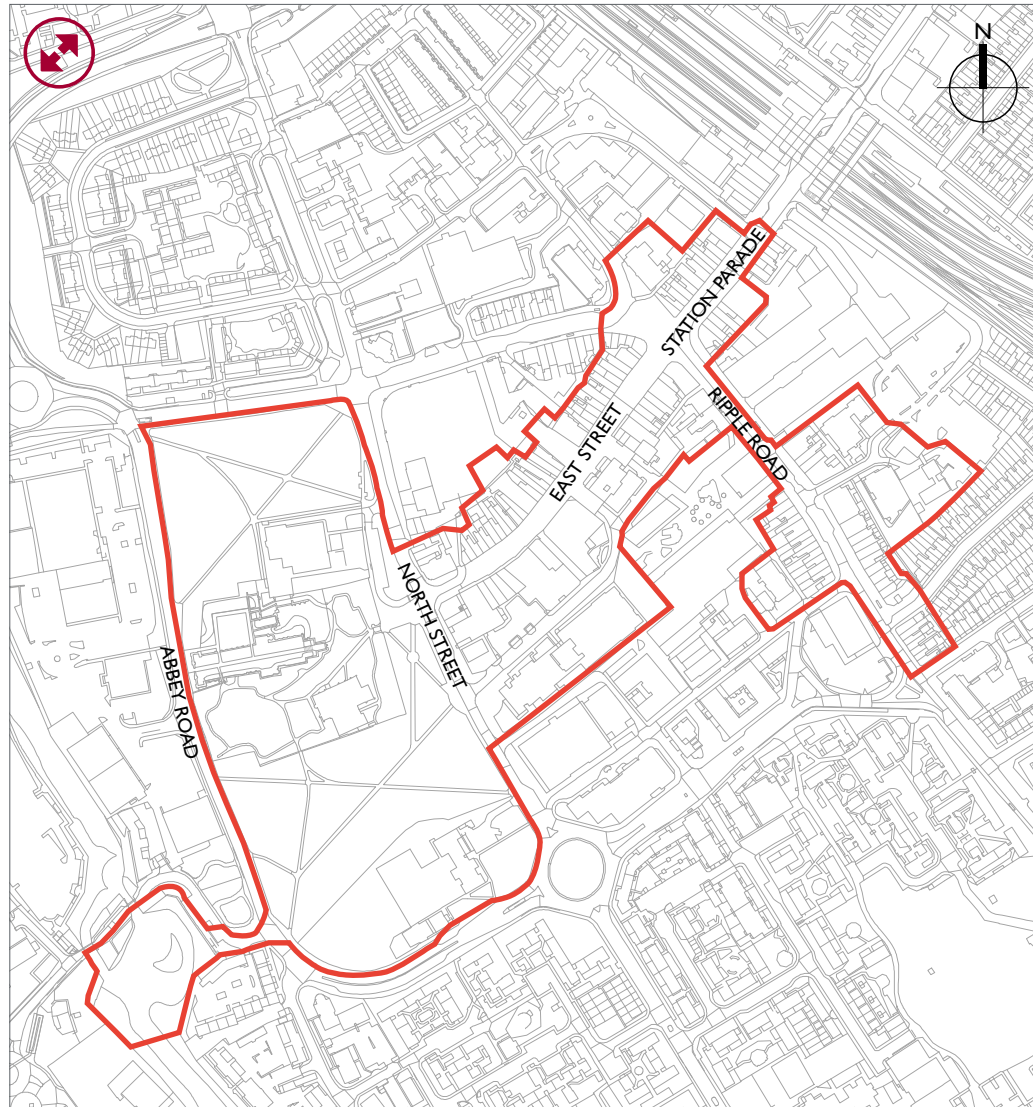


# I.0 INTRODUCTION

## I.1 ABBEY AND BARKING TOWN CENTRE CONSERVATION AREA

The Abbey and Barking Town Centre Conservation Area was designated on 8 October 1975. It is one of four conservation areas under the jurisdiction of Barking and Dagenham Council. The area was originally designated as the Barking Abbey Grounds and Town Quay Conservation Area, the designation was renamed and extended to include the town centre in June 1995. A Conservation Area Appraisal for the area was first produced in April 2009, which was itself updated and replaced by this document in October 2020.

The conservation area consists of the civic and commercial centre of Barking, focused along East Street and Ripple Road and St Margaret's Church and the remains of Barking Abbey set within Abbey Green, a public park. The conservation area also include the town quay on the River Roding at the eastern end of the conservation area. The conservation area boundary is shown on **Plan 1**.



Plan 1: Current Abbey and Barking Town Centre Conservation Area boundary.

## 1.2 WHAT IS A CONSERVATION AREA

A conservation area is defined as an “*area of special architectural or historic interest the character or appearance of which is it desirable to preserve or enhance.*”<sup>01</sup>

Designation of a conservation area recognises the unique quality of that area as a whole. This quality comes not only from individual buildings and monuments but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity and sense of place.

The extent to which a building, or group of buildings/ structures, positively shape the character of a conservation area is derived from their elevations, principally those which are street-facing but also side and rear elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Open spaces can be public or private, green or hard-landscaped and still contribute to the special interest of an area. Furthermore, the spaces between buildings, alleys, streets and paths all contribute to appearance and character.

## 1.3 PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities “*formulate and publish proposals for the preservation and enhancement*” of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.<sup>02</sup> The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan (CAAMP), which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change, by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/do not meet conservation area designation criteria. The review of the Abbey and Barking Town Centre Conservation Area Conservation Area boundary can be found in Part C (Boundary Review) of this CAAMP.

Although this document is intended to be comprehensive, the scale and complexity of the conservation area means that specific mention cannot be made of every building or feature. The omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the conservation area. The protocols and guidance provided in Part B (Management Plan) are applicable in every instance.

<sup>01</sup> Section 69 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*

<sup>02</sup> Section 71 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*



The assessments which provide the baseline information for this CAAMP have been carried out utilising publicly available resources and thorough on-site analysis from the publicly accessible parts of the conservation area.

Site surveys for the preparation of this appraisal were undertaken in October and November 2019 with all photography included being of this date. The surveys were undertaken following a similar approach to that set out within the Oxford Character Assessment Toolkit.

#### 1.4 PLANNING POLICY, GUIDANCE AND ADVICE

Conservation areas are governed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 185). The Barking and Dagenham Local Development Framework sets out the Council's policies guiding development within the Borough, including policies and guidance for protecting and enhancing the historic environment including conservation areas.

In addition to these legislative requirements, this CAAMP has been prepared to align with the following best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment:

- Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition) (February 2019)
- Conservation Principles, Policies and Guidance (April 2008)
- Valuing Places: Good Practice in Conservation Areas (January 2011)
- The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017)
- Heritage at Risk: Conservation Areas (June 2009)

The relevant legislation, planning policy and guidance should be utilised when planning changes within the Abbey and Barking Town Centre Conservation Area to ensure that proposals align with policy and will preserve and enhance the special interest of the area.

Furthermore, when changes are being considered to buildings in the conservation area, or where new development is proposed, it is advised that the Council's Pre-Application Advice service is used to gain early guidance on proposals and highlight any constraints or opportunities.

#### 1.5 CONSULTATION AND ENGAGEMENT

It is a statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for conservation area guidance produced by or on behalf of Local Authorities to be subject to public consultation, including a public meeting, and for the local authority to have regard to any views expressed by consultees.<sup>03</sup>

A draft of the Barking Conservation Area Appraisal underwent public consultation from 12th August to 23rd September 2020. The feedback was reviewed and incorporated within the adopted report.

During the early preparations for the production of this Appraisal in consultation was undertaken with local residents in the form of a questionnaire relating to the awareness of the conservation area designation and the current condition of the area. The results of this questionnaire have shaped the content and format of this Appraisal.

<sup>03</sup> Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

## 2.0 SUMMARY OF SPECIAL INTEREST

Barking has an illustrious history stretching back nearly 1500 years. Its special interest is derived from the evolution of the town from small rural settlement dominated by Barking Abbey to the bustling retail and civic hub the town is today.

Barking Abbey was one of the most important religious foundations in England and played a vital role in shaping the layout and appearance of Barking. The historic East and North Streets converge on the Abbey's gatehouse, the Curfew Tower (the only building of the Abbey to survive), and the Town Quay to the west provided the nuns and later the town with a trade connection to the River Thames, via the River Roding. The wealth and protection the Abbey brought to the town, allowed it to grow and thrive and the precincts remains are both an important reminder and pleasant public green space for the community. The Abbey Green open spaces to the north and south of the precincts are equally important public amenities. Religious uses remain an important part of the town, most importantly with 13th century St Margaret's Church within the Abbey Precincts but also churches of other denominations in the town centre.

Retail and trade have long been a part of Barking's character with the regular market in East Street continuing a tradition of centuries past. The town's once important fishing industry is a lesser known feature of its past but evidence survives of this connection through the presence of the Town Quay and River Roding, Fawley House which was home to an important fishing family, and in

street names such as Blue Short Place. The importance of Barking as a retail and civic centre has evolved comparatively recently resulting from the suburban growth of the surrounding area following the arrival of the railway. As such the overarching character of the town centre is Victorian and Edwardian with some buildings of the inter-war and post-war period contributing to the urban town centre. Although there has been some loss of historic features many buildings retain their historic character, including shop fronts at ground floor and decorative features to the upper levels. Buildings such as the former Magistrates' Court and the Town Hall are particularly prominent architecturally demonstrating the importance of Barking as a local centre.

In contrast to the dense development of the town centre, Abbey Green is open and green in character and Town Quay is similarly open, although orientated around a body of water. There are therefore three distinct character areas which all contribute to the special interest of the conservation area in different but equally important ways.

Overall, the special interest of the Abbey and Barking Town Centre Conservation Area is derived from the town's historic development in relation to Barking Abbey and subsequent evolution into a thriving market and fishing town. The retail nature of Barking remains today and the busy town centre is ideally contrasted by the open public spaces of Abbey Green and Town Quay.



Character Area 1: East Street is home to Barking's market and is the principal retail street in the town centre



Character Area 2: The establishment of Barking Abbey was pivotal to the history of Barking. The remains of the Abbey Church and cloister are demarcated by low stone walls.



Character Area 3: The Town Quay on the River Roding was originally significant for being the location for receiving goods for the Abbey and was then the heart of Barking's fishing industry. Today it is a pleasant public space.



### 3.0 BRIEF HISTORIC DEVELOPMENT OF BARKING

This section provides a brief summary of the historic development of Barking. It identifies the key events, features and associations which make the conservation area what it is today. A more detailed and illustrated description of the historic development of the town is included in [Appendix D](#).

Barking has a history stretching back to the Saxon period with evidence of at least temporary settlement from pre-historic times. From the early beginnings of the settlement, Barking Abbey dominated the town. Today visual markers of the Abbey remain, in the form of the 15th century Curfew Tower, and the low walls, dating to the early 20th century, delineating the historic plan of the most important Abbey buildings including the Church and cloister.

The Abbey was established in c.666 by the Bishop of London and became the most important nunnery in England, attracting recruits from prestigious families, and with five of its abbesses becoming canonised. The significance of the Abbey is recognised by its designation both as a Scheduled Monument and also a Tier I Archaeological Priority Area, the latter demonstrating that considerable further remains

are likely to survive below ground. Shortly after the Dissolution of the Monasteries in the 16th century, the Abbey was pulled down, making the surviving built and archaeological remains particularly valuable. The development of Barking is intimately connected with the Abbey and the surviving remains, which contribute greatly to the special interest of the conservation area.

The town of Barking evolved around the Abbey precinct, with important buildings and the centre of the medieval town concentrating around what is now the middle of the conservation area, along Broadway / North Street and the western half of East Street (See Andre and Chapman's map of 1777 in Appendix D). St Margaret's Church was built within the Abbey precinct between the 13th and 15th centuries and a market hall was built in the mid-16th century adjacent to the south-east of the Abbey precinct, approximately where the open space in front of the Curfew Tower is now. The town grew as a bustling market town with the earliest market dating to the 12th century; a market still remains today on East Street many days of the week.

On the west side of the Abbey precinct is the River Roding. Proximity to the river is likely to have been the reason why the Abbey was located here, as it would

have allowed the occupants of the Abbey to easily receive and distribute food and other goods.

From the 14th century Barking became a productive fishing town, an industry which continued well into the 19th century until the arrival of the railway. The fishing industry was centred on the Town Quay on the River Roding and Barking supplied both the local and the London markets with fish from the North Sea. The successful fishing industry triggered a number of ancillary industries around Town Quay, to the south-west of the Abbey site. Barking's mercantile population grew and important associations include the Hewett family, for example, who drove the fishing industry at Barking, owned many smacks (a type of fishing boat) and introduced the use of artificial ice for preserving fish. Their house (Fawley House) remains the oldest secular building in Barking and a sign with a smack and a fish represents their role in the history and development of Barking.

The arrival of the railways in the mid-19th century brought a decline in the town's fishing industry; Town Quay and this part of the conservation area, once bustling, became less frequented and the town centre shifted to the north-east towards the railway station

(see OS maps of 1863 and 1893 in Appendix D). This period saw the development of terraced houses built at the north-east end of the conservation area as Barking became a commuter town to London. The shopping character of Barking as we know it today developed from this point, invaluable to Barking's character; this is represented by the historic shopfront fragments that remain in East Street, North Street, Station Parade and Ripple Road. Important civic buildings such as Barking Magistrates' Court, originally Public Offices and a Free Library, and the old police station, were also built in this period, creating areas of civic focus, which contribute to the conservation area's special interest.

Many of the buildings in Barking date to the 20th century, as Barking continued to expand as part of the suburban growth of London. Several 20th century buildings contribute to Barking's special interest; Barking Town Hall (1936-1958), designed by Herbert Jackson and Reginald Edmonds, is a notable landmark building in Barking owing to its distinctive clocktower. The building contributes greatly to the special interest of the town,

both through its use and landmark quality, and this is recognised through its local listing. Barking Station too was constructed in the mid-20th century by H. H. Powell; although it lies just outside the conservation area, this Grade II listed building is another significant 20th century building.

The town centre also features a number of recent buildings, largely tower blocks with colourful cladding, which lie immediately adjacent to the conservation area. Whilst sometimes inappropriate in terms of height, materiality and detailing, the new development reflects the continued importance of Barking as a town centre.



Historic view along East Street with the Magistrates' Court in the distance to the right. (Barking & Dagenham Archives and Local Studies, Valence House: DS245b)



## 4.0 CHARACTER ASSESSMENT

This section provides analysis and assessment of the character and appearance of the conservation area and the way in which this contributes to its special interest. Sections 4.1 to 4.8 look at the conservation area as a whole, covering different elements of character including street and plot patterns, public realm, important views and setting. Then follows sections 4.9 to 4.12 which identify and assesses the different character areas within the conservation area.

### 4.1 LOCATION, TOPOGRAPHY AND GEOLOGY

Barking is the main settlement in the south-west part of the London Borough of Barking and Dagenham. Barking is approximately seven miles east of the City of London and two miles north of the River Thames. Forming the western boundary of the conservation area is the River Roding. Close to the east of the conservation area is Barking Station served by mainline and London Underground and Overground trains. See **Plan 2** (overleaf) which shows the location of the conservation area within its wider surroundings.

The centre of the town is mainly in retail use with the surrounding areas as predominantly residential comprising Victorian and Edwardian terraces and post-war housing estates. The conservation area designation focuses on the more central, historic parts of the town including the site of Barking Abbey, the Town Quay, the medieval church of St Margaret and the historic shopping streets of North Street, Broadway, East Street, Station Parade and Ripple Road.

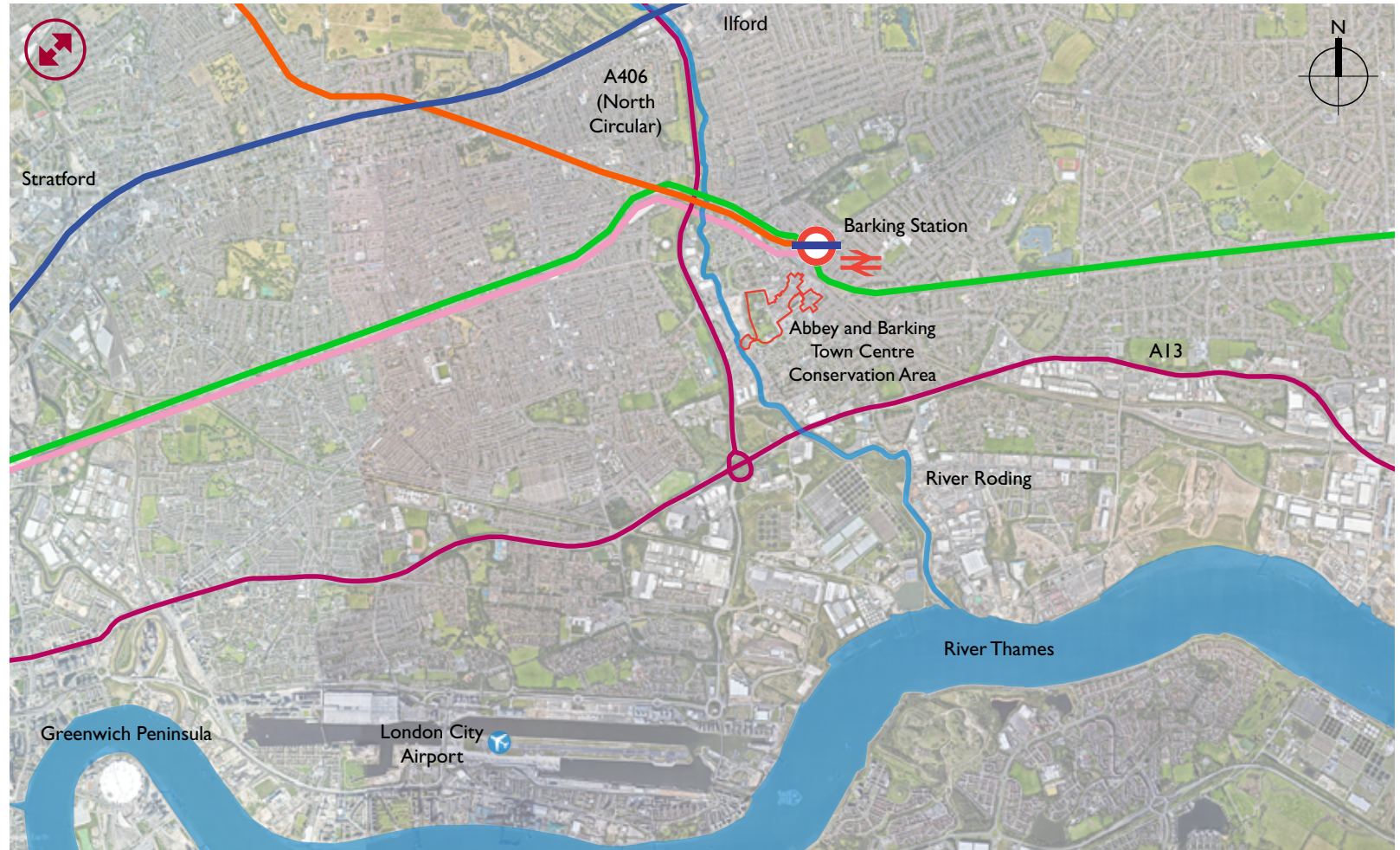
Barking's physical character derives from its relationship with the River Roding, a navigable tributary of the River Thames, which served to bring the settlement into existence. The Abbey was located close to the River and the Town Quay and relied on it for receiving and distributing goods. The town grew up immediately adjacent to the Abbey, focussed on the area in front of the Curfew Tower, and was much more compact than today. The town is now more dispersed with the centre now considered to be focussed towards East Street and the Station.

The conservation area is low-lying at around 11 metres above sea level at its centre; the area rises in gradient slightly to the north-east and lowers to the south-west, towards the river. In terms of geology, most of the Borough is underlain by various river terraces of the Thames and Roding, including the Flood Plain Gravel, Taplow Gravel and Boyn Hill Gravel. Younger (Holocene) Alluvium directly underlies the Borough on lower ground, next to major rivers, in particular the River Roding.

LOCATION OF ABBEY AND BARKING TOWN CENTRE CONSERVATION AREA

- Conservation Area Boundary
- District Line
- Hammersmith and City Line
- London Overground Line
- TFL Rail (Elizabeth Line)
- Major Roads

*This plan is not to scale*



Plan 2: Location of Barking Abbey and Town Centre Conservation Area.

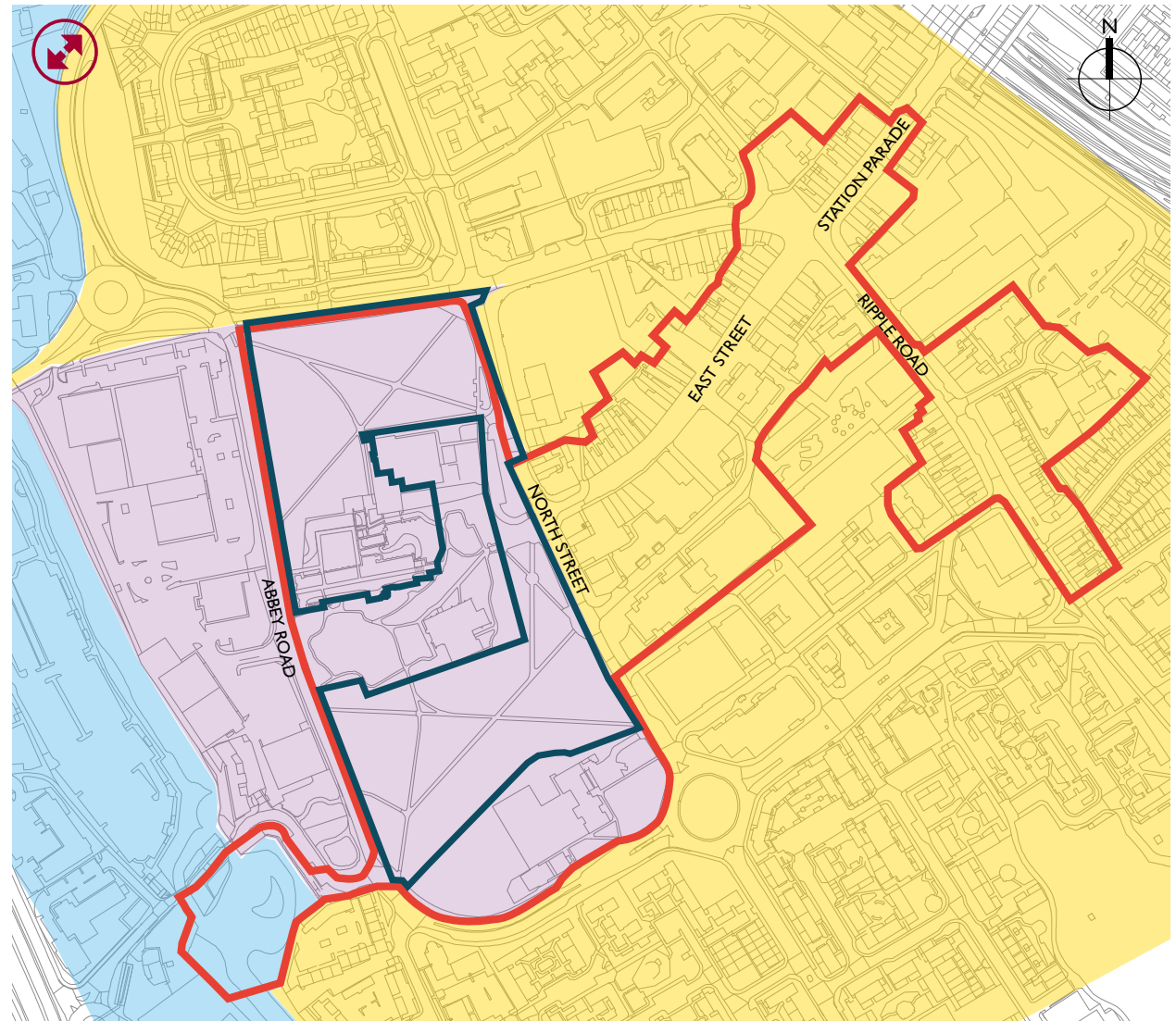
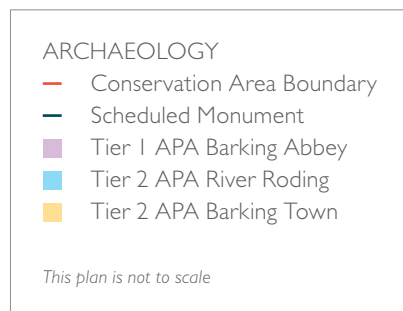


## 4.2 ARCHAEOLOGY

The conservation area includes the highly significant remains of Barking Abbey, which are designated as a Scheduled Monument, details of which are within the National Heritage List for England entry for the site found here: <https://historicengland.org.uk/listing/the-list/list-entry/1003581>. The Abbey was founded by in 666 AD becoming one of the greatest nunneries in England. Many excavations and investigations have been undertaken through the 18th, 19th and 20th centuries leading to a good understanding of the layout and the wider development of the town. The Scheduled Monument is currently identified as 'at risk' by the Heritage Risk Register for London (2019).

In addition to this designation, the conservation area is entirely within three Archaeological Priority Areas (APA), designated by the Greater London Archaeological Advisory Service (GLAAS). The centre of the conservation area, encompassing the former Abbey precinct and surrounding green open space, is a Tier 1 APA (Barking Abbey), the highest level of this type of designation. To the west is the River Roding Tier 2 APA and to the east the Barking Town Tier 2 APA. These areas are designated for their potential to contain remains of past occupation which stretches back to the Saxon period.

These designations, shown on **Plan 3**, reflect the long history of activity and development of Barking and the likely potential for further understanding of the evolution and significance of the Abbey and town core.



Plan 3: Barking Abbey Scheduled Monument and the Archaeological Priority Areas within the conservation area and its surroundings.



### 4.3 STREET AND PLOT PATTERN

As identified at the beginning of this section, the conservation area is divided into three distinct character areas. The distinction between these areas is perhaps most apparent when considering the street and current development patterns of the conservation area.

The eastern half of the conservation area, which constitutes the town centre sub-area, is centred on two principal junctions, the junctions of North Street, Broadway and East Street, and the junctions of Ripple Road, East Street and Station Parade. This demonstrates the importance of East Street, the principal route in the conservation area, which extends on a north-east / south-west orientation from Abbey Green and continues from the junction with Ripple Road as Station Parade. The plots along East Street were historically narrow fronted, deep terraced plots and this character is retained along the northern side of the street. However, on the south side, post-war redevelopment has led to the amalgamation of plots with most now having much broader frontages to the street. There are secondary open spaces formed around the junction of East Street with Short Blue Place, opposite the Magistrates' Court, which is the only building in East Street that is set back, and in front of the Technical Skills Academy. See **Plan 4** overleaf which identifies the location of these important junctions and spaces.

Station Parade and Ripple Road, which lies perpendicular to East Street / Station Parade, have a similar character of narrow fronted, terraced plots. On Ripple Road the large plot forming the Vicarage Field Shopping Centre disrupts

this historic pattern and as such is excluded from the conservation area.

Parallel with East Street is Clockhouse Avenue and there are a series alleys connecting the two. This route is characterised by larger plots, namely the locally listed Town Hall, and mirrored in the newer developments outside the conservation area boundary. An important open space has been established by the new square in front of the Town Hall.

The route of North Street and Broadway lies parallel with Ripple Road but located at the western end of East Street. It forms a boundary between the town centre, which has a densely developed and generally fine-grained character, and the large open spaces of Abbey Green.

The western half of the conservation area is dominated by Abbey Green, a large roughly rectangular park bounded by roads: St Paul's Road to the south, Broadway and North Street to the east, London Road to the north and Abbey Road to the west. The open space contains three large built plots; the schools of St Margaret's and St Joseph's to the north and south respectively and the Church of St Margaret's in the centre with the Curfew Tower at its entrance.

At the south-west corner of the conservation area is the Town Quay, also known as Mill Pond, an open area of water on the River Roding with some linear plots around its edges.

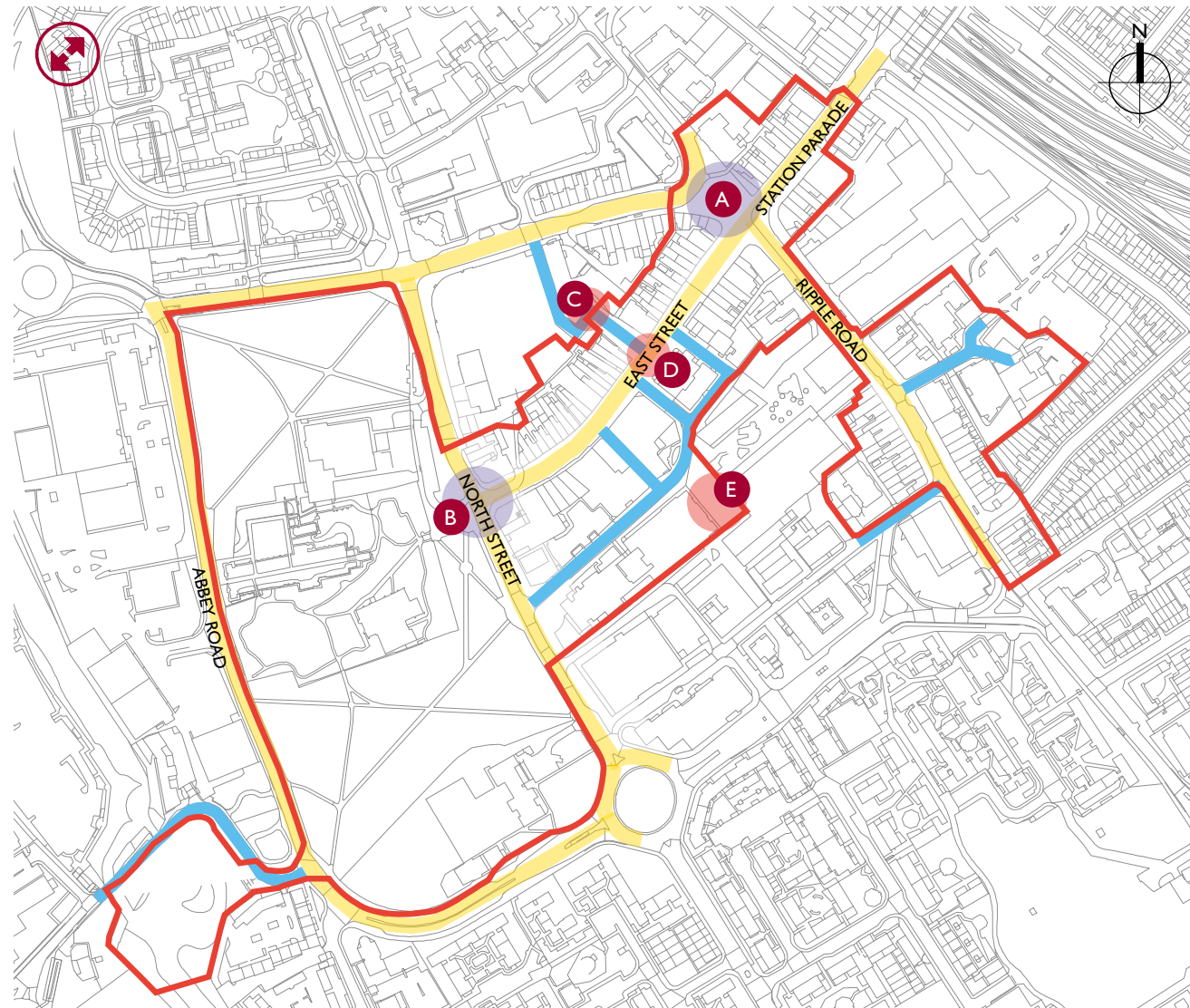


*One of the two principal junctions within the conservation area is at the junction of Ripple Road and East Street; it forms an important public space.*

- Conservation Area Boundary
- Primary Junctions
- Secondary Junctions
- Principal Streets and Routes
- Secondary Streets and Routes

- A** Station Parade, Ripple Road and East Street
- B** East Street and North Street
- C** Short Blue Place at the entrance Technical Skills Academy
- D** East Street and Short Blue Place (in front of Magistrates' Court)
- E** Public Square in front of Town Hall

*This plan is not to scale*



Plan 4: Hierarchy of streets and important junctions within the conservation area.





The fine-grain, narrow fronted plots which characterise Station Parade.



Narrow fronted plots along East Street.



The Town Quay is an open area of water with some surrounding linear plots.



#### 4.4 BUILDING SCALE AND MASS

Building scale and massing varies across the conservation area and large areas are devoid of buildings entirely. As identified in the previous section, the plot pattern and footprint of buildings varies from fine-grained, which is the historic character, to larger buildings which have amalgamated historic plots. The height of buildings ranges from one to five storeys, with most buildings being two or three storeys in height, see **Plan 5** overleaf. Some buildings have a level of accommodation in the roof or have a much taller component such as the tower of St Margaret's Church and the prominent clocktower of the Town Hall. These form landmarks within the conservation area.

In East Street, Station Parade and Ripple Road, which are the most densely developed parts of the conservation area, buildings are generally two to three storey terraces with some larger footprint and taller buildings on the south side of East Street. Away from the town centre buildings are sparser and generally have larger footprints but are lower in height at one to two storeys, for example the two primary schools on Abbey Green.



Three storeys terraced buildings on the north side of East Street.



Two storey terraced buildings in Ripple Road.



Three storeys terraced buildings on the south side of East Street with attics in the pitch roofs and a five storey office building beyond.



The clocktower of the three storey Town Hall is visible from across the conservation area.

**BUILDING HEIGHTS**

— Conservation Area Boundary

■ 1 Storey

■ 2 Storeys

■ 3 Storeys

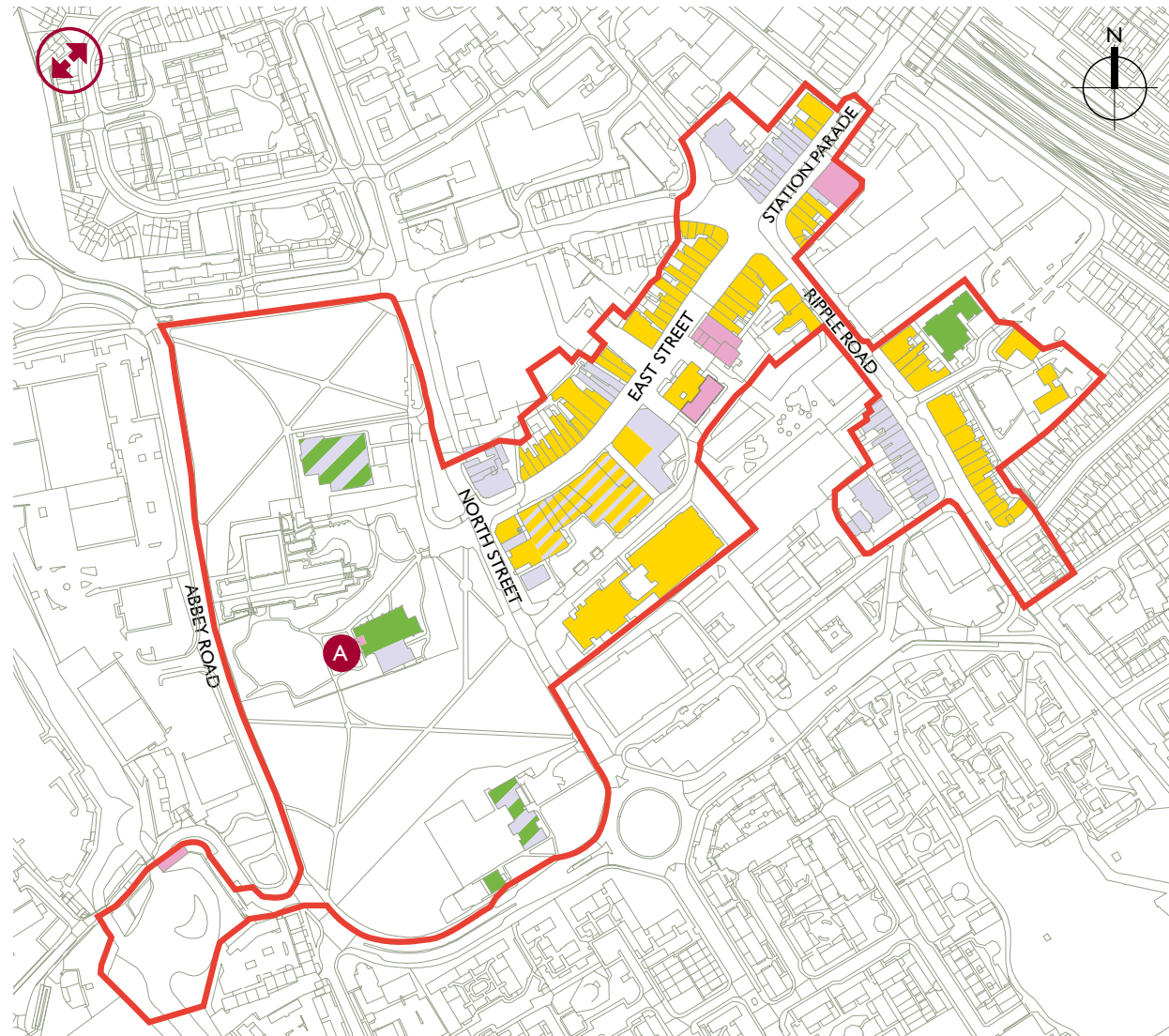
■ 4-5 Storeys

■ 6+ Storeys

**A** The tower of St Margaret's Church is the equivalent of a 4-5 Storey building

Hatched colours have been used where buildings possess a large area of additional storey but set back so not very visible from the street

*This plan is not to scale*



Plan 5: Approximate heights of buildings in the conservation area.

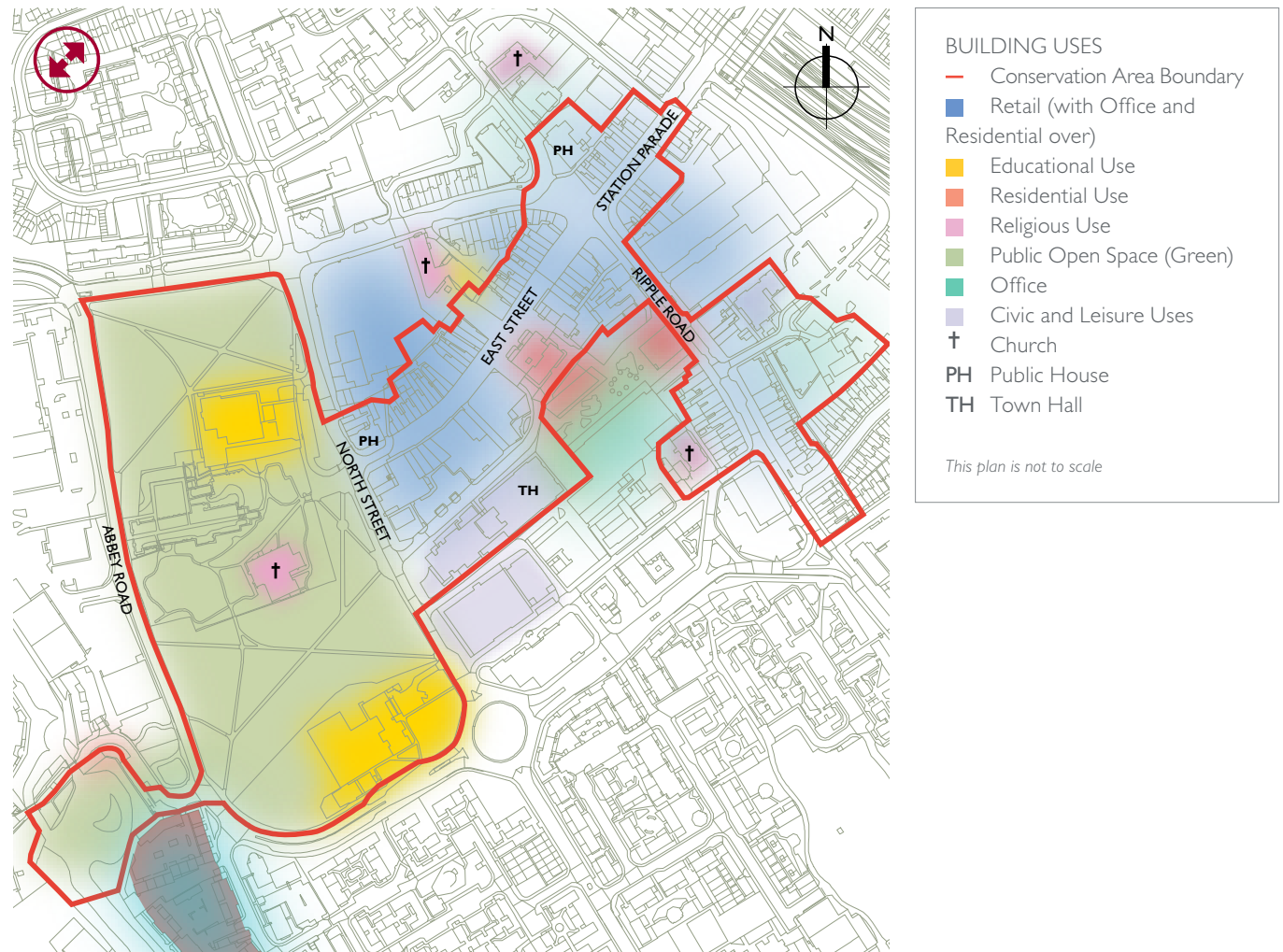


#### 4.5 BUILDING USES

The conservation area is predominantly in use as either retail or public open space along with a number of other more secondary uses. The town centre part of the conservation area is almost exclusively in retail use with the upper levels of buildings in either residential or office uses. There are also some solely residential and office buildings in the conservation area such as the former Magistrates' Court which is now residential apartments. This part of the conservation area is also home to the Barking and Dagenham College Technical Skills Academy, one of several education institutions in the conservation area.

The western half of the conservation area is mainly public open space, in the form of Abbey Green. There is further public open space around the Town Quay. Within Abbey Green are two schools and the Church of St Margaret's contributing educational and religious uses to the conservation area. There is one other church within the area – Elim Church on Axe Street – and Barking Baptist Church and Barking Methodist Church are just outside the conservation area. Religious uses are of particular significance as the origins of Barking lie in the establishment of Barking Abbey in the 7<sup>th</sup> century. The other important use within the conservation area is the civic use associated with the town hall.

**Plan 6**, adjacent, shows the distribution of uses across the conservation area.



Plan 6: Plan showing the different uses present within the conservation area.



#### 4.6 OPEN SPACE AND PUBLIC REALM

Although an urban conservation area, Abbey and Barking Town Centre Conservation Area has extensive open space. The most important open space is the Abbey Green public park which forms most of the western half of the conservation area. The park is approximately rectangular and bounded by roads on all sides. It is divided into two halves by St Margaret's Church and the remains of Barking Abbey, after which the park is named. The park is lawned and bisected with linear footpaths and scattered with clusters of mature trees. It is an important amenity for residents and visitors, providing relief from the densely built up streets of the town centre. The remains of the Abbey and the churchyard are also open to the public but are more secluded than Abbey Green. The sunken nature of the Abbey remains and the mature trees in the churchyard, some of which are the largest in the Borough, serve to provide both with a strong sense of enclosure. As well as being of amenity value, these areas in particular contribute to the historic value and special interest of the conservation area.

There is also public space around the Town Quay, at the south-western corner of the conservation area, overlooking the expanse of water so important in Barking's history. Part of this area, that adjacent to Highbridge Road, has been recently relandscaped to a high quality whilst the area to the east of the basin is more municipal in character.

Adjacent to the east of the Curfew Tower, opposite East Street, is an area of hard-landscaped public realm with car parking to the north. Although finished with durable flagstone and granite setts, the area is becoming dilapidated and enhancements could be made to improve the setting of the highly significant tower and this important gateway between Abbey Green and town centre.

In the town centre, public open spaces are formed around the important and secondary road junctions. These hard-landscaped spaces also offer a contrast and relief from the density of buildings. Perhaps the most important is the space formed by the set back former Magistrates' Court and Short Blue Place at the heart of East Street which is a popular gathering place. Also important are the square in front of the town hall and the open space at the junction of East Street, Station Parade, Ripple Road and Linton Road.

Aside from these open spaces the public realm in the conservation area comprises the pavements and some streets with pedestrian priority, such as East Street where the roads are shared surfaces. These along the generally generous pavements mean good provision of public realm in the conservation area. The surfaces treatments are of mixed quality and appearance. East Street is laid with brick setts whereas Ripple Road and Station Parade have durable and traditional granite slabs. Elsewhere pavements are tarmacked.

Across the conservation area there is an extensive array of street furniture including bollards, railings, benches, litter bins, lampposts, post boxes, broadband cabinets, wayfinding signage, interpretive signage and road signs. There are numerous different designs for each, which detracts from the coherence and overall appearance of the conservation area. Furthermore, many of the pieces are in a poor state of repair having suffered from vandalism and degradation and are in need of maintenance, replacement or removal. However, some historic pieces of street furniture survive including post boxes and lampposts which make a positive contribution to the conservation area. Where there are high concentrations of street furniture, this can impede pedestrian movement, negatively affecting the experience of the area; this is particularly the case along North Street and Broadway. A recent lighting scheme on East street has removed the clutter of lampposts from the public realm. There is also interpretive signage which assists in raising awareness of the history and value of Barking.



Abbey Green is a large green public park, divided into two halves by St Margaret's Church and Abbey remains.



Examples of historic lamp standards in the conservation area







The churchyard of St Margaret's.



The remains of Barking Abbey are in a sunken but more open public space.



The Town Quay, also known as the Mill Pool, on the River Roding.





Public realm around the Town Quay



Open space in the setting of the Magistrates' Court.



Public realm around the Town Quay.



Recently resurfaced public realm at the junction of Ripple Road and East Street



### 4.7 IMPORTANT VIEWS AND LANDMARK BUILDINGS

This section considers the most important views into and within the conservation area, as well as the buildings which feature most prominently within the townscape. Views are an important part of establishing the special interest and heritage value of a conservation area. They may be static, from fixed positions, or kinetic, changing as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset, in this case the conservation area.

All views which take in the historic buildings, listed or not, and general historic environment of the area are important and contribute to the understanding and experience of the conservation area. As a consequence, the views considered in this section are only an indicative selection and not intended to be a comprehensive set of the important views in the conservation area. When proposals for change are being considered a detailed study of the views important for any given site and the contribution they make to the conservation area will be necessary. The important views that are considered are identified on **Plan 7**, adjacent, and detailed over the following pages. The important landmarks, which are frequently the focus in views, are also identified on the plan with a description in [section 4.7.2](#).

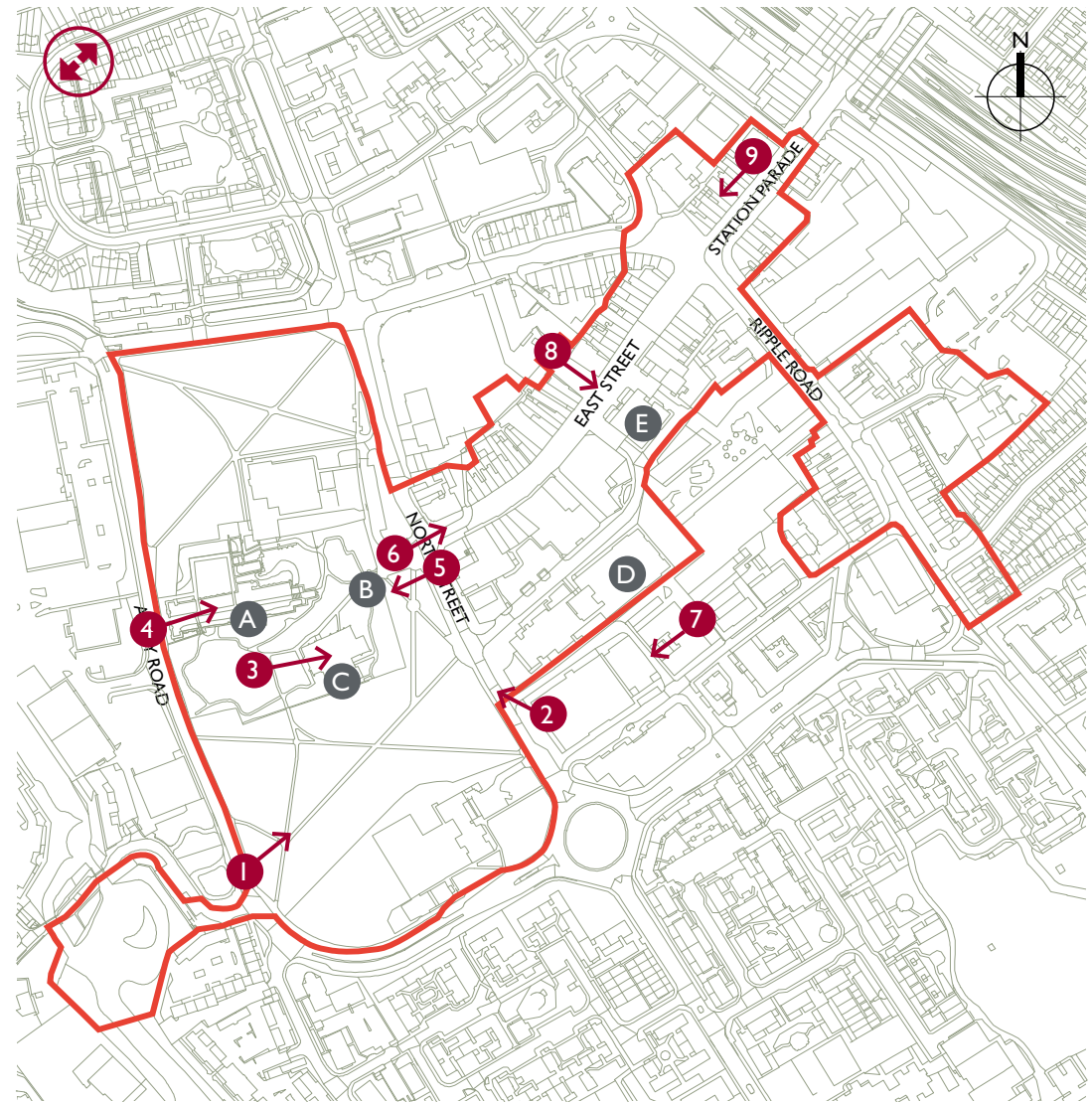
**IMPORTANT VIEWS AND LANDMARK BUILDINGS**

- Conservation Area Boundary
- View Point
- View Direction
- ⊗ Landmark Buildings

- A Remains of Barking Abbey
- B Curfew Tower
- C St Margaret's Church
- D Barking Town Hall
- E Former Magistrates' Court

*This plan is not to scale*



Plan 7: Important views and landmark buildings within the conservation area.



## 4.7.1 IMPORTANT VIEWS

**View 1: Views from Abbey Green looking north-east**

These views moving along the footpath through Abbey Green, encompass one of the oldest surviving structures in Barking, St Margaret's Church, and look towards the town centre. Particularly prominent are the 20th and 21st century developments which break the skyline and form the wider setting of the conservation area and demonstrate Barking is a local economic centre. With these towers in the centre and the historic Church tower of St Margaret's to the left, the right side of the view is framed by the prominent and clocktower of the locally listed town hall, another feature demonstrating the importance of Barking as a town centre.

**View 2: View from the junction of Broadway and Clockhouse Avenue looking north-west**

The view takes in two of the most historic buildings in the conservation area, St Margaret's Church, to the left and the Curfew Tower to the right. The Church is listed at Grade II\* and dates back to the late 15th (with 12th century fabric) and the Tower is Grade I and dates to the 13th century. The historic buildings are set within mature trees and the lawns of Abbey Green which add to the character of this view.

**View 3: St Margaret's Church from the churchyard**

This is one of the best views of the Grade II\* listed St Margaret's Church, looking from the west towards its tower. The church, the oldest parts of which date to the 12th century, is a landmark building within the conservation area with the tower prominent from the southern half of Abbey Green.



#### View 4: View of Barking Abbey

This view encompasses the open space formerly occupied by Barking Abbey. The abbey is perhaps the most important aspect of Barking's history as without it the town would not have developed and flourished. Only below ground remains survive of the Abbey and these are protected through a Scheduled Monument designation. The layout of the Abbey building and other attached structures is interpreted through the low level walls, themselves Grade II listed.



#### View 5: View of the Curfew Tower

This close view of the Curfew Tower is taken from the area of public realm which forms a forecourt to it. The Tower is Grade I listed, recognising its importance as the only surviving building of the Barking Abbey complex.



#### View 6: Views north-east along East Street

The view moving along East Street from the junction with Broadway / North Street is often characterised by the street market. Even when the market is not happening, the view shows the character of the street as a high street lined with shops with residential flats above. The photograph shows the curve of the street with the lantern to the Magistrates' Court visible in the background. This building is a prominent landmark along the street.





#### View 7: Barking Town Hall from Town Hall Square

This position from outside the conservation area boundary, provides an excellent view of the mid-20th century Barking Town Hall. The building is locally listed and a landmark building in the conservation area due to the prominence of its clocktower. The tower is also prominent from the wider area and demonstrates the town centre as the democratic heart of the borough.



#### View 8: View of Magistrates' Court

This view along Short Blue Place, the name of which remembers the important Barking fishing fleet (the Short Blue Fleet), terminates with the former Magistrates' Court. The Grade II listed building is a landmark building in the conservation area and particularly within East Street.



#### View 9: South-west along East Street

This view looking south-west along East Street from the junction with Ripple Road and Station Parade shows the street to be largely linear before curving to the west at its south end. The market stalls are not present in this photograph and the street scene is characterised by historic and modern buildings of around three storeys with shopfronts at ground floor level and residential flats above.

#### 4.7.2 LANDMARK BUILDINGS

There are several buildings and structures within the conservation area which are considered to be landmarks. These consist of the Curfew Tower (B on **Plan 7**) and St Margaret's Church (C on **Plan 7**), which are highly significant historic buildings with the latter visible from across Abbey Green. The remains of Barking Abbey (A on **Plan 7**) are also considered to be a landmark, although not visible except from in close proximity due to their position within a sunken garden. This is due to the considerable importance of the Abbey to the historic development of Barking. The detached nature and positioning of the former Magistrates' Court (E on **Plan 7**) at the centre of East Street gives this building landmark qualities. It is a large building of grand Flemish Renaissance style which presides over East Street featuring in views all along the street and from the open public space in front of the building. Finally, the mid-20th century Town Hall (D on **Plan 7**) is also a landmark building, due to its grand scale, austere architecture and prominent clocktower which appears in views across the conservation area and beyond.



*Barking Magistrates' Court is a landmark building for its highly decorative appearance and position at the heart of East Street.*



*St Margaret's Church is a landmark building, its tower in particular is visible from across Abbey Green.*



#### 4.8 SETTING OF THE CONSERVATION AREA

The setting of a Conservation Area may also make a contribution to the special interest of the area. Setting is described within planning policy as *“the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.”*<sup>01</sup> Different elements of setting can make a positive, negative or neutral contribution to special interest or the way an asset is experienced.

The conservation area is part of the urban centre of Barking and therefore its setting is similarly urban in character. Immediately adjoining the conservation area are an Asda supermarket and the Technical Skills Academy to the north and the Vicarage Fields Shopping Centre to the north east. Around the Town Hall are larger scale new and refurbished blocks containing Barking Library, the Abbey Leisure Centre, offices and residential buildings. Although out of scale with the historic grain and scale of the conservation area they have served to create a new civic hub for Barking and have been integrated with new public realm.

There are also several tall buildings in the immediate setting of the conservation area, dating to the post-war period, these generally detract from the setting of the conservation area due to their overpowering scale and poor quality appearance due to lack of maintenance. Other new tall buildings are also being developed in the

close setting of the conservation area and needs to be managed carefully to ensure that further harm is not caused to the special interest of the conservation area.

Industrial development along the River Roding has historically formed the western setting of the conservation area. However, this is gradually being replaced with new residential development changing the character and contribution this part of the setting makes to the conservation area.

Elsewhere and further away, the setting of the conservation area is residential, both streets of Victorian terraced housing and post-war housing estates. These are generally a positive part of the setting as they emphasise the town centre character of the conservation area.



New residential development is replacing the industrial character of the River Roding.



Recent development around the Town Hall has created a new civic hub and public realm adjacent to the conservation area.

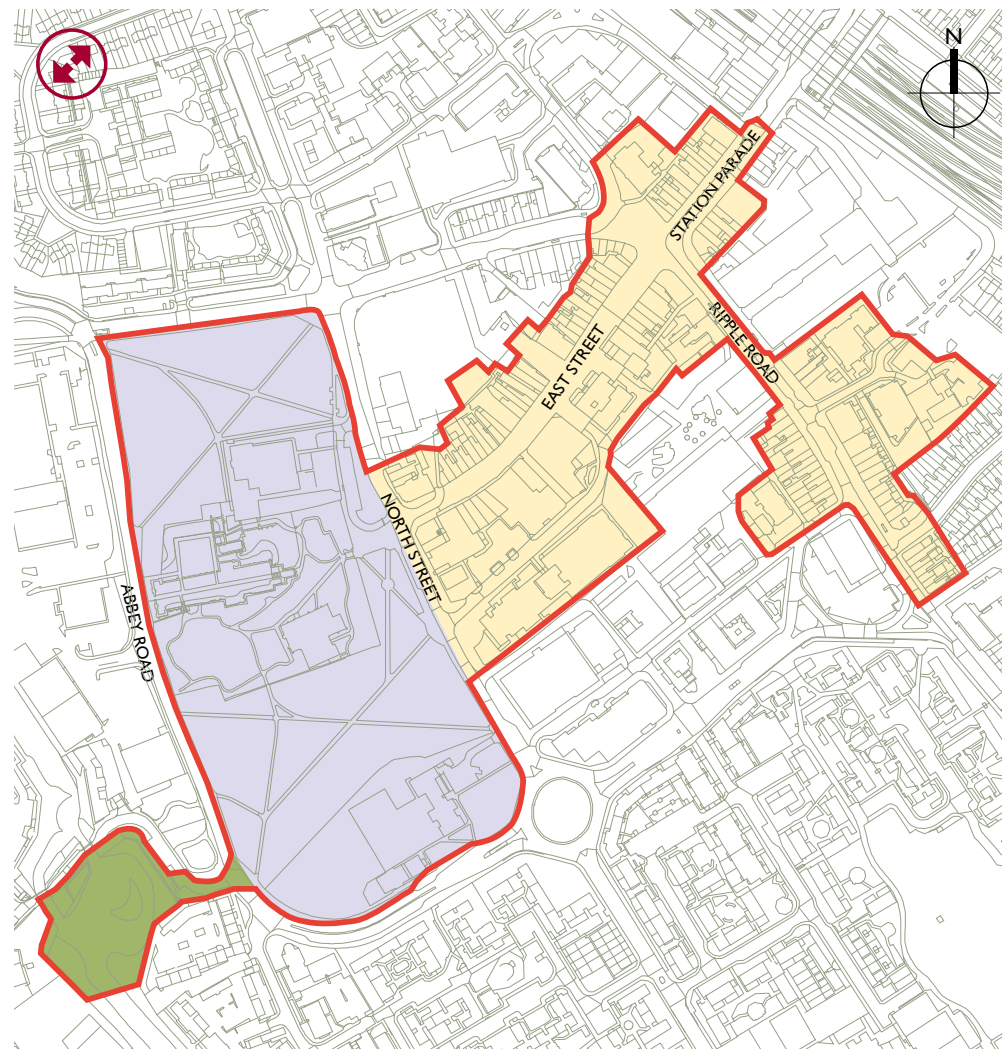


Post-war and recent tall buildings in the close setting of the conservation area.

<sup>01</sup> MHCLG, *National Planning Policy Framework* (2019), p.71

#### 4.9 SUB-AREA CHARACTER ASSESSMENTS

The Abbey and Barking Town Centre Conservation Area contains three distinct areas which have different characteristics. These are the Town Centre, Abbey Green and Town Quay. **Plan 8**, adjacent, shows the boundaries of these sub-areas. The following sections comprise detailed assessments of the appearance, uses and characteristics of these three areas.



##### SUB-AREA BOUNDARIES

- Conservation Area Boundary
- Sub-Area A: Town Centre
- Sub-Area B: Abbey Green
- Sub-Area C: Town Quay

*This plan is not to scale*

Plan 8: Plan showing the boundaries of the three sub-areas within the Abbey and Barking Town Centre Conservation Area.



#### 4.10 SUB-AREA A: TOWN CENTRE

##### 4.10.1 PLOT PATTERN AND GRAIN

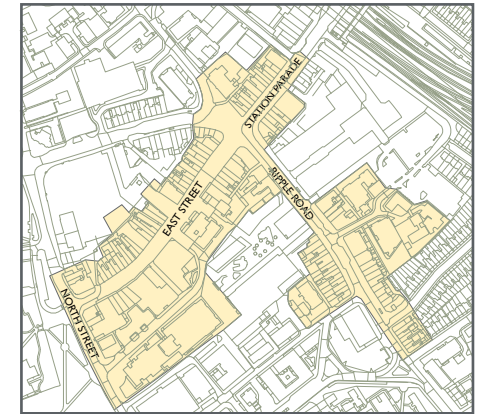
The town centre is the most densely developed area in the conservation area with a tight, fine-grained street and plot pattern. The main street, East Street, runs on a north-east / south-west axis and continues to become Station Parade at its north-east end. The plot sizes along East Street are of relatively fine grain, typically long, narrow plots with some larger modern buildings which extend across multiple historic plots, mainly at the south-west end. Grander residential or institutional buildings also occupy larger plots such as the former Magistrates' Court, the Town Hall, and Nos. 2 and 6 Ripple Road (the latter being the old police station).

The two streets at either end roughly at right angles with East Street, Ripple Road to the north-east and Broadway (which becomes North Street) to the south-west, similarly comprise small, fine-grained plots as well as some larger buildings. The north end of Ripple Road, towards the junction with East Street and the town centre, comprises larger plots with grand, historic buildings (police station and former house, No. 2) and modern, commercial or residential buildings which are not included in the conservation area. This graduates to a finer

grain towards the south, with former terraced houses and smaller scale housing. The character of Broadway is associated with the routes which connect with it. Around the junction with East Street, plots are generally fine-grained with two prominent corner buildings, further south are larger plots occupied by the Broadway Theatre and Abbey Leisure Centre (outside the conservation area boundary). The west side of Broadway is formed by Abbey Green with no buildings directly fronting this side of the street.

Clockhouse Avenue, which runs parallel to East Street, is characterised by larger buildings on wider plots such as the Town Hall and the Broadway Theatre on the south and the rear returns of the large plots on East Street (Nos. 10-30), as well as associated car parks and service areas.

Also within this sub-area are two streets connecting with Ripple Road; Axe Street extends south-west parallel with Clockhouse Avenue and Vicarage Drive which leads to the car park of Vicarage Field Shopping Centre. On both of these streets the plots are irregular but generally feature large or medium-sized detached buildings set back from the road.



Sub-Area A: Town Centre

#### 4.10.2 SCALE AND MASS

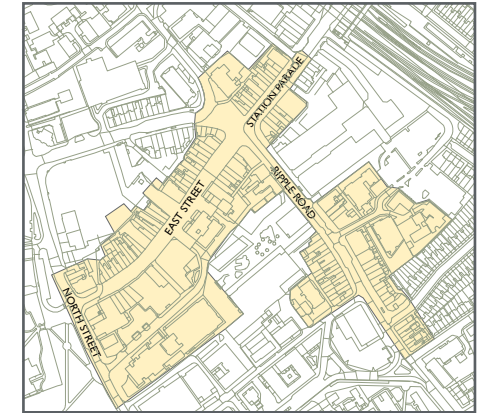
This sub-area has the greatest density of buildings and these have some variety in terms of their height and massing. Generally, the buildings are fine-grained and terraced ranging from two to three storeys. There has been some post-war replacement and these buildings have much larger footprints but are not substantially taller, although there are some buildings of four to five storeys. There are also historic buildings which have a grander proportions although do not necessarily have more storeys; these are the institutional or former institutional buildings of the Magistrates' Court and the Town Hall, both three storeys. There is one much taller structure within this sub-area: the clocktower of the Town Hall which is a local landmark.

#### 4.10.3 USES

The predominant uses in the sub-area are retail and commercial, with many shops, cafes and restaurants at ground floor level. East Street has the highest concentration of shops and a market on Tuesday, Thursday, Friday and Saturday. Retail uses continue on Ripple Road and Station Parade as well as along the eastern side of North Street / Broadway. The upper levels of buildings with retail or commercial uses at ground floor are generally in residential use with some office or uses supporting the ground floor retail. In Vicarage Drive there



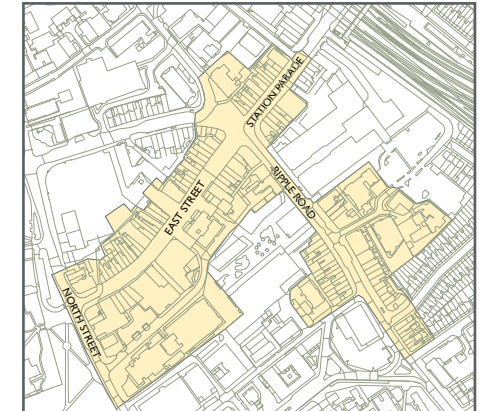
Typical three-storey terraced buildings along East Street.



Sub-Area A: Town Centre



are office uses in Cosco House (former St Margaret's Vicarage) and Glebe House, and Axe Street contains Elim Church. The former Magistrates' Court on East has been recently converted to bring residential use to the heart of the conservation area. Finally, one of the most important uses in the sub-area is the civic Town Hall. The adjoining theatre and nearby library and leisure centre, both outside the conservation area, have established a civic hub which is an important part of the town centre role of Barking.



Sub-Area A: Town Centre



More recent buildings of larger massing and grander proportion; shown here are the Town Hall and Broadway Theatre.

#### 4.10.4 MATERIALS AND ARCHITECTURAL DETAILS

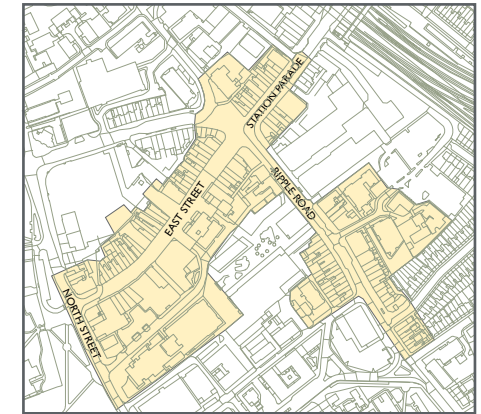
This sub-area contains the majority of buildings and therefore has the greatest richness of materials and architectural detailing. There is a wide variety of architectural styles including types of Victorian, Neo-Tudor and Modernist. The predominant building materials are red and brown brick. However, some buildings are rendered or painted and there are also examples of half-timbering. Roofs are generally pitched and clad with slates and either concealed by a parapet or formed into gables on the front elevations.

Architectural details include pilasters, friezes, cornices, window surrounds and quoining and these are often picked out in stucco or render. Details to grander buildings are made of stone, such as the porches, string courses, oriel window surrounds and gable details at the former Magistrates' Court. Unfortunately, many of these features have been damaged or lost owing to modern interventions for alarms, signage or wiring. There are examples of timber sliding sash windows remaining, although many are in a deteriorated state, and other windows have been replaced by uPVC units.

There is varying architectural detail across the sub-area with even some of the simplest terraces having oversized pilasters, weighty cornices and window surrounds. Other grander buildings have decorative gables, dentilled eaves, quoining and carved pediments. The diminutive-scaled buildings along Ripple Road feature lively pediments with decorative bargeboards and moulded relief in the

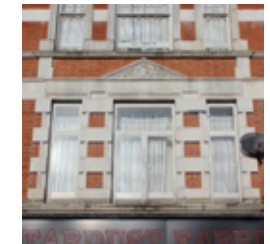
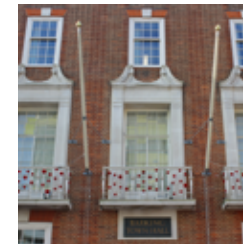
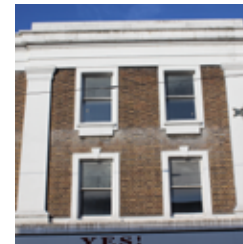
gables, although some details have been lost or are degraded. 2a-4a East Street on the corner of East Street and Broadway comprises Art Deco features such as low relief decorative panels and stylised decorative elements in geometric forms. The former Magistrates' Court has an ornamental central clocktower with a cupola, as well as various stone detailing mentioned above including egg and dart moulding, strapwork relief and floral ornament. There are also several examples of coats of arms or decorative shields, for example that for the United Westminster Charity Schools on East Street.

Most buildings have retail units at ground floor, although few traditional shopfront features survive and those that do have been altered. Some of the remaining historic shopfront features include stone console brackets and granite pilasters.



Sub-Area A: Town Centre

#### MATERIALS AND ARCHITECTURAL FEATURES PALETTE





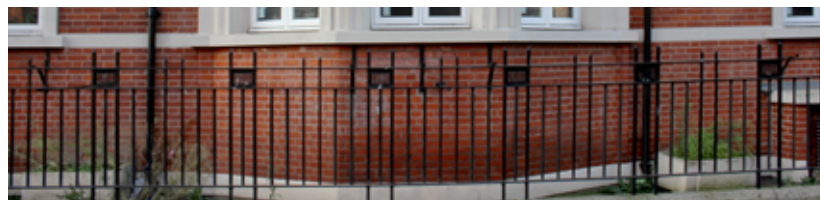
#### 4.10.5 BOUNDARY TREATMENTS

Most buildings in the town centre sub-area are positioned hard against the pavement and therefore have no other boundary treatment. However, the small number of buildings which are set back from the pavement have metal railings forming their boundaries. These include No. 6 Ripple Road (the old police station), the former Magistrates' Court on East Street and the Vicarage Fields NHS Health Centre and Cosco House both on Vicarage Drive. Although not all historic some of these railings and gates are decorative and contribute positively to the appearance of the area.

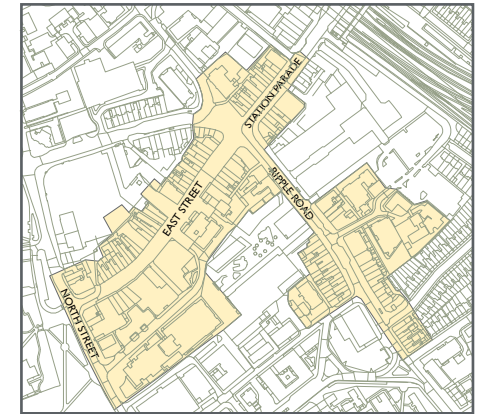
#### 4.11.6 PUBLIC SPACES AND VEGETATION

There are no green open spaces within this sub-area of the conservation area and vegetation is limited to a small number of street trees. The public realm is therefore almost entirely hard landscaped, although as East Street is pedestrianised and pavements are often broad, there is generous public realm provision in this area. The pedestrianised nature of East Street gives the already wide street a feeling of increased spaciousness. All the important junctions in the conservation area are within this sub-area and form open spaces around these junctions. The most important in terms of public open space are those in front of the former Magistrates' Court and the Town Hall which are entirely free from traffic. Those at either end of East Street are also well used public spaces but are curtailed by traffic movement. The surface treatments and street furniture are mixed, and the appearance of the area could be improved

through a holistic public realm scheme, see Section 6.0 Issues and Opportunities. There is some use of traditional surface treatments such as granite setts in Station Parade and Ripple Road but elsewhere there is tarmac, concrete and brick finishes, many of which are in poor condition. (See photos overleaf).



*The boundary treatments in this area are restricted to a small number of metal railings, all other buildings are positioned hard against the pavement or street edge.*



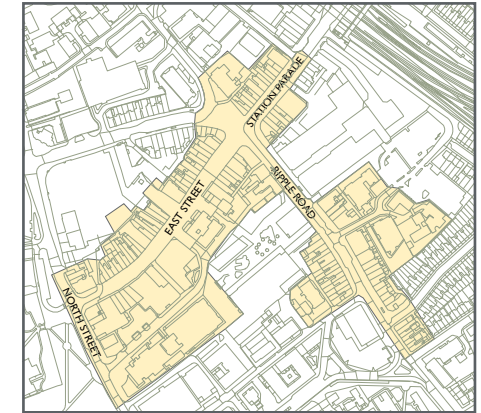
*Sub-Area A: Town Centre*

#### 4.10.7 MOVEMENT AND ACTIVITY

This sub-area comprises the heart of Barking town centre and as such it is busy with both pedestrians and vehicles. The route from Barking Station through the town centre, along Station Parade and East Street, is a well-used pedestrian route, and Ripple Road and Short Blue Place are also busy with foot traffic. East Street has the highest concentration of shops and a market four days a week making it a particularly popular and active area for shoppers. The main bus route is along Station Parade and Ripple Road and is consequently busy with traffic. Linton Road is also a busy vehicular route. Clockhouse Avenue and Bobby Moore Way, on either side of the Town Hall and Broadway Theatre, are quieter routes with the latter also having pedestrian priority so little vehicle movement.



East Street on a busy market day.



Sub-Area A: Town Centre



The open public space at the junction of East Street, Ripple Road and Station Parade with new durable and high quality surface treatments and seating and bollards.



Public square in front of the Town Hall. recently refurbished with durable and high quality surface treatments



## 4.11 SUB-AREA B: ABBEY GREEN

### 4.11.1 PLOT PATTERN AND GRAIN

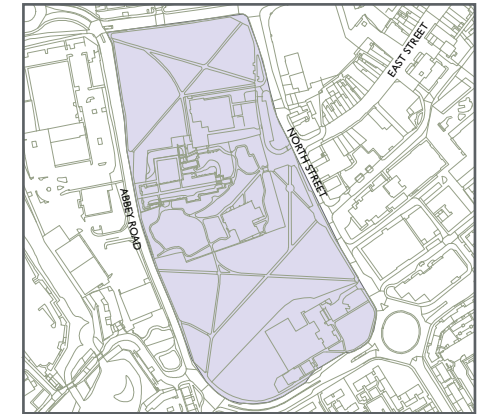
This sub-area covers the majority of the south-west part of the conservation area and is comprised largely of Abbey Green park to the north and south of St Margaret's Church and the remains of Barking Abbey. There are few buildings and plots in the area as it is mainly open public space. The few buildings which are within the sub-area, including the schools of St Margaret's and St Joseph's, are on generous, detached plots and there is no regular street and plot pattern.

### 4.12.2 SCALE AND MASS

This sub-area is characterised by the large open spaces of Abbey Green. The schools of St Margaret's and St Joseph's are mainly single storey large footprint buildings, but with parts which are two storeys, and with flat or shallow-pitched roofs. The nave of St Margaret's Church is likewise single storey but is taller in scale and therefore more dominant and its tower is equivalent to about four storeys. The attached church hall is two storeys but allows the church tower to remain prominent. The church hall has a pitched roof complementing that of the main body of the church. The Curfew Tower is low-rise two storeys but due to its position is prominent in views from East Street and Clockhouse Avenue.

### 4.11.3 USES

The main use of this sub-area is as public open space. Abbey Green is a public park and the Abbey ruins and churchyard of St Margaret's are also publicly accessible. In addition to this public amenity use are educational uses associated with the two primary schools in the area, one located in each half of Abbey Green. St Margaret's Primary School to the north is a Church of England school associated with St Margaret's Church and St Joseph's Primary School to the south is a Roman Catholic school. There is religious use associated with St Margaret's Church, which has an adjoining church hall, which is occupied by community functions. The Curfew Tower, the only remaining above-ground structure of the Barking Abbey, is another building which has strong connections with religion and the outline of the former Abbey Church is demarcated in stone within this sub-area. The Curfew Tower forms the entrance to St Margaret's churchyard and houses the 12th century Barking Rood in the upper level room, however this part of the structure is not publicly accessible.



Sub-Area B: Abbey Green



St Margaret's Church with its prominent tower and the two storey church hall.



The low rise St Joseph's School.

#### 4.11.4 MATERIALS AND ARCHITECTURAL DETAILS

The principal historic buildings and structures in this sub-area are built in stone. St Margaret's Church is built in flint and flagstone rubble with a Reigate stone ashlar tower and part slated, part leaded roofs; the adjoining church hall is also stone. The Curfew Tower is coursed rubble and stone dressings with a leaded roof and the churchyard walls are medieval stone or 16th century brick with later repairs. The walls enclosing the Abbey ruins are rubble stone and the outline of the Abbey church and other structures are demarcated in stone. The schools have buildings in brick, concrete and modern cladding materials which are less typical of the area. The architectural features of interest are restricted to the Curfew Tower and St Margaret's Church, which include crenelated parapets, hood mouldings, standing buttresses, window tracery.

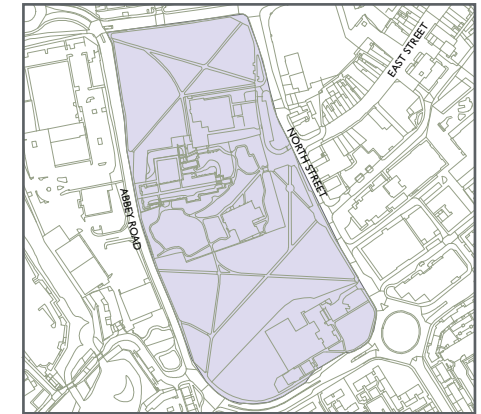
#### MATERIALS AND ARCHITECTURAL FEATURES PALETTE



The historic boundary wall around St Margaret's churchyard.

#### 4.11.5 BOUNDARY TREATMENTS

The Abbey Green park has no boundary enclosures as it is open to the public at all times. However, the churchyard and Abbey remains are enclosed by their largely historic brick or stone walls which contributes positively to the appearance of the area. The Church also has a metal railed boundary to North Street and Broadway which, although not historic, is more visually permeable boundary treatment and is a positive feature. St Joseph's School has a metal railed boundary and St Margaret's an enclosing stone wall.



Sub-Area B: Abbey Green



#### 4.11.6 PUBLIC SPACES AND VEGETATION

Green open space is the most important feature of this sub-area and contributes considerably to the special interest of the conservation area and the amenity value of Barking by providing relief from the dense, streets of the urban town centre. Abbey Green and St Margaret's Churchyard are recognised as Sites of Importance for Nature Conservation by Policy CR2, 'Preserving and Enhancing the Natural Environment' within Barking and Dagenham's Core Strategy. This designation aims to preserve and enhance the ecology and geology of these areas.

The southern half of the park is bisected with three main paths with lawned areas between and clusters of mature trees, particularly around the perimeter. The northern half is smaller and more heavily treed, it has a less open character but also possessed lawns bisected with footpaths. There is little by way of planting but other features include a small play area in the south-west corner of the park and at the south-west, north-west and north east corners are positioned three large granite blocks which are reportedly from the 1831 London Bridge opened by William IV and demolished in 1968.

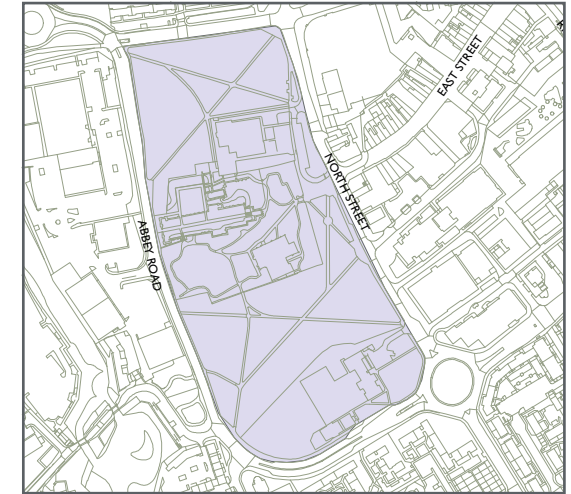
Between the northern and southern halves of the park are the Abbey remains and the churchyard of St Margaret's. Both are publicly accessible and have a more secluded and tranquil character than the main park. The churchyard is surrounded by a high boundary wall and mature trees which creates a strong sense of

enclosure. It has meandering paths, further clusters of trees and many historic tombs and gravestones; the churchyard is no longer used for burials. In the case of the remains of the Abbey, the sunken nature of the enclosure contributes to its secluded nature. However, this space is much more open allowing visibility of the full extent of the Abbey church, cloister and other structures which are demarcated by low stone walls.

The street furniture in the area is municipal in character and mixed in terms of appearance. The majority is within the Abbey Green park although there are benches and interpretive signage within the churchyard and Abbey remains. The materiality of interpretive signage ranges from timber, to plastic and metal and there are a variety of styles.



View across the south end of Abbey Green towards the town centre (looking north-east), showing its open character.



Sub-Area B: Abbey Green

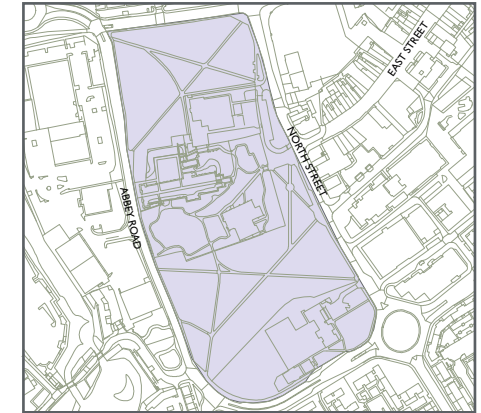
Some of this signage has suffered from graffiti or degradation from the elements. Benches are mainly timber but some are metal; many are in a dilapidated condition. Street lighting is generally modern, although a decorative Victorian lamp standard remains at the bisection of paths to the east of the church. This lamp standard, which has been relocated to the current spot, has local importance as a meeting or rallying point. The pathways are tarmacked and flagstones and gravestones from the Abbey reused to form the flights of steps within the Abbey precinct enclosure. Flagstones and granite setts are also used to surface the area of hard-landscaped public realm in front of the Curfew Tower, although this area is in need of some refurbishment.

4.11.7 MOVEMENT AND ACTIVITY

Due to its amenity value, this sub-area is well used by pedestrians and its pathways form traffic free routes for people and cyclists. The churchyard and Abbey remains are more secluded and form quiet spaces for contemplation. Although no roads pass through the area, the park is surrounded on all sides by roads which are relatively busy with traffic.



The northern half of Abbey Green has more trees and is less open than the southern half.



Sub-Area B: Abbey Green



View across the Abbey precinct looking north, showing the stone walls delineating the outline of the former Abbey.



Granite block from London Bridge opened in 1831 (demolished in 1968).



## 4.12 SUB-AREA C: TOWN QUAY

### 4.12.1 PLOT PATTERN AND GRAIN

This sub-area is located at the south-western corner of the conservation area on the River Roding. The Town Quay is an open expanse of water on the river and is also known as the Mill Pond. The majority of this sub-area is taken up by this area of water and a narrow road extends around the east and north sides, crossing the river via bridges and an island in the centre of the river. To its south, outside the conservation area boundary, are modern office and residential developments set on irregular and linear plots following the riverside. Similarly, to the west former industrial sites lining the river are being replaced by new residential blocks. The plot pattern and grain are therefore varied, and little historic character remains in the layout beyond the Town Quay itself.

### 4.12.2 SCALE AND MASS

There is only one building within this sub-area, the Old Granary located on the north-east side of the Town Quay. The building is all that remains of Barking Mill and dates from the 1870s. The building is a linear, detached building of four storeys with a taller five storey tower. The buildings on the south side of the Town Quay are similarly scaled.

### 4.12.3 USES

This sub-area, like the Abbey Green sub-area, is largely open public space. However, this is limited to the paths and public realm around the edges of the water with the water itself not publicly accessible. The Old Granary is currently being converted and will be in residential use.

### 4.12.4 MATERIALS AND ARCHITECTURAL DETAILS

The quay walls are stone topped with modern brick walls in buff and blue engineering brick. Other modern walls and finishes within the public realm are similarly in brick and there are some painted metal railings and new granite paving. The Old Granary is in an Italianate warehouse style in yellow brick and slate roofs.



Sub-Area C: Town Quay



The Old Granary, the only building within this sub-character area and reminiscent of the warehouses which would once been prevalent in this part of the town'

#### 4.12.5 BOUNDARY TREATMENTS

The Town Quay is enclosed by brick walls and the Old Granary is positioned hard against both the water and the pavement and as such has no boundary treatment.

#### 4.12.6 PUBLIC SPACES AND VEGETATION

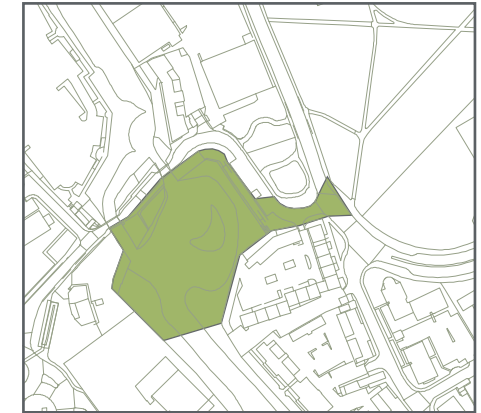
The majority of the sub-area is taken up by the open expanse of water. However, the area immediately surrounding the north and east sides of the quay is public realm. There is no green space but there are a small number of trees to the east. The public realm to the east comprises two levels with ramps between, finished in brick, occupied by benches and surrounded by railings; this area is slightly dated and dilapidated in appearance. A more recent and high quality area of public realm has been created on the north side of the quay on the island in the centre of the river. It forms a promontory jutting out into the pond and has granite surface treatment shaped like the prow of a boat. This area has metal benches and interpretive signage. The other pavements and paths are finished with brick setts.

#### 4.12.7 MOVEMENT AND ACTIVITY

This area was formerly a hub of industrial activity but today is more tranquil. The public realm is valuable amenity space; however, the area is not greatly used and so is relatively quiet in terms of movement and activity.



View across the Town Quay to new development outside the conservation area



Sub-Area C: Town Quay



Modern public realm to the north-west of the Town Quay (Mill Pool).



## 5.0 AUDIT OF BUILDINGS

### 5.1 INTRODUCTION

As a designated conservation area, Barking Abbey and Town Centre is a heritage asset in its own right. Furthermore, the conservation area contains both listed and unlisted buildings and structures, which contribute to the overall character and special interest of the conservation area. However, there are several buildings and structures that make no contribution or indeed detract from the character of the conservation area.

This section considers every building in the conservation area, and defines them within the following categories:

- Listed Buildings
- Locally Listed Buildings
- Positive Buildings (those that are not designated but add value to the conservation area)
- Neutral Buildings
- Detracting Buildings

In addition to these categories, the conservation area also contains the important Scheduled Monument of Barking Abbey, which is considered separately within section 4.2 Archaeology.

The audit has been carried out by means of visual examination from public thoroughfares only. The intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individually. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not important. A detailed assessment of significance specific to a building or site within the conservation area should always be carried out prior to proposing any change.

**Plan 9** at the end of this section identifies the contribution every building in the conservation area makes. A list of the addresses of all the listed, locally listed and positive buildings is located in [Appendix A](#). A gazetteer of the buildings included within the 'Enhancing Heritage in the Abbey and Barking Town Centre' Townscape Heritage Project is included in [Appendix B](#) which provides more detail on these individual and groups of buildings.

## 5.2 LISTED BUILDINGS

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their architectural or historic interest. Listing ranges from Grade I (the highest level of protection) through to II\* and II (the most common level). Grade I and II\* listed buildings together comprise around 7% of all listed buildings, with the remainder being Grade II.

Statutory listing does not equate to a preservation order intended to prevent change. However, alterations, additions or demolitions to listed buildings do require Listed Building Consent, which allows local planning authorities to make decisions that have been informed by an understanding of the building or the site's significance.

Outbuildings associated with listed buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a listed building and has been since before July 1948. This could be, for example, a wall attached to a listed building, or a building in a rear yard of

a listed building. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main listed building and will be subject to the same Listed Building Consent procedures.

Furthermore, national and local planning policies also recognise that changes to other buildings or sites in the setting of a listed building can affect its special interest. Preserving or enhancing the setting of a listed building is a material consideration in planning decisions.

There are seven listed buildings and structures within the Barking Abbey and Town Centre Conservation Area. These include the Grade I listed Parish Church of St Margaret and the Grade II\* listed Curfew Tower (also called Fire Bell Gate) as well as Barking Magistrates' Court and the Barking Baptist Tabernacle, both listed at Grade II. The location of all the listed buildings in the conservation area is shown on the plan at the end of this section. Further details of listed buildings can be found at <https://historicengland.org.uk/listing/the-list/>.



Curfew Tower, Barking Abbey (Grade II\*).



Barking Magistrates' Court (Grade II).



### 5.3 LOCALLY LISTED BUILDINGS

Locally listed buildings are those which do not meet the criteria for national designation as listed buildings but are of local architectural or historic interest. They are identified as having a degree of significance, meriting consideration in planning decisions when changes to them are proposed.

There are around 34 locally listed buildings within the conservation area, many of which are listed in groups. They include Barking Town Hall, Barking Elim Pentecostal Church and many of the retail terraces in East Street. The location of the locally listed buildings in the conservation area is shown on the plan at the end of this section.

The full Local List for the Barking and Dagenham can be found here: <https://www.lbbd.gov.uk/sites/default/files/attachments/Locally-Listed-Buildings.pdf>



*Barking Town Hall is a locally listed building.*



*Barking Elim Pentecostal Church in Axe Street is a locally listed building.*

#### 5.4 POSITIVE BUILDINGS AND CONTRIBUTORS

Buildings and features which do not meet the criteria for inclusion on the Statutory or Local Lists but still make a positive contribution to the overall character and appearance of the conservation area are categorised as positive buildings and contributors.

The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation; for example, roofscapes and side/ rear elevations can all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting.

Criteria for identifying positive contributors include:

- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Scale and massing;
- Relationship with neighbouring buildings, both physical and historical;
- Associations with notable architects or other historical figures; and
- Historical uses.

There is potential for many of the identified positive buildings within the conservation area to improve the character of the conservation area further still, following repairs and the sensitive replacement of poorly considered modern interventions.

Areas can also make a positive contribution to the overall character of the area, for example the Town Quay. The location of the all the positive buildings and contributors in the conservation area is shown on the plan at the end of this section.



Row of positive buildings, 1-27 Station Parade.



Nos. 40-46 Ripple Road are positive buildings, despite later insensitive modern shop fronts and signage



### 5.5 NEUTRAL AND DETRACTING BUILDINGS

The buildings which do not make a positive contribution to the character and appearance of the conservation area fall into two categories, either being neutral buildings or detracting buildings.

Neutral buildings are those which neither make a positive contribution nor unduly detract from the character of the conservation area. Should proposals for these buildings' loss or replacement come forward, this could offer an opportunity to enhance the appearance of the conservation area through high-quality, sensitively-designed replacement.

Detracting buildings are those which are considered to make a negative contribution to the character and appearance of the conservation area. This may be due to their scale and massing, design, materiality, condition or use, or a combination of the above. Detracting buildings offer great potential for enhancement of the conservation area either through their refurbishment, demolition and / or replacement as part of any proposals that come forward with a sensitive new design.



*St Margaret's Primary School is a neutral building.*



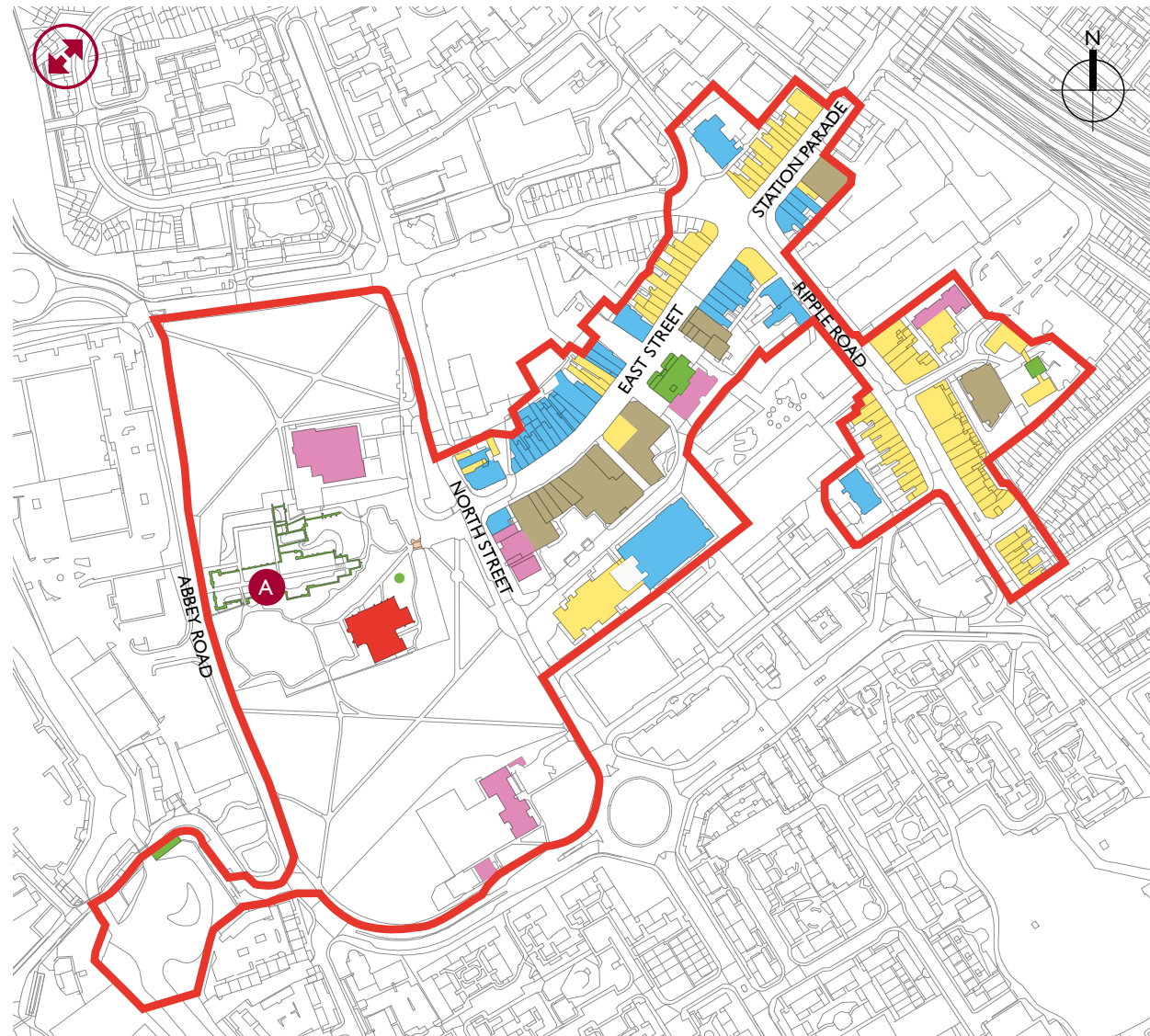
*10-30 East Street is a detracting building.*

AUDIT OF BUILDINGS

- Site Boundary
- Grade I
- Grade II\*
- Grade II
- Locally Listed
- Positive Contributors
- Neutral Contributors
- Negative Contributors

A The surviving walls of Barking Abbey, those delineating its plan and the walls of the churchyard are Grade II listed in addition to their designation as a Scheduled Monument.

*This plan is not to scale*



Plan 9: Audit of Buildings in the Barking Abbey and Town Centre Conservation Area.



## PART B: CONSERVATION AREA MANAGEMENT PLAN

This part of the document contains a critical analysis of the issues and opportunities facing the conservation area and a plan for managing future change. It contains the following sections:

### 6.0 ISSUES AND OPPORTUNITIES

### 7.0 MANAGEMENT PLAN



## 6.0 ISSUES AND OPPORTUNITIES

### 6.1 CONDITION OF BUILT FABRIC AND GENERAL APPEARANCE OF BUILDINGS

One of the principle issues facing the conservation area is the dilapidated condition of its buildings and the inappropriate alterations and additions which have been undertaken to many. The poor overall appearance of the built fabric of the conservation area is harming its special interest and is gradually worsening over time. A condition survey was undertaken for the buildings included within the 'Enhancing Heritage in the Abbey and Barking Town Centre' Townscape Heritage Project, reproduced in [Appendix C](#), which contains detail on the condition of individual buildings in the conservation area. The following paragraphs provide an overview of the issues related to the condition of buildings in the area.

Many buildings are in need of maintenance and repair to reverse the prevalent issues in the conservation area such as foliage and shrubbery growth, slipped tiles, guano build up, blocked drainage goods, discolouration / dirt build up on render and stonework, peeling paintwork, and rotting timber windows. Appropriate and regular building maintenance will not only improve the appearance of the conservation area it will also be of considerable benefit to the buildings themselves, ensuring that they function effectively and will survive for future generations to enjoy.

In addition to maintenance, many buildings have had historic features removed or altered and other additions made which distract and detract from their historic appearance and dilute the contribution they

make to the conservation area. It is within shopfronts where decorative features have principally been lost and these and other inappropriate alterations and additions to shopfronts are considered in the following dedicated section. However other parts of buildings are also missing features include bargeboards, decorative pediment plasterwork (in Ripple Road), decorative ridge tiles. Together these contribute to weakening the visual character and cohesiveness across the conservation area.

There are also many instances of inappropriate additions to buildings in the conservation area. Of particular issue are additions to front elevations in East Street, Station Parade, North Street and Ripple Road, which are the most visible. These include satellite dishes and television aerials, electricity boxes, security alarm boxes and security cameras, exposed wiring and pigeon spikes and netting. All are modern features, alien in a historic street scene, and detract from the appearance of the conservation area and also add visual clutter.

Often satellite dishes and aerials remain on walls and roofs even after they become redundant, which leads to there being an even greater amount visible, and wiring is also often not removed leading to an excess being visible. There are opportunities to greatly improve the appearance of the conservation area through the removal of these inappropriate features, particularly items that are redundant. There are also opportunities

for future installations to be either located in a more discrete or concealed location or be more sensitively-designed so as to be less visually intrusive.

There is also an issue with the use of inappropriate materials being used in the repair and alteration of buildings. This includes using cement based mortars and renders and non-breathable paints prevents moisture from egressing traditionally constructed buildings and can therefore cause damp and other damage to the historic fabric of the building. Replacement of timber-framed windows with plastic units is also an issue for the breathability of buildings; this issue is covered within a dedicated section below. As well as causing problems for the building fabric, use of inappropriate materials can harm the appearance of historic buildings such as the replacement of traditional clay or slate tiles with concrete, rendering previously non-rendered walls and in particular replacement of traditional windows. There are opportunities to improve the appearance of the conservation area and the condition of built fabric by returning repairs and other alterations undertaken with inappropriate materials back to how they would have been historically.

Overall, there are opportunities to improve the awareness amongst local owners and occupiers of the importance of building maintenance and, where necessary, sensitive like-for-like repairs to prevent degradation and also increase awareness of what alterations are appropriate.





Satellite dishes attached to principal elevations of buildings in the conservation area.



This building has peeling paintwork to both the gable and windows, exposed wiring and a satellite dish, all of which detract from the appearance of the conservation area.



This building is in an extremely dilapidated condition due to lack of maintenance.



Pigeon spikes are used extensively in the conservation area, they detract from the conservation area and are also appear to be ineffective.

## 6.2 SHOPFRONTS

Barking has long been a centre of shopping, commerce and trade. Retail and cafe uses remain an important part of the character of the conservation area, centred on East Street but also in Ripple Road, Station Parade and North Street. However, there has been a gradual decline in the quality of the appearance of the retail frontages in the conservation area, particularly along East Street and Ripple Road. There are considerable opportunities for enhancing the character and appearance of the conservation area through improvements to these retail frontages.

Some shop units are vacant with the shopfronts boarded up or permanently shuttered. There is a need for vacant units to be brought back into viable use to allow the bustling character of the town centre to thrive and to arrest further degradation and allow maintenance of the buildings themselves.

Many of the shopfronts are dilapidated, in a degraded state of repair and feature insensitive modern shopfronts and inappropriate signage. There has also been extensive loss of and damage to surviving historic shopfront features. In particular, many historic corbels or pilasters have been wholly or partly removed.

There are several recurrent historic shopfront features, remaining to varying degrees, across the conservation area. These include stone corbels, granite pilasters with stone string coursing above. Most of the historic shopfront features which do survive are in a poor condition and are in need of maintenance and repair, which detracts from their appearance. The facing to stonework is in disrepair, granite pilasters have been painted or are partly missing and architectural features have lost definition due to dirt and water damage.

There are many shopfronts that have been inappropriately altered and this incremental change has had a negative impact on the appearance of the conservation area. Oversized and poorly positioned fascia signs, signage which extends across multiple units, and the replacement of traditional timber materiality with metal or plastic framing are all quite common occurrences which negatively impact the historic appearance of the street scene. Many shopfronts have also had their traditional glazing and stall riser arrangement replaced with large full height windows that have no subdivision or their traditional stall risers replaced with brick versions. The colour, design and corporate branding of some shop signs does not respect the character of either the building in which

they are located or the character of the historic streets as a whole. There are also many internally illuminated signs, which are inappropriate within the conservation area.

Pigeons are a significant issue in the conservation area. Many projecting architectural features possess pigeon deterrent spikes, which are often damaged and have an accumulation of guano and dirt. Guano has collected on other areas of buildings which further detracts from the appearance of the area.

Other modern additions to buildings include roller shutter boxes, security cameras and plastic canopies, which are often inappropriate additions and visually detract and add clutter to the street scene. Shutters in particular have a particular impact when closed. Canopies are a historic feature and can be appropriate when using the correct material, design and positioning within the shopfront. Historically canopies would made of canvas and positioned above fascia signage. Today, many and many of the canopies are poorly positioned, of insensitive design such as using plastic materials or use a Dutch canopy style design and are in a poor condition.



There are considerable opportunities to improve the appearance and character of the conservation area through improvements to the shops. Inappropriate shopfront alteration and replacement is one of the main elements which detracts from the appearance of the conservation area. It could be greatly improved through the restoration of more traditional shopfront designs, by reinstating historic features or installation of sensitively-designed, new shopfronts. See section 7.4.4 for details of appropriate traditional shop front forms.



*This shopfront has been extended across two historic units with the pilaster and corbel which would have separated them lost. The frontage also has inappropriate internally lit fascia signage and a poorly positioned and dilapidated canopy.*



The scale, material and internally lit nature of this shop signage, both projecting and fascia, is inappropriate within the conservation area. Dutch-style canopy is inappropriate as it remains visible when retracted. The canopy is poorly positioned below the signage and is dilapidated. This shop front also has a roller shutter which also detracts.



The inappropriate signage and canopy above modern metal shop frontage detracts from the appearance of the building and the conservation area more widely.



A shop in a dilapidated condition and with inappropriate fascia sign and metal roller shutter.



Surviving but damaged historic shopfront corbels often with inappropriately attached projecting signs and pigeon spikes.



### 6.3 WINDOWS

Unfortunately, many traditional timber windows within historic buildings in the conservation area have been replaced with uPVC units. The change of the form and style of the window visually detracts from the appearance of the area as it is stylistically incorrect, for example changing a window from a sash to a casement. Some of these also alter the original fenestration by introducing much larger openings than the original windows. These changes detract both from the appearance and aesthetic value of the individual buildings and the wider conservation area; it also amounts to the loss of historic fabric. The use of plastic windows and doors reduces the breathability of traditionally constructed buildings, by preventing moisture from egressing the building and will cause on-going degradation and problems to the fabric of traditional buildings.

There are opportunities to improve the appearance and the condition of the built fabric of the conservation area by returning uPVC windows and doors back to traditional timber units. Future change of traditional timber windows to uPVC would be resisted.

Some of the windows in historic buildings have not been replaced. However, almost all cases the windows have been neglected and are poorly maintained. They are therefore degraded to varying degrees. Regular maintenance and, where necessary repair, of these historic windows would both improve the appearance of the conservation area and also allow the historic fabric to survive longer.



*In insensitive replacement of traditional windows with uPVC units is harming the appearance of the conservation area.*



*Insensitive replacement of traditional windows with uPVC units is harming the appearance of the conservation area.*



*Many of the surviving timber windows are in a poor condition from neglect and lack of maintenance*



#### 6.4 PUBLIC REALM AND STREET FURNITURE

The appearance and condition of some parts of the public realm of the conservation area is another issue which is detracting from the area's special interest. There have, however, been public realm improvements in some parts of the conservation area with higher quality, durable surface treatments and street furniture being installed in Station Parade and Ripple Road and in front of the Town Hall. These areas have a modern character but use a sympathetic palette of materials including granite setts. A recently completed new street lighting scheme in East Street has also successfully removed much of the clutter from the public realm by stringing the lights from the elevations on either side. A new area of public realm has also been on the north side of the Town Quay. However, considerable areas of East Street remain tired and, particularly at the south-west end, in a dilapidated condition. The area in front of Curfew Tower and on the east side of the Town Quay have likewise suffered from neglect and vandalism which makes them unpleasant places to be. There are opportunities to undertake similar high quality public realm improvements using high quality, durable materials to those parts of the area which do not yet benefit from them, ensuring that they are in keeping with the work already undertaken and sympathetic to the special interest of the area. Opportunities to sensitively incorporate planting into refurbished public realm would also be beneficial.

Within Abbey Green the pathways are also in need of maintenance in places due to damage from tree roots and pooling of water. There are also some issues

with erosion of the grassed areas where people use alternative route to the hard-surfaced paths. There is an opportunities to review the path layout within Abbey Green to ensure it is still fit for purpose. Within the area containing the Abbey remains, there are some maintenance issues including damaged steps and surface treatments, any works in this area would need to consider and take account of the highly significant and Scheduled remains and may require Scheduled Monument Consent to undertake.

Much of the street furniture in the conservation area is in a poor condition and in need of maintenance, repair or replacement. Damage has been caused by vandalism, neglect and wear and tear. The dilapidated appearance of street furniture has a negative effect on the special interest of the conservation area. Furthermore, replacement of street furniture has been piecemeal over time which has led to an array of different styles and designs, in particular this relates to bollards and litter bins. This lack of consistency also detracts from the appearance of the conservation area. There has recently been replacements to the street furniture in Ripple Road, Station Parade and parts of East Street, and there are opportunities to replace the rest of the street furniture across the conservation area in a similar style in order to provide some unity across the area. There are also opportunities to reduce the overall clutter from street furniture, as has already been undertaken in East Street. In particular reducing the amount of signage, street lighting and bollards at the east end of East Street and in front of the Curfew Tower would be beneficial.

The final issue related to the public realm is the inappropriate positioning of broadband cabinets. Units have frequently been placed indiscriminately within the street often hindering pedestrian movement as well as being visually intrusive. Broadband cabinets are an alien, modern feature and detract from the appearance of the conservation area. There are opportunities to consider the relocation of existing cabinets to more discrete locations and whether such features are appropriate for installing in the conservation area in the future.



*Erosion to the grass at the edge of the park, the footpaths should be reviewed to ensure their alignment is correct.*



*Damage to steps in the Abbey remains; the steps are made from former gravestones.*



Damage to the granite setts in front of the Curfew Tower and loss of the feature trees.



Dilapidated seating in Abbey Green.



Outdated and neglected public realm around the Town Quay.



A very poorly positioned broadband cabinet.



Redundant signage in Abbey Green.



### 6.5 DETRACTING BUILDINGS

As identified in section 5.0, there are a number of buildings in the conservation area which detract from its special interest. These are frequently post-war period buildings which are insensitive in terms of their scale, massing or materiality or detailing to the historic character of the conservation area. These include for example 10-30 East Street and Glebe House on Vicarage Drive. The inclusion of these buildings in the conservation area, whether or not they are fit for purpose, dilutes its special interest. Detracting buildings therefore offer great potential for enhancement of the conservation area either through refurbishment but more likely through their replacement with sensitively-designed buildings which respond better to the character and appearance of the conservation area.



*East Street detracts from the conservation area primarily due to the building's horizontal appearance and lack of an active frontage on the upper floors.*



*Glebe House on Vicarage Drive detracts from the conservation area due to its insensitive massing and appearance.*

### 6.6 SETTING OF THE CONSERVATION AREA

There are some elements of the conservation area's setting, such as busy road noise, that make a negative contribution to the experience of the area, but are beyond the control of the Council and local community to change. There are, however, opportunities to improve the setting of the conservation area through the removal of detracting buildings or features visible from the conservation area when opportunities arise and their replacement with high quality, sensitively designed insertions. There are also opportunities to ensure that protection of the conservation area and its setting is taken into consideration as part of Local Plan preparation and Site Allocations, particularly with regard to the suitability and positioning of tall buildings within the setting of the conservation area.

## 6.7 CAR PARKING

East Street is pedestrianised allowing it to be free for market stalls on market days and a more pleasant car-free environment for shoppers and other pedestrians. There are periods in the morning and evening when vehicles are able to use the street for loading and unloading the market stalls and for rubbish collection. However despite these restrictions, there remain issues with vehicles parking, sometimes illegally, at both ends of East Street, either on the pedestrianised parts, on the pavement or on the double yellow lines at the south-west end of the street. This causes both visual clutter and physical impediment within the street scene. In addition, the area in front of Elim Church and the adjacent hall on Axe Street, is used for parking despite bollards in place to restrict this. There are also often cars parked on the area of public realm in front of the Curfew Tower. There are opportunities to improve the appearance and experience of the conservation area by enforcing against inconsiderate and illegal parking and this should be considered as part of future car parking strategies.



*Cars parked illegally along the pedestrianised East Street.*



*Cars parked on the public realm in front of the Curfew Tower.*



## 6.8 RAISING AWARENESS OF BARKING'S HISTORY AND SPECIAL INTEREST

It is recognised that there is already interpretative signage and information boards across the conservation area, which primarily provide information about the history and remains of Barking Abbey. There is currently a range of signage which is not consistent in appearance and some of which is dilapidated or has been vandalised. There are opportunities to improve dissemination of the town's history and special interest beyond its associations with the Abbey including the centuries old market and its highly successful fishing industry, as well as information about individual buildings such as the former Magistrates' Court. In addition to this, there is an opportunity to take a holistic approach to interpretative signage across the conservation area which would also be beneficial in terms of appearance but also assist in uniting the different sub-areas of the conservation area and generally raising awareness about the conservation area designation.



The different types of interpretation board within the conservation area.



## 7.0 MANAGEMENT PLAN

### 7.1 INTRODUCTION

The management plan is perhaps the most important part of the CAAMP as it sets out the vision for the future of the conservation area and a framework to guide change. The overarching ambition for the conservation area is to preserve what is special, enhance this special interest through considered change and promote awareness and shared responsibility for looking after the conservation area. This aligns with the vision for the heritage of the whole Borough and the aims set out within the Core Strategy, as well as the policies set out in the emerging Local Plan (2037). This management plan should therefore be used alongside these particular policies within the Core Strategy and the emerging Local Plan.

The long-term objectives are to phase out ill-considered change and additions and ensure new development or alterations are of high quality and respond to the special character of the conservation area. This applies from very small changes such as reinstating lost historic features to much larger proposals for new buildings both within the conservation area and within its setting. In addition, regular maintenance of buildings is a vital part of ensuring the special interest is preserved as well as the physical fabric of individual buildings. Repairs can often be necessary and ensuring that these are done in the most sensitive and least impactful ways possible is an important part of looking after historic buildings and the conservation area as a whole.

The following sections set out how and why change within the conservation area is controlled, good practice advice on maintenance and repair, and specific guidance on alterations, extension and new development. Specific recommendations are within section 7.6.

### 7.2 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

#### 7.2.1 RESTRICTIONS ON PERMITTED DEVELOPMENT

In order to protect and enhance the Abbey and Barking Town Centre Conservation Area, any changes that take place must conserve, respect or contribute to the character and appearance which makes the conservation area of special interest. Permitted Development Rights, as defined by The Town and Country Planning (General Permitted Development) (England) Order 2015, are works which can be undertaken without the need to gain planning permission. Permitted Development Rights are reduced in a conservation area, meaning that planning permission is needed for works which materially affect the external appearance of a building including the following:

- The total or substantial demolition of buildings or structures (including walls of over 1m in height, gate piers and chimneys);
- Other partial demolition including new openings in external elevations;
- Works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- Changes to the external finish of a building (including rendering, pebble dash or other cladding);
- Changes to the roof shape including installation of new dormer windows and chimneys;
- Any extension other than a single storey rear extension of 4 metres or less (3 metres or less if the house is detached or semi-detached);
- Extensions to the side of buildings;
- Any two storey extensions;
- Erection of an outbuilding to the side of a property;
- Aerials and satellite dishes on chimneys or elevations visible from the street;
- Putting up advertisements and other commercial signage (Advertising Consent may also be required);
- Changing the use of a building (e.g. from residential to commercial); and
- Installing solar panels that are wall-mounted on a wall or roof facing the highway.



For further information and advice about when planning permission is required within a conservation area, see the guidance on the Government's Planning Portal ([https://www.planningportal.co.uk/info/200125/do\\_you\\_need\\_permission](https://www.planningportal.co.uk/info/200125/do_you_need_permission)), the Council's own website (<https://www.lbbd.gov.uk/planning-and-building-control>), contact the Planning and Building Control department or use the Council's pre-application advice service.

Proposals which affect listed buildings may also require Listed Building Consent and any works to the Scheduled Monument of Barking Abbey will require Scheduled Monument Consent. In considering change or work to the Abbey site, reference should be made to the Abbey Green, Barking: Heritage Management Plan.

All these statutory control measures are intended to manage development and change, preventing that which may have a negative impact or cumulative detrimental effect on the special interest of the conservation area.

### 7.2.2 ARTICLE 4 DIRECTIONS

The extent of permitted development (i.e. changes that are allowed without requiring consent from the Local Authority) can be further restricted in conservation areas through application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights, meaning that Planning Permission needs to be sought and approved before work can be undertaken.

The Council currently have one adopted Article 4 Direction, which is place across the whole of the Borough. This is removes permitted development right allowing the change of use of dwelling houses into houses in multiple occupation (HMOs). As such planning permission is required for this change to be undertaken.

It is recommended that the following Article 4 Directions be implemented across the whole of the Abbey and Barking Town Centre Conservation Area to better control changes which may affect its special interest:

#### **Revoke the permitted development of the alteration or replacement of windows, doors and other openings (including frames, sashes and other joinery) in both elevations and roofs and the construction of new openings.**

*Reason: To control changes to fenestration and other openings and to restrict the replacement of historic and traditional timber windows and doors with uPVC units which erodes the special character and appearance of the conservation area.*

#### **Revoke the permitted development of installing broadband cabinets within the conservation area.**

*Reason: To control where these units are installed to reduce visual and physical clutter within the public realm of the conservation area.*

Where the recommended Article 4 Directions affect buildings and properties (rather than the public realm), these are proposed to cover buildings, structures and properties which are not protected by another statutory designation, specifically listing or scheduling, as these buildings already benefit from additional planning controls. Should the Council choose to do so, the process of implementing these proposed Article 4 Directions will be undertaken separately from the adoption of this CAAMP.

### 7.2.3 LOCAL DEVELOPMENT ORDERS

Local Development Orders (LDO) grant blanket planning permission for specific types of development within a defined area. This means that certain types of development can take place without the need to specifically apply for permission from the Council. There are no LDOs currently active within the conservation area and none are proposed as part of this Conservation Area Appraisal.

### 7.3 ADVICE ON CONSERVATION AND REPAIR

All buildings require maintenance and repair regardless of their age, designation (or lack therefore) or significance. In conservation areas, it is important that such works are carried out sensitively to protect the historic fabric of buildings and respect and preserve the established character of the wider area. In addition to the advice in the following sections, there is further guidance available within the User Guide which accompanies this CAAMP. Historic England also have a wide range of advice and guidance on how to care for and protect historic places, including advice on the maintenance and repair, on their website: <https://historicengland.org.uk/advice/>.

#### 7.3.1 MAINTENANCE

Maintenance is defined by Historic England as “*routine work necessary to keep the fabric of a place in good order.*”<sup>01</sup> It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs and is therefore cost effective in the long-term.

Regular inspection of building fabric and services will help identify specific maintenance tasks relevant to each building. These could include but are not limited to:

- Regularly clearing gutters and drain grilles of debris, particularly leaves
- Clearing any blockages in downpipes
- Sweeping of chimneys
- Removal of vegetation growth on or abutting a building
- Repainting or treating timber windows and other external timberwork
- Cleaning and/or repainting render
- Servicing of boilers and gas and electrical systems
- Repointing. Periodic renewal of pointing will extend the lifetime of building fabric. Cement-based pointing is damaging to brickwork and stonework as it is an impermeable material. Repointing should always be carried out using a lime-based mortar and after raking out any cementitious material.

#### 7.3.2 REPAIR

Repair is “*work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration*”<sup>02</sup>.

Identification of repairs may arise during regular inspection of buildings or following extreme weather events and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows. It is important to understand the cause of the damage or defect both to ensure that the repair is successful and to limit the work that is required. It is also important to understand the significance of the built fabric affected in order to minimise harm when enacting a repair.

<sup>01</sup> Historic England, *Conservation Principles, Policies and Guidance* (April 2008)

<sup>02</sup> Ibid



The following should be considered when planning repair works:

- Repairs should always be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
- Use materials and construction techniques to match the existing to maintain the appearance and character of the building. The exception to this is when existing materials or techniques are detrimental to the built fabric, e.g. cement pointing on a brick building. In such instances appropriate traditional materials should be used and advice sought from an appropriate professional if required.
- Repair is always preferable over the wholesale replacement of a historic feature.
- If replacement of a historic feature is required, as it has degraded beyond repair, the replacement should be carried out on a like-for-like basis using the same materials and construction techniques. The replaced element should be the same as the original in terms of material, dimensions, method of construction and finish (condition notwithstanding) in order to be classed as like-for-like.

- Like-for-like replacement should not be applied in cases where a historic feature has previously been repaired using inappropriate materials or techniques. Where seeking to improve failing modern features or past unsuitable repairs, a traditionally-designed alternative using appropriate materials is preferable such as breathable, lime-based renders and paints.
- Only undertake the minimum intervention required for any given repair.
- Repairs, should, where possible, be reversible as better alternatives may become available in the future.
- Where repairs are not undertaken on a like-for-like basis for the reasons identified above, Listed Building Consent may be required for listed buildings.

## 7.4 ADVICE ON DESIGN AND NEW DEVELOPMENT

### 7.4.1 DEMOLITION, ALTERATION AND EXTENSION

Barking has a long history and therefore its appearance has changed and evolved considerably over time. The current appearance reflects this evolution and it is not the purpose of conservation area designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that not only does not cause harm but also, where appropriate, enhances the conservation area.

The appropriateness of demolition, alteration or extension will be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another.

### Demolition or Removal

Demolition of buildings and structures, either whole or in part, which contribute positively to the special interest of the conservation area would harm the significance of the area. This includes listed buildings, locally listed buildings and positive buildings. Demolition of buildings or removal of features that detract from the conservation area may be beneficial; this includes small elements such as uPVC windows, exposed wiring, visible satellite dishes or inappropriate shop signage. However, gap sites can also detract from the character of the conservation area and therefore demolition of whole buildings may only be permitted where rebuilding is proposed in a manner which would enhance the conservation area (see section 7.4.2), or an alternative suitable future use for the site is planned and approved.

### Alteration

Alterations should preserve or enhance the character of the conservation area. This means that changes should be respectful of the prevailing architectural and visual character of the conservation area and the specific character area in which it is located and using appropriate materials, whether these are the same as those typically found in the conservation area or they are new materials that are complementary. Enhancement could be achieved through removing a detracting feature and replacing either with something more 'in-keeping' or with something that draws inspiration from the character and special interest of the conservation area.

### Extension

Extensions should be subordinate to the existing buildings in their scale, massing and design. Extension to the side and front of buildings is unlikely to be appropriate as this would change the visual appearance of the streetscape, whereas extension to the rear is likely to be more acceptable. All extensions should be of high quality design and construction. Whilst the design may use materials and finishes which are characteristic to the conservation area, including brick or painted, lime-based renders and tiled or slated roofs, there may be scope for use of a wider, less traditional material palette where these are part of a high quality sensitively-designed extension that complements or enhances the appearance of the original building. In all cases, materials added to a building should be high quality and sympathetic.

### 7.4.2 NEW DEVELOPMENT

There are some opportunities for new development within the Abbey and Barking Town Centre Conservation Area despite the town centre being densely developed and the rest of the conservation area being mainly public parks. The opportunities mainly therefore consist of the replacement of buildings which detract from the special interest of the conservation area, the sensitive replacement of which would enhance the conservation area. There may also be opportunities to redevelop buildings which make a neutral contribution to the conservation area.

Any new and replacement development needs to take account of, and be sensitive to, the following:

- The significance of any building proposed to be removed (see the Plan 9 in section 5 as a starting point);
- The significance of any relationship between any building to be removed and any adjacent structures and spaces;
- The potential impact of the new design on known or potential archaeological remains;
- The potential impact of the new design on the setting of any neighbouring listed buildings or identified locally listed buildings and positive buildings;
- The potential impact on important views and in relation to landmark buildings;
- The materiality and architectural detailing characteristic of the area should be a key point of reference to inform the choice of materials and detailing of the new design; and
- The scale and grain of the surrounding area, including historic plot boundaries.



This list is not exhaustive; every location will present its own unique requirements for a sensitive and appropriate new design. Honestly-modern, non-traditional (i.e. contemporary) designs may be acceptable, and, in all cases, new development must be of the highest quality of design, construction and detailing. The principal aim of new development should be to preserve and enhance the character of their immediate setting and the conservation area as a whole.

The height, bulk and mass of buildings will be an important consideration in assessing the acceptability of new development. Buildings in the conservation area are generally between one and five storeys; historic buildings are generally no more than three storeys, whilst some modern buildings are slightly taller. Proposed buildings should fit within their context in terms of height, width and depth within the plot, with an awareness of neighbouring plots. The rhythm of building heights as well as the recesses and projections on the elevations of buildings on the street should also be examined for future developments for example bay windows, fenestration and depth of window reveals to ensure that utilitarian rectangular infill blocks are avoided. Poor design detracts from a historic setting and new buildings should therefore be designed sensitively to reflect an awareness of historic detailing and the traditional character of a historic street scene. Where buildings are proposed that would be substantially taller than their surroundings or have the potential to affect important views or the dominance of landmark buildings due to their height, proposals will

need to demonstrate that they preserve or enhance the special interest of the conservation area, important views, the setting of heritage assets and the setting and prominence of landmark buildings.

There are also opportunities for new development within the immediate setting of the conservation area. Redevelopment close to the conservation area should be sensitive to its location within the setting of a designated heritage asset and consider the character and appearance of the conservation area. Scale and the design of elevations fronting the conservation area are particularly important. The preservation or enhancement of views of new development outside the boundary from within the conservation area is also an important consideration. Any new development within the setting of the conservation area should be of the highest quality design and execution, regardless of scale, in order to preserve and enhance the character of the conservation area and help phase out ill-considered and unsympathetic interventions from the past.

With regards to new development in and around the conservation area, the emerging Local Plan (2037) also seeks to support high quality design, encouraging development to reference site context and respond positively to local distinctiveness.

#### 7.4.3 ARCHAEOLOGY

The significant remains of Barking Abbey as well as the long history of settlement in the area means that the protection of the conservation area's known and potential archaeological heritage is a key part of decision-making. This archaeology is well protected

using both Scheduled Monument designation and several Archaeological Priority Areas (APA), both Tier 1 covering Barking Abbey and Tier 2 covering River Roding and Barking Town.<sup>03</sup>

The Benedictine Barking Abbey site is a Scheduled Monument; the scheduling includes the outer walls of abbey church and churchyard walls but exclude St Margaret's Church and the Curfew Tower. Scheduled Monument Consent (SMC) is required for any proposals or works which may affect the Scheduled Monument, including any repair works. Historic England should be consulted on any works which may affect the Schedule Monument and also administers the SMC process on behalf of Secretary of State for Digital, Culture, Media and Sport. More information on SMC can be found here: <https://historicengland.org.uk/advice/planning/consents/smc/>.

The whole of the conservation area is covered entirely by Archaeological Priority Areas. The Tier 1 APA covers the abbey, the Curfew Tower, its precinct and associated buildings, as well as the church. The Tier 2 APAs comprises the town centre, along East Street, and the Town Quay. Where proposals are being developed for sites within the conservation area that will require intrusive ground works, there is a requirement for an archaeological desk-based assessment and, where necessary, field evaluation to be undertaken. The findings of these evaluations should inform the proposals and ensure the preservation of any remains in situ.

<sup>03</sup> <https://historicengland.org.uk/content/docs/planning/apa-barking-and-dagenham-pdf/>

#### 7.4.4 SHOPFRONTS

Retail is the most important and extensive use within the conservation area, centred on the town centre sub-area along East Street, Station Parade, Ripple Road and North Street. The character and appearance of the retail shop fronts is therefore a very important part of the overall special interest of the conservation area. Although historic shopfront features exist, there has been considerable loss and alteration and now many shopfronts are inappropriate to the historic character in terms of their overall appearance, materials, features and signage.

Whenever opportunities arise, shopfronts and their signage should be returned to a more traditional appearance or utilise design features or patterns that are in keeping with historic shopfront design and materiality.

##### Shopfront Design

A shopfront is part of a building as a whole, rather than being a separate entity. The design of shopfronts therefore needs to reflect the style, proportions, vertical or horizontal emphasis and detailing of the rest of the building, particularly the principal elevation. The shop fronts in the conservation area are often part of a terraced row of buildings with

consistent appearance, it is therefore important that shopfronts also take into consideration the terrace of buildings as a whole and it should be ensured that the neighbouring shopfronts in a row are complementary with each other.

A shopfront needs to sit within the original building framework set by structural and decorative features within the elevation; columns or pilasters for example should be carried down to ground floor. Where a unit extends across more than one building (i.e. across two or more buildings in a terraced row), it is important that the vertical division between the buildings is retained or reinstated. This may also require the use of signage which is divided in two or more parts.

Any historic shopfront features which survive are generally in poor condition; these should be retained, repaired as necessary, and incorporated into new schemes, rather than being replaced. It is highly desirable to reinstate historic features, such as corbels and pilasters where these have been lost and the placement of them, or vestiges of their original design, remain. Historic photography could also be used to identify the appearance of historic features which have been lost.

#### Shopfront Design - Key Points

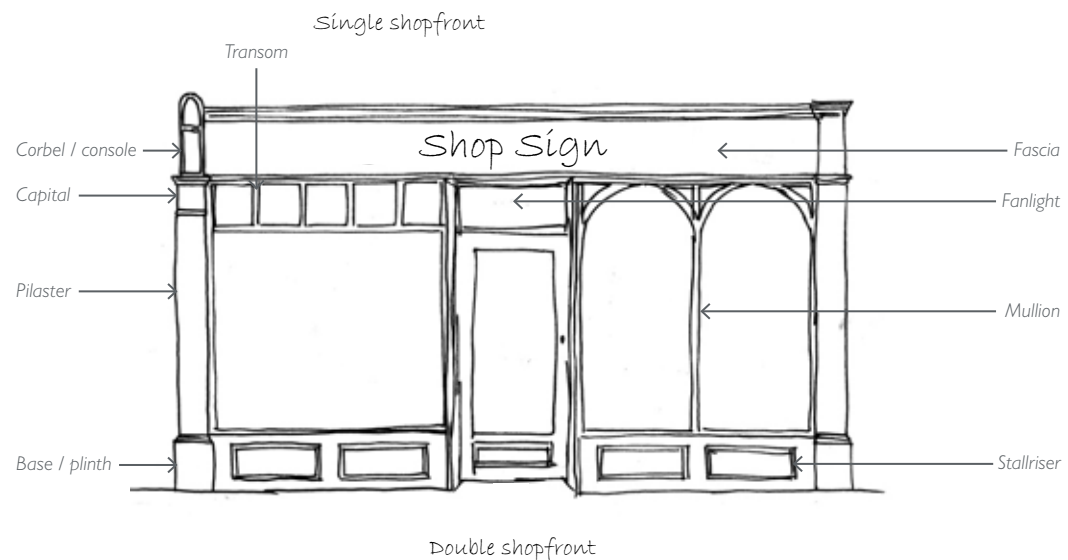
- A shopfront is part of a building as a whole, rather than being a separate entity
- Where a unit extends across more than one building, the vertical division between the buildings should be retained or reinstated
- Surviving historic shopfronts features should be retained and repaired
- Reinstatement of lost historic features is desirable
- Replacement shopfronts (either whole or in part) should take account of the period and style of the building they are within
- Traditional shopfront components (pilasters, corbels, fascias etc.) are encouraged where appropriate
- Painted timber and glazing are the most appropriate materials for shopfronts, including signage
- Signage should complement the design of the shopfront and building, including colour palettes and lettering style
- Illumination should be external rather than internal
- Canopies should be retractable and positioned above fascia signage
- Any security features required should be sympathetic to the historic appearance of the area



Where it is appropriate to replace all or parts of a shopfront, traditional styles (or designs that retain the same proportions and materiality) are likely to be most appropriate in historic buildings, but non-traditional, sympathetically designed shopfronts would be appropriate in more recent and new buildings. The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional alternatives is encouraged.

The components of a traditional shopfront are identified on the drawings below. Pilasters, corbels, cornice, fascia and stallrisers are all important elements in traditional shopfronts which create its visual proportions. Fascias are of notable importance and should be in proportion to the rest of the shopfront and not overly large. Furthermore, fascias should not extend above or below cornice level (or, where there is no such feature, should be well below the cill of the window above), or beyond the corbels on either side. Full height glazing is a modern feature and does not reflect the character of historic buildings. Smaller windows with stallrisers (a plinth under the window), transoms and mullions are typical traditional features and more appropriate in historic contexts. Traditional and characteristic materials, such as painted timber, will best enhance the historic character of the buildings.

### Components of a Traditional Shopfront



### Advertising and Signage

The design and detailing of advertising and signage content, both on fascias and hanging signs, are also important in the conservation area. The signage should complement the design of the shopfront and building, conveying a sense of permanence and quality, rather than brashness. Colour palettes, lettering style and illumination need to be considered in the design of a complementary shopfront. With regards to illumination, internally lit signage is inappropriate within the conservation area, with subtle external lighting being more appropriate.

### Canopies

There are some examples of fabric canopies within the conservation area; such features can add interest to the street scene if of an appropriate design suitable for use in the conservation area. However, most that exist are dirty, broken or of inappropriate design and positioning; these should be removed or removed and replaced with sensitive designs. Canopies should avoid obscuring historic features, should be retractable and made of canvas. Dutch-style canopies, which are visible when retracted are not appropriate. Canopies would have traditionally been positioned above fascia signage and this is therefore the most appropriate position for replacement or new canopies; projecting hanging signage will allow the shop name and advertising to remain visible when the canopy is down.

### Security Features

Metal roller shutters have a detrimental effect on the appearance of the conservation area. They obscure historic features as well as window displays and internal illumination. There are several alternatives to roller shutters, which should be considered, including more open grilles which can be fitted internally or externally and toughened glazing. Improving the overall appearance of the street scene, including public realm and street lighting, would assist in lowering crimes targeting shops and, along with other measures, could reduce the need for such high security requirements.

#### 7.4.5 WINDOWS, DOOR AND DRAINAGE GOODS

Many historic windows within the conservation area have already been lost, having undergone replacement with uPVC units. UPVC doors and plastic gutters and drainpipes also appear within some historic buildings in the conservation area. This not only has a detrimental visual impact on the appearance of the conservation area but also often constitutes loss of historic fabric. Furthermore, the use of plastic windows and doors reduces the breathability of traditionally constructed buildings, by preventing moisture from egressing the building.

Replacement of historic windows, doors and drainage goods is strongly discouraged as is replacement of modern examples which retain a traditional materiality and appearance. There is potential for an Article 4 Direction to be implemented to better control these types of change. Where inappropriate replacement has already been undertaken, returning these features back to their traditional appearance is strongly encouraged. Drainage goods would have historically been painted cast iron; however other metals may be appropriate subject to their detailed design. White-painted timber is likely to be the most appropriate materiality for windows with the proportions and type of window being dependant on the age and style of individual buildings. In some limited circumstances metal windows may be appropriate in order to replicate early to mid-20th century metal windows. For doors, painted timber is also likely to be the most appropriate material, although a greater range of colours will be acceptable.

Many of the timber windows to historic buildings, which have not been replaced, have been neglected and poorly maintained and, as a result, are deteriorating. Appropriate maintenance and repair of historic windows is strongly encouraged as this will improve the appearance of the conservation area and ensure the future of the historic fabric.



### 7.5.6 AERIALS, SATELLITE DISHES AND SOLAR PANELS

The installation of telecommunications antenna, i.e. aerials and satellite dishes, on chimneys and the front and sides of elevations and roofs of buildings in the conservation area (i.e. those that are visible from the public realm) requires planning permission and will be resisted. Such features are not in keeping with the historic character and appearance of the conservation area. Should installation of new dishes and aerials be necessary these should be located on rear elevations and roof pitches. Removal of existing aerials and dishes, especially those that are redundant, is strongly encouraged, as this will enhance the appearance of the conservation area.

There are very few instances of solar panels within the conservation area, limited to the roof of St Joseph's School. However, as renewable energy becomes increasingly necessary care needs to be taken to ensure that installation of solar panels does not harm the special interest of the conservation area. Planning permission is required for the installation of solar panels. Positioning to front and side roof slopes will be resisted. Panels may be acceptable on rear elevations, where they will not be visible from the public realm.

### 7.4.7 REMOVAL OF DETRACTING FEATURES

It is strongly encouraged that detracting additions to buildings such as exposed surface wiring, satellite dishes, security equipment be relocated to more discrete locations such as to the rear of buildings in the case of satellite dishes, to a less visible location in the case of security equipment and rerouted internally for wiring.

Pigeon deterrents, spikes over doors and windows, and netting covering the whole upper levels of elevations, are prevalent in East Street and other parts of the town centre. These have a highly detrimental visual impact and alternative forms of deterrent for the areas of the town centre should be investigated such as use of birds of prey (i.e. hawks). Further installation of spikes and netting should be avoided and removal of those existing is welcomed.

### 7.4.8 OPEN SPACES, PUBLIC REALM AND STREET FURNITURE

Green cover in the conservation area includes trees, shrubs, grass and other vegetation, and the land that these grow on. Within the conservation area the principal components are the open space of Abbey Green, the Sites of Importance for Nature Conservation in and adjoining the site, and all trees on any land. Note should also be taken of other public and private planted areas including gardens, green roofs and similar features. These are to be conserved and renewed when necessary for amenity, biodiversity, sustainability and heritage purposes as appropriate. It will be a general aim to improve and enlarge their quality and when possible the extent of each of these.

Certain monuments within St Margaret's Churchyard are in poor condition and are in danger of collapse; these would benefit from further study and a condition review. Other historic structures in areas of public realm such as historic boundary walls should also be reviewed and maintained.

Issues related to the public realm in the conservation area are also identified in section 6.0. These are specifically related to the poor condition and lack of consistency in design and quality of many items of street furniture and surface treatments, particularly the former. New, high-quality public realm works are proposed to be implemented in front of the Curfew Tower. A sensitively-designed holistic scheme of public realm improvement would be beneficial building on this and what has already been implemented in relation to surface treatments in North Street / the Broadway, Clockhouse Avenue, Ripple Road and Station Parade and the street lighting in East Street. Future public realm works could be implemented over multiple phases and be subtly tailored to the varying character of different parts of the conservation area.

An overarching approach to surface treatment and street furniture would ensure that a familial design language is being used across the whole conservation area. It is particularly important along the principal streets to give them a more unified appearance. Where historic items of street furniture and surface finishes do survive, these should be retained and repaired or reused where appropriate.

Public realm features (bins, bollards, seating etc.) often become dated in appearance quickly, sometimes due to heavy wear or anti-social behaviour, but also as a result of poor design and short-lived trends. Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area, and can be either traditional or honestly-modern in

their design. Materials both for the street furniture and surface finishes should be of high quality and durability to ensure their longevity as much as possible. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

Specific parts of the conservation area are in greater need of public realm improvement, namely street furniture within Abbey Green and the setting of the Curfew Tower. These are significant areas, which should be prioritised in the development of an overarching strategy for the conservation area's public realm.

### 7.5 FUTURE REVIEW OF CAA AND CONSERVATION AREA BOUNDARY

The Council has a statutory duty to periodically review the conservation areas within its jurisdiction. This is to determine whether further areas should be included or if indeed parts should be excluded. A review of the boundary has been undertaken as part of the preparation of this CAAMP and the findings have been incorporated into this document in Part C. It is recommended that future reviews of the conservation area boundary take place every 5-10 years and that the CAAMP is also reviewed and updated at the same time.

### 7.6 RECOMMENDATIONS

The long-term vision for the conservation area is to phase out ill-considered modern additions and encourage their replacement with high-quality alternatives that respond to the traditional character of each individual building or group of buildings and that of the conservation area as a whole so that its special interest may be enhanced and protected for the future.

The following recommendations respond to the identified issues and opportunities and should be given material consideration against any proposals submitted that may affect its special interest and character:

#### MANAGING CHANGE

- 01 The heritage impact of proposed alterations, extensions, demolition and new development be assessed prior to approval of works and only be approved where they would preserve or enhance the special interest of the conservation area.
- 02 That the Article 4 Directions identified at section 7.2.2 are adopted to ensure that the Council has greater control on certain types of change.
- 03 That appropriate enforcement action is undertaken for inappropriate works that do not have consent.
- 04 Due consideration and protection is given to archaeological remains and potential wherever below-ground intervention is proposed.

- 05 Development within the setting of the conservation area should be sympathetic to its special interest and development which harms its special interest will be resisted.

#### PRESERVING AND ENHANCING THE CONDITION AND APPEARANCE OF THE CONSERVATION AREA

- 06 That awareness is raised regarding the benefits of regular maintenance and sensitive repair; and advice regarding good practice be given when necessary.
- 07 Buildings, features and spaces identified as making a positive contribution to the conservation area should be protected against harmful change.
- 08 The design and construction of any new development, extension, alteration or repair should be of the highest quality.
- 09 Removal of inappropriate and negative additions to buildings is encouraged.
- 10 The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional or sympathetically designed alternatives is encouraged.
- 11 Reinstatement of lost historic features is encouraged.



- 12 The replacement of uPVC windows and doors with traditional timber units is encouraged. Any further replacement of timber windows with uPVC is strongly discouraged and maybe subject to planning restrictions using an Article 4 Direction in the future.
- 13 Consideration should be given to improving the quality and appearance of the public realm, including street furniture and surface treatments, within the conservation area, ensuring that any future proposals are of high-quality, durable and respond to the character of the area.
- 14 Raise greater awareness of the conservation area and Barking's history and significance through improved interpretation, including a review of the existing interpretation within the conservation area.
- 15 A review of the parking strategy within the conservation area be undertaken with the aim of reducing the detrimental visual impact of car parking and ensure adequate enforcement is in place for illegal parking.

#### MONITORING AND REVIEW

- 16 That the boundary changes proposed within Part C be adopted in order to ensure that the special interest of the area is strengthened by adding areas which would contribute and removing areas which dilute its character.
- 17 That the condition of the conservation area be monitored and reviewed periodically, along with review of the boundary and this CAAMP.

## FURTHER INFORMATION AND SOURCES

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### GLOSSARY

**ARCHITRAVE** Moulded surround to an opening or recess.

In classical architecture the lowest part of the entablature.

**ASHLAR** Masonry of smooth squared stones in regular courses.

**BARGEBOARD** A timber board, often decorative, fixed at the overhanging edge of a gable to hide the ends of the roof timbers.

**CASEMENT** A window hinged on one side, so it open outwards or inwards.

**CASTELLATED** Decorated with battlements.

**CORNICE** An ornamental moulding at the junction of the wall and the ceiling, or a moulded ledge along the top of a building. In classical architecture the top part of an entablature.

**DISSOLUTION OF THE MONASTERIES** The suppression and closure of England's religious houses between 1536 and 1541, part of the Reformation.

**EAVE** The horizontal overhang of a roof projecting beyond the face of a wall.

**ENTABLATURE** The horizontal component of a building or structure, usually decorated, that lies

directly above columns or other supports; in classical architecture the entablature is composed of an architrave, a frieze and a cornice.

**GABLE** The triangular upper portion of a wall at the end of a pitched roof. It normally has straight sides but there are variations such as crow stepped (stepped sides), Dutch (curved sides crowned by a pediment) and shaped (multi-curved sides).

**GLAZING BARS** Bars dividing window sashes into smaller parts.

**HEADER** Brick laid so that the end only is visible in the face of the wall.

**HIPPED ROOF** A roof where the slopes rise from the eaves on all sides of the building i.e. with sloped ends instead of vertical gables.

**LINTEL** A beam spanning an opening: doorway, window or fireplace.

**MANSARD** Roof with double slope, the lower slope being longer and steeper than the upper (named after Francois Mansart).

**PEDIMENT** A shallow pitched gable used in classical, renaissance and neoclassical architecture above doors and windows. Derived from the shallow pitched gable end of a classical temple.

**PRECINCT** An area designated for a specific use, often enclosed by walls.

**RENDER** A durable external covering (normally a lime/sand mix) that is designed to; protect the wall from weather, to act as a decorative coating, or to hide coarse masonry.

**SASH WINDOW** A timber window consisting of two vertically sliding sashes, operated by counterweights concealed in a boxed frame.

**SETTS** Small Granite, or Yorkstone, blocks of stone commonly used in the 19th century to pave city centre streets. Modern versions can be in brick.

**STRETCHER** A brick laid so only its long side is visible on the face of a wall.

**TRACERY** Ornamental intersecting stonework in the upper part of a window, screen or panel.



## FURTHER INFORMATION AND SOURCES

### BIBLIOGRAPHY

Abbey and Barking Town Centre Conservation Area Appraisal, 2009

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

'Barking', in *An Inventory of the Historical Monuments in Essex, Volume 2, Central and South west* (London, 1921), pp. 4-11. British History Online <http://www.british-history.ac.uk/rchme/essex/vol2/pp4-11>

'The borough of Barking', in *A History of the County of Essex: Volume 5*, ed. W R Powell (London, 1966), pp. 235-248. *British History Online* <http://www.british-history.ac.uk/vch/essex/vol5/pp235-248>

Pevsner, Nikolaus, Bridget Cherry and Charles O'Brien, *The Buildings of England, London 5: East* (Yale University Press, 2005)

Tames, R., *Barking Past* (Historical Publications Ltd, 2002)

The Short Blue Fleet, <https://shortbluefleet.org.uk/>

LBBD, *Barking and Dagenham Townscape and Socioeconomic Characterisation Study* (2017)

Chengappa, I. M., *Abbey Green, Barking: Heritage Management Plan* (October 2018)

### FURTHER INFORMATION

#### NATIONAL PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990 National Planning Policy Framework (2019): [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)

Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

Planning Portal: <https://www.planningportal.co.uk>

#### LOCAL PLANNING POLICY

Barking and Dagenham Core Strategy (DPD) (2010)

Barking and Dagenham Draft Local Plan 2037 (Regulation 19 Consultation Version, September 2020)

Barking and Dagenham Interactive Proposals Map: <http://lbbd.opus3.co.uk/ldf/maps>

Further advice can be sought from the Council's pre-application advice service.

#### HISTORIC ENGLAND GUIDANCE

Historic England's website contains a range of advice and guidance on conservation best practice, such as Conservation Principles: Policies and Guidance and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of their website: <https://historicengland.org.uk/advice/>

[uk/advice/](https://historicengland.org.uk/advice/)

Links to the most relevant guidance and that used in the preparation of the Conservation Area Appraisal and Management Plan are below.

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016): <https://content.historicengland.org.uk/imagesbooks/publications/conservationarea-designation-appraisal-managementadvice-note-1/heag040-conservation-area-designation-appraisal-andmanagement.pdf/>

Conservation Principles, Policies and Guidance (April 2008): <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historicenvironment/conservationprinciplespoliciesguidanceapr08web.pdf/>

Please note: this guidance is currently being reviewed and updated by Historic England Valuing Places: Good Practice in Conservation Areas (January 2009): <https://content.historicengland.org.uk/images-books/publications/valuing-places/valuingplaces-good-practice-conservation-areas.pdf/>

The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017): <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-settingheritage-assets.pdf/>



## FURTHER INFORMATION AND SOURCES

Heritage at Risk: Conservation Areas: <https://historicengland.org.uk/advice/heritage-at-risk/conservation-areas-at-risk/>

National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>

Advice and guidance on caring for historic places: <https://historicengland.org.uk/advice/>

Information and advice on Scheduled Monument Consent: <https://historicengland.org.uk/advice/planning/consents/smc/>

### OTHER GUIDANCE

Oxford Character Assessment Toolkit:

<https://www.oxford.gov.uk/info/20193/character-assessment-toolkit/878/character-assessment-toolkit>

### CONTACT DETAILS

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Telephone: 0207 973 3700  
Website: <https://historicengland.org.uk/about/contact-us/local-offices/london-south-east/>





# APPENDICES

APPENDIX A:  
LIST OF HERITAGE ASSETS

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APPENDIX B:  
ENHANCING HERITAGE IN THE  
ABBEY AND BARKING TOWN  
CENTRE: GAZETTEER OF BUILDINGS

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APPENDIX C:  
ENHANCING HERITAGE IN THE  
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CENTRE: BUILDING CONDITION  
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APPENDIX E:  
LARGER SCALE MAPS

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## APPENDIX A: LIST OF HERITAGE ASSETS

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BUILDING NAME AND ADDRESS	DESIGNATION
Church of St Margaret, Broadway	Listed Building (Grade I)
Curfew Tower (also called Fire Bell Tower), Broadway	Listed Building (Grade II*)
Tomb of Captain John Bennett, churchyard of St Margaret's	Listed Building (Grade II)
Remains of Barking Abbey and Old Churchyard Walls, Broadway	Listed Building (Grade II)
Barking Magistrates' Court and railings, lampholders and lamps, East Street	Listed Building (Grade II)
St Margaret's Vicarage, Vicarage Drive	Listed Building (Grade II)
The Old Granary, Town Quay	Listed Building (Grade II)
No. 2 Station Parade	Locally Listed Building
Nos. 4-8 Station Parade	Locally Listed Building
Nos. 2 and 4 North Street	Locally Listed Building
No. 10 North Street	Locally Listed Building
Nos. 1-11 East Street	Locally Listed Building
Nos. 13-27 East Street	Locally Listed Building
Nos. 33-35 East Street	Locally Listed Building
No. 41 East Street	Locally Listed Building
Nos. 2a-4a East Street	Locally Listed Building
Nos. 54-66 East Street	Locally Listed Building
No. 2 Ripple Road	Locally Listed Building
No. 6 Ripple Road	Locally Listed Building
Elim Pentecostal Church, Axe Street	Locally Listed Building
Barking Town Hall, 1 Town Square, Clockhouse Avenue	Locally Listed Building



## APPENDIX A: LIST OF HERITAGE ASSETS

<b>BUILDING NAME AND ADDRESS</b>	<b>DESIGNATION</b>
Nos. 29-31 East Street	Positive Building
No. 34 East Street	Positive Building
Nos. 43-51 East Street	Positive Building
53-61 East Street	Positive Building
Nos. 63-67 East Street	Positive Building
No. 68 East Street	Positive Building
No. 10 Station Parade	Positive Building
Nos. 11-13 Station Parade	Positive Building
Nos. 15-19 Station Parade	Positive Building
Nos. 21-27 Station Parade	Positive Building
No. 8 North Street	Positive Building
No. 12 North Street	Positive Building
Nos. 13-23 Ripple Road	Positive Building
Nos. 25-45 Ripple Road	Positive Building
Nos. 38-52 Ripple Road	Positive Building
Nos. 54-56 Ripple Road	Positive Building
Nos. 47-85 Ripple Road	Positive Building
Nos. 107-119 Ripple Road	Positive Building
Cosco House, Vicarage Drive	Positive Building





# APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

## NORTH STREET NO. 2 - 4

HLF Round 2 Priority Rating: High



**Shop Name:** The Bull Inn

**National/Local Designation:** Locally Listed

**Contribution to Conservation Area:** Positive Contributor to CA

**Positive Aspects:** Gateway Building

Landmark / key building in CA

Building size and location offers good potential for future development.

Traditional frontage and original timber windows can be restored to retain a historic appearance.

Traditional signage.

HLF Round 1 Rating: High



Corner of East Street and Broadway, circa 1925

08 | THI Summary Report

## NORTH STREET NO. 6 -12

HLF Round 2 Priority Rating: High



**Shop Name:** Brown's, Cristina's, Sam's Car

**National/Local Designation:** No. 8-10 Locally Listed

**Contribution to Conservation Area:** All Positive Contributors to CA

**Positive Aspects:** Good quality brickwork to upper level and strong building character.

Reasonable visual condition

Former CO-OP building

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# APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

## EAST STREET NO. 1 - 11

HLF Round 2 Priority Rating: Medium



**Shop Name:** Glamorous Nails & Beauty, Meat & Fish Market, Baltic Stores, Barking Food Centre, Supreme White

**National/Local Designation:** Locally Listed

**Contribution to Conservation Area:** Positive to Neutral  
Contributor to CA (group w/ Nos. 13-21)

**Positive Aspects:** Consistent fenestration and decorative appearance to upper facade. Brickwork to upper levels is in good condition.

Reasonable visual condition and original timber windows

## EAST STREET NO. 13 - 21

HLF Round 2 Priority Rating: Medium



**Shop Name:** Barking Cafe, Discount Designer Furniture, Century 21, Lycamobile, Supergrows Cosmetics

**National/Local Designation:** Locally Listed

**Contribution to Conservation Area:** Positive to Neutral  
Contributor to CA (group w/ Nos. 1 - 11 and 23 - 27)

**Positive Aspects:** Fairly consistent fenestration and decorative appearance to upper facade. Brickwork to upper levels is in good condition

# APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

## EAST STREET NO. 23 - 27

HLF Round 2 Priority Rating: Medium



**Shop Name:** Sam 99p, H&T Pawnbrokers

**National/Local Designation:** Locally Listed

**Contribution to Conservation Area:** Positive to Neutral  
Contributor to CA (group w/ Nos. 1-11 and 13 - 21)

**Positive Aspects:** Consistent appearance to upper facade



East Street, date unknown

## EAST STREET NO. 29A, 29B, 31

HLF Round 2 Priority Rating: Reserve



**Shop Name:** Specstore Opticians, Ladbrokes, Shoe Zone

**National/Local Designation:** None

**Contribution to Conservation Area:** Positive to Neutral  
Contributor to CA

**Positive Aspects:** The building offers a unique and distinct appearance on the high street.

Original sash windows at first floor level.



## APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

### EAST STREET NO. 33 - 35

**HLF Round 2 Priority Rating:** High (Habitat for Humanity)



**Shop Name:** Fawley House - Sense International, Stardust Linen

**National/Local Designation:** Locally Listed

**Contribution to Conservation Area:** Positive Contributor to CA

**Positive Aspects:** Timber windows at first and second floor levels

Brickwork to upper facade in good condition

Well located on the high street, opposite old Magistrates' Court

Part council owned, provides strong opportunity to include in the scheme

Original sash windows

### EAST STREET NO. 41

**HLF Round 2 Priority Rating:** High (Historic interpretation only)



**Shop Name:** McDonalds

**National/Local Designation:** Locally Listed

**Contribution to Conservation Area:** Positive Contributor to CA

**Positive Aspects:** Recently refurbished, therefore in fine visual condition

Strong opportunity for public art, interpretation or feature wall on south elevation.

Highly detailed upper facade with strong character and features, which is in good condition.

Consistent appearance to shop frontage on both sides.

# APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

## EAST STREET NO. 43 - 51

HLF Round 2 Priority Rating: Reserve



**Shop Name:** Tudorbethan - Prime Linens, Specsavers, Chicky's, Magazin Traditional Romanesc, Paddy Power

**National/Local Designation:** None

**Contribution to Conservation Area:** Positive to Neutral  
Contributor to CA

**Positive Aspects:** Highly detailed upper facade with strong character and features

Reasonable visual condition

## EAST STREET NO. 53 - 61

HLF Round 2 Priority Rating: Reserve



**Shop Name:** O2, Sparkle, Poppins, Greggs, House

**National/Local Designation:** None

**Contribution to Conservation Area:** Positive to Neutral  
Contributor to CA

**Positive Aspects:** Fairly consistent appearance to upper facade

Fine visual condition

# APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

## EAST STREET NO. 63 - 65

HLF Round 2 Priority Rating: Exclude



**Shop Name:** Dental Practice, Optical Revolution

**National/Local Designation:** None

**Contribution to Conservation Area:** Positive Contributor to CA

**Positive Aspects:** Buildings in good condition.

## EAST STREET NO. 67

HLF Round 2 Priority Rating: Reserve



**Shop Name:** Albemarle Bond Pawnbrokers

**National/Local Designation:** None

**Contribution to Conservation Area:** Positive to Neutral Contributor to CA (group w/ No. 68)

**Positive Aspects:** Gateway Building

Overall reasonable visual condition



# APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

## EAST STREET NO. 2A - 4A

HLF Round 2 Priority Rating: High



**Shop Name:** Barking Supermarket

**National/Local Designation:** Locally Listed

**Contribution to Conservation Area:** Positive Contributor to CA

**Positive Aspects:** Highly decorative and detailed upper facade

Former Burton's building

Gateway Building

Reasonable visual condition



Corner of East Street, date unknown

## EAST STREET NO. 34 - 38

HLF Round 2 Priority Rating: Exclude



**Shop Name:** Poundland, Rehoboth Temple, Iceland

**National/Local Designation:** None

**Contribution to Conservation Area:** No. 34 Positive to Neutral Contributor to CA, Others are Neutral Contributors

**Positive Aspects:** Buildings are in good condition

Potential redevelopment site

No. 34: Former M&S Building



Marks & Spencer building, date unknown

# APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

## EAST STREET NO. 54 - 58

HLF Round 2 Priority Rating: Medium



**Shop Name:** Sam 99p, 97p Knockout

**National/Local Designation:** Locally Listed

**Contribution to Conservation Area:** Positive Contributor to CA

**Positive Aspects:** Highly detailed upper facade with strong character and features, which is in good condition

No. 54: Reasonable visual condition, with original windows

Shared shop front between No. 58 and No. 56

## EAST STREET NO. 60 - 66

HLF Round 2 Priority Rating: Reserve



**Shop Name:** Glamour Touch, Percy Ingle, Cashino, Oakam

**National/Local Designation:** Locally Listed

**Contribution to Conservation Area:** Positive Contributor to CA

**Positive Aspects:** Highly detailed upper facade with strong character and features

Pilaster in poor condition or covered over at ground level.

Reasonable visual condition

# APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

## EAST STREET NO. 68

**HLF Round 2 Priority Rating:** Reserve



**Shop Name:** Boots

**National/Local Designation:** None

**Contribution to Conservation Area:** Positive to Neutral  
Contributor to CA (group w/ No. 67)

**Positive Aspects:** Building is in good condition.

Gateway Building

Original metal windows

## RIPPLE ROAD NO. 9 - 10

**HLF Round 2 Priority Rating:** Reserve



**Shop Name:** Police, JD

**National/Local Designation:** Locally Listed

**Contribution to Conservation Area:** Positive Contributors to  
CA

**Positive Aspects:** Highly detailed façades with strong character  
and features

Good visual condition



# APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

## STATION PARADE NO. 1 - 9

HLF Round 2 Priority Rating: High



**Shop Name:** Ria, Cotisens Solicitors, T. Cribb & Sons, Top Deck, Shoe World, Gaming Fun

**National/Local Designation:** None

**Contribution to Conservation Area:** Positive to Neutral  
Contributor to CA (group w/ Nos. 11-19 & 21-27)

**Positive Aspects:** Original timber windows still in place in some openings.

## STATION PARADE NO. 11 - 13

HLF Round 2 Priority Rating: Exclude



**Shop Name:** Lloyds Bank

**National/Local Designation:** None

**Contribution to Conservation Area:** Positive to Neutral  
Contributor to CA (group w/ Nos. 1-9 & 21-27)

**Positive Aspects:** Shop frontage and upper facade in good condition.



East Street/Ripple Road junction showing 1a Station Parade with an active frontage and windows on the upper floors, which are covered today by an unnecessary superficial render (see photo on p.26)

# APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

## STATION PARADE NO. 15 -19

**HLF Round 2 Priority Rating:** Exclude 15 & 17, reserve 19



**Shop Name:** Barking News & Wines, Daynight Pharmacy, Barking Fish Centre

**National/Local Designation:** None

**Contribution to Conservation Area:** Positive to Neutral  
Contributor to CA (group w/ Nos. 1-9 & 21-27)

**Positive Aspects:** Pleasant upper facade and fenestration.

Recently refurbished / painted

Shop fronts / fascias recently renewed as part of LBBD scheme

## STATION PARADE NO. 21 - 27

**HLF Round 2 Priority Rating:** Reserve



**Shop Name:** Herbs & Acupuncture, Paddy Power, Barking Arms

**National/Local Designation:** None

**Contribution to Conservation Area:** Positive to Neutral  
Contributor to CA (group w/ Nos. 1-9 & 11-19)

**Positive Aspects:** Gateway building and potential redevelopment site.

Fairly pleasant upper building facade.

Some shop fronts / fascias recently renewed as part of LBBD schen

# APPENDIX B: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: GAZETTEER OF BUILDINGS

## STATION PARADE NO. 4 - 8

**HLF Round 2 Priority Rating:** Reserve 6 & 8, Exclude 4



**Shop Name:** Valet Dry Cleaning, Barking Halal Meat, Nationwide

**National/Local Designation:** Locally Listed

**Contribution to Conservation Area:** Positive Contributor to CA

**Positive Aspects:** Consistent and pleasant upper building facade.

No. 8 shop front renewed as part of LBBD scheme

No. 4 (Nationwide) currently under scaffold

Original sash windows to No. 4

Historic sport shop signage to No. 6 and apparatus for hanging sign

## STATION PARADE NO. 10

**HLF Round 2 Priority Rating:** Reserve



**Shop Name:** Photo Express

**National/Local Designation:** None

**Contribution to Conservation Area:** Positive Contributor to CA

**Positive Aspects:** Reasonable visual condition

Pleasant upper facade.



## APPENDIX C: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: BUILDING CONDITION SURVEY

Item No.	Address	Ownership	Listed	Element	Condition
23.01	I. Station Parade	Private	No	Chimney	Brick original - appears in sound condition, allow for further inspection.
23.02	I. Station Parade	Private	No	Roof	Blue Slate - some missing tiles, broken in areas, weathered, patchy repairs with green mineral left. Missing slates to dormer cheeks
23.03	I. Station Parade	Private	No	Flashing	Lead- peeling badly around dormers.
23.04	I. Station Parade	Private	No	Fascia	Wooden painted black- acceptable condition.
23.05	I. Station Parade	Private	No	RWGS	Original cast iron guttering poorly constructed around curvature of the roof. Plastic downpipes acceptable condition - Feeding out of sight. Original shared hopper missing.
23.06	I. Station Parade	Private	No	Walls	Original brickwork visible behind false façade. Façade cladding made of small mosaic tiles with central rendered panel - construction poor.
23.07	I. Station Parade	Private	No	Walls - return elevation.	Upper gable rendered, original brick can be seen at high level. Holes in wall.

Item No.	Address	Ownership	Listed	Element	Condition
23.08	I. Station Parade	Private	No	Windows	UPVC casement on dormer windows - acceptable, but not in keeping and are unclean. Other windows covered by false façade.
23.09	I. Station Parade	Private	No	Windows	Windows to south elevation are a mix of white upvc and timber sliding sash (may be replacement), in serviceable condition
23.10	I. Station Parade	Private	No	Windows	Windows to station parade not visible, behind false façade.
23.11	I. Station Parade	Private	No	Doors	One timber side door and two metal shutters as part of shop front. None in keeping.
23.12	I. Station Parade	Private	No	Shop Front	Modern metal shopfront, heavily covered in modern signage, partly illuminated.
24.01	3. Station Parade	Private	No	Chimney	Brick original - appears to be sound, some missing mortar.
24.02	3. Station Parade	Private	No	Roof	"Blue Slate - some missing tiles, broken in areas, weathered, patchy repairs with green mineral left. (Note: may be flat roof art rear of front slope.)"

## APPENDIX C: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: BUILDING CONDITION SURVEY

Item No.	Address	Ownership	Listed	Element	Condition
24.03	3. Station Parade	Private	No	Flashing	Lead- peeling badly around dormers.
24.04	3. Station Parade	Private	No	Fascia	Timber box fascia
24.05	3. Station Parade	Private	No	Fascia Roof	Original blue slate shop fascia roof intact - overhanging tiles damaged and no RWG
24.06	3. Station Parade	Private	No	RWGS	Cast iron guttering with downpipe leading into original shared hopper. Large amounts of vegetation in hopper
24.07	3. Station Parade	Private	No	Walls	LHS brick pier half covered in mosaic tiles at upper level.
24.08	3. Station Parade	Private	No	Walls	Detail brickwork - good condition. Cement render within window recess - Console bracket unclean.
24.09	3. Station Parade	Private	No	Walls	Unightly alarm box unclean - many wires attached to walls
24.10	3. Station Parade	Private	No	Windows	UPVC - upper bay window entire removed and replaced with 3 light casement. Unightly and not maintained. UPVC dormer.
24.11	3. Station Parade	Private	No	Windows	Replacement upvc dormer window

Item No.	Address	Ownership	Listed	Element	Condition
24.12	3. Station Parade	Private	No	Doors	Separate metal door to no. 3a - heavily defaced with stickers.
24.13	3. Station Parade	Private	No	Shopfront	"LHS marble pilaster covered in tiles. Central pilaster covered in stickers. RHS pilaster survives"
24.14	3. Station Parade	Private	No	Shop Front	Traditional wooden framework - good condition.
24.15	3. Station Parade	Private	No	Shop Front	2 no. projecting signs on pilasters
25.01	5. Station Parade	Private	No	Chimney	Brick original -appears to be sound.
25.02	5. Station Parade	Private	No	Roof	Blue Slate - some missing tiles, broken in areas, weathered, patchy repairs with green mineral left at ridge
25.03	5. Station Parade	Private	No	Flashing	Lead- peeling badly around dormers.
25.04	5. Station Parade	Private	No	Fascia	Timber - recently painted.
25.05	5. Station Parade	Private	No	RWGS	Modern plastic, hopper missing - appears serviceable.

## APPENDIX C: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: BUILDING CONDITION SURVEY

Item No.	Address	Ownership	Listed	Element	Condition
25.06	5. Station Parade	Private	No	Walls	Brickwork is painted over with red. Cement rendering in recess is unclean. Console bracket recently painted. Marble pilaster defaced.
25.07	5. Station Parade	Private	No	Windows	Original first floor timber bay window with painted metal casements with leaded lights, and timber dormer (may not be original form). Bay window appears serviceable, dormer in poor condition.
25.08	5. Station Parade	Private	No	Doors	Part of Shop front.
25.09	5. Station Parade	Private	No	Fascia Roof	Appears to survive behind illuminated sign
25.10	5. Station Parade	Private	No	Shop Front	2 no illuminated projecting signs.
25.11	5. Station Parade	Private	No	Shop Front	Older wooden fascia behind porch removed.
25.12	5. Station Parade	Private	No	Shop Front	Modern metal shopfront with tiled riser in serviceable condition
25.13	5. Station Parade	Private	No	Shop Front	LHS and RHS marble pilasters appear to survive, but covered in stickers

Item No.	Address	Ownership	Listed	Element	Condition
25.14	5. Station Parade	Private	No	Shop Front	Awning in good condition
26.01	7. Station Parade Shoeworld	Private	No	Chimney	Brick original - appears sound, but recessed pointing.
26.02	7. Station Parade Shoeworld	Private	No	Roof	"Blue Slate - some missing tiles, broken in areas, weathered, patchy repairs with green mineral felt at ridge. (Note: may be flat roof behind ridge.)"
26.03	7. Station Parade Shoeworld	Private	No	Flashing	Lead- peeling badly around dormers.
26.04	7. Station Parade Shoeworld	Private	No	RWGS	Cast iron, but in a parlous state - outlet appears to be lead
26.05	7. Station Parade Shoeworld	Private	No	Fascia	Paint peeling, showing signs of rot
26.06	7. Station Parade Shoeworld	Private	No	Walls	Brickwork badly water damaged. Pointing in bad condition in places. Porch removed.
26.07	7. Station Parade Shoeworld	Private	No	Walls	Redundant fixtures and fittings



## APPENDIX C: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: BUILDING CONDITION SURVEY

Item No.	Address	Ownership	Listed	Element	Condition
26.08	7. Station Parade Shoeworld	Private	No	Walls	Dirty render to area of recessed wall.
26.09	7. Station Parade Shoeworld	Private	No	Walls	Pier capitals
26.10	7. Station Parade Shoeworld	Private	No	Windows	Dormer window is rotten, glazing is broken and boarded internally.
26.11	7. Station Parade Shoeworld	Private	No	Windows	Very poor condition - glass removed or smashed - rotten.
26.12	7. Station Parade Shoeworld	Private	No	Doors	Part of Shop front.
26.13	7. Station Parade Shoeworld	Private	No	Fascia roof	Appears to have been removed - area covered by signage
26.14	7. Station Parade Shoeworld	Private	No	Shop Front	Remove illuminated signage and reinstate below fascia roof level
26.15	7. Station Parade Shoeworld	Private	No	Shop Front	Marble pilasters defaced.

Item No.	Address	Ownership	Listed	Element	Condition
26.16	7. Station Parade Shoeworld	Private	No	Shop Front	Modern shopfront in serviceable condition
26.17	7. Station Parade Shoeworld	Private	No	Shop Front	Existing awning.
27.01	9. Station Parade	Private	No	Chimney	Modern/recent pointing with replaced chimney pot.
27.02	9. Station Parade	Private	No	Roof	Blue Slate - some missing tiles, broken in areas, weathered, patchy repairs with green mineral left.
27.03	9. Station Parade	Private	No	Flashing	Acceptable but unsightly over shop sign
27.04	9. Station Parade	Private	No	Fascia	Timber box fascia - peeling paint and signs of rot.
27.05	9. Station Parade	Private	No	RWGS	Original iron hopper has vegetation growing from top.
27.06	9. Station Parade	Private	No	Walls	Dirty render in recessed panel.
27.07	9. Station Parade	Private	No	Walls	Redundant timber sign below eaves
27.08	9. Station Parade	Private	No	Walls	Painted brickwork to first floor area and on brickwork.

## APPENDIX C: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: BUILDING CONDITION SURVEY

Item No.	Address	Ownership	Listed	Element	Condition
27.09	9. Station Parade	Private	No	Walls	Pier capitals
27.10	9. Station Parade	Private	No	Walls	Bird netting
27.11	9. Station Parade	Private	No	Windows	UPVC with leaded lights - clean and more in keeping than others - in serviceable condition
27.12	9. Station Parade	Private	No	Windows	Dormer window is upvc with leaded lights
27.13	9. Station Parade	Private	No	Fascia Roof	Appears to have been removed to facilitate signage.
27.14	9. Station Parade	Private	No	Shop Front	Unacceptable blue tiles covering marble pilaster.
27.15	9. Station Parade	Private	No	Shop Front	Fascia signage on printed panel, construction behind Private.
27.16	9. Station Parade	Private	No	Shop Front	Traditional timber shopfront with recessed doorway and tiled threshold.
	19 Station Parade	Private	No	Chimney	Far right - leaning slightly, pointing cracked, poor condition
	19 Station Parade	Private	No	Roof	Concrete tiles, not original covering, but in serviceable condition. None missing.

Item No.	Address	Ownership	Listed	Element	Condition
	19 Station Parade	Private	No	Fascia	Timber fascia
	19 Station Parade	Private	No	RWGS	Black upvc in serviceable condition
	19 Station Parade	Private	No	Walls	Brickwork appears to be in good condition
	19 Station Parade	Private	No	Windows	Aluminium double-glazed windows in serviceable condition.
	19 Station Parade	Private	No	Shop Front	Original fascia signage removed, vegetation growing behind
	19 Station Parade	Private	No	Shop Front	Painted corbel brackets and pilasters with cladding over
	19 Station Parade	Private	No	Shop Front	Awning in acceptable/poor condition.
	19 Station Parade	Private	No	Shop Front	Modern shopfront in serviceable condition.
	19 Station Parade	Private	No	Shop Front	3no first floor illuminated signs and 1no illuminated projecting sign.
	21 Station Parade	Private	No	Chimney	Chimney

## APPENDIX C: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: BUILDING CONDITION SURVEY

Item No.	Address	Ownership	Listed	Element	Condition
21 Station Parade		Private	No	Roof	Roof
21 Station Parade		Private	No	Valley gutters	Valley gutters
21 Station Parade		Private	No	Flashing	Damaged and poorly constructed over shop sign-lead.
21 Station Parade		Private	No	Parapet	Brickwork parapet with stone/concrete coping, some spalled brickwork, but stable
21 Station Parade		Private	No	RWGS	RWGS
21 Station Parade		Private	No	Walls	Brick - pointing damaged in places, weathered bricks.
21 Station Parade		Private	No	Walls	Painted keystones to arches
21 Station Parade		Private	No	Walls	Redundant signage at high level
21 Station Parade		Private	No	Windows	Painted concrete window sills - paint peeling. UPVC windows - acceptable condition, but very unclean.

Item No.	Address	Ownership	Listed	Element	Condition
21 Station Parade		Private	No	Doors	Wooden-unclean
21 Station Parade		Private	No	Shop Front	Remove cladding from fascia canopy
21 Station Parade		Private	No	Shop Front	"LHS pilaster appears to have been clad, corbel bracket survives RHS pilaster is half clad, half tiled., corbel bracket missing"
21 Station Parade		Private	No	Shop Front	Fascia signage in approx the correct position
21 Station Parade		Private	No	Shop Front	Blanking panel above shopfront.
21 Station Parade		Private	No	Shop Front	Modern timber shopfront
23 Station Parade		Private	No	Chimney	Chimney
23 Station Parade		Private	No	Roof	Roof
23 Station Parade		Private	No	Valley gutters	Valley gutters
23 Station Parade		Private	No	Flashing	Damaged and poorly constructed over shop sign-lead.



## APPENDIX C: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: BUILDING CONDITION SURVEY

Item No.	Address	Ownership	Listed	Element	Condition
23 Station Parade		Private	No	Parapet	Brickwork parapet with stone/ concrete coping, some spalled brickwork, but stable
23 Station Parade		Private	No	RWGS	Poor-vegetation growing out of top. Cast iron section visible on downpipe - hopper dates building 1927. Drainage onto street.
23 Station Parade		Private	No	Walls	Brick - pointing damaged in places, weathered bricks.
23 Station Parade		Private	No	Walls	Painted keystones to arches
23 Station Parade		Private	No	Walls	Redundant fixing battens
23 Station Parade		Private	No	Windows	Painted concrete window sills - paint peeling. UPVC windows - acceptable condition, but very unclean.
23 Station Parade		Private	No	Shop Front	Green mineral felt covering overhang of shop fascia.
23 Station Parade		Private	No	Shop Front	"LHS pilaster in no. 21. RHS stone pilaster survives, with black tiles insert to adjacent door."

Item No.	Address	Ownership	Listed	Element	Condition
23 Station Parade		Private	No	Shop Front	Illuminated signage , approx the correct depth for fascia but too wide on LHS. Project ing sign on fascia - not too intrusive.
23 Station Parade		Private	No	Shop Front	Modern green powder coated shopfront with black tiles surround with some missing tiles and security shutter, which is starting to rust. Door to access upper floors
23 Station Parade		Private	No	Chimney	Chimney
23 Station Parade		Private	No	Roof	Roof
23 Station Parade		Private	No	Valley gutters	Valley gutters
23 Station Parade		Private	No	Flashing	Damaged and poorly constructed over shop sign-lead.
23 Station Parade		Private	No	Parapet	Brickwork parapet with stone/ concrete coping, some spalled brickwork, but stable
23 Station Parade		Private	No	RWGS	Poor-vegetation growing out of top. Cast iron section visible on downpipe - hopper dates building 1927. Drainage onto street.

## APPENDIX C: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: BUILDING CONDITION SURVEY

Item No.	Address	Ownership	Listed	Element	Condition
23 Station Parade	Private	No	Walls	Brick - pointing damaged in places, weathered bricks.	
23 Station Parade	Private	No	Walls	Painted keystones to arches	
23 Station Parade	Private	No	Walls	Redundant fixing battens	
23 Station Parade	Private	No	Windows	Painted concrete window sills - paint peeling. UPVC windows - acceptable condition, but very unclean.	
23 Station Parade	Private	No	Shop Front	Green mineral felt covering overhang of shop fascia.	
23 Station Parade	Private	No	Shop Front	"LHS pilaster in no. 21. RHS stone pilaster survives, with black tiles insert to adjacent door."	
23 Station Parade	Private	No	Shop Front	Illuminated signage, approx the correct depth for fascia but too wide on LHS. Projecting sign on fascia - not too intrusive.	
23 Station Parade	Private	No	Shop Front	Modern green powder coated shopfront with black tiles surround with some missing tiles and security shutter, which is starting to rust. Door to access upper floors	

Item No.	Address	Ownership	Listed	Element	Condition
25-27 Station Parade	Private	No	Chimney	Chimney	
25-27 Station Parade	Private	No	Roof	Roof	
25-27 Station Parade	Private	No	Valley gutters	Valley gutters	
25-27 Station Parade	Private	No	Flashing	Damaged and poorly constructed over shop sign-lead.	
25-27 Station Parade	Private	No	Parapet	Brickwork parapet with stone/ concrete coping, some spalled brickwork, but stable	
25-27 Station Parade	Private	No	RWGS	Not visible	
25-27 Station Parade	Private	No	Walls	Brickwork in fair condition	
25-27 Station Parade	Private	No	Walls	Painted keystones to arches	
25-27 Station Parade	Private	No	Walls	TV equipment and loose cabling over elevation	
25-27 Station Parade	Private	No	Windows	Peeling paint, wooden outer frame, UPVC casement - serviceable condition	

## APPENDIX C: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: BUILDING CONDITION SURVEY

Item No.	Address	Ownership	Listed	Element	Condition
25-27 Station Parade	Private	No	Shopfront	Below bay window moss and vegetation. Fascia cornice painted black	
25-27 Station Parade	Private	No	Shopfront	"LHS Pilaster in no. 23 Central stone pilaster survives RHS stone pilaster damaged Return pilaster - condition poor."	
25-27 Station Parade	Private	No	Shopfront	Fascia signage approx the correct depth, but not in keeping, partly overclad so assumed property is vacant	
25-27 Station Parade	Private	No	Shopfront	Metal security shutters. Condition of shopfront reasonable.	
6 -8. Station Parade	Private	Locally Listed	Chimney	Chimney	
6 -8. Station Parade	Private	Locally Listed	Roof	Roof	
6 -8. Station Parade	Private	Locally Listed	Flashing	Flashing	
6 -8. Station Parade	Private	Locally Listed	RWGS	RWGS	
6 -8. Station Parade	Private	Locally Listed	Parapet Wall	Signs of damp, possibly defective gutters behind, some poor repointing, mortar joints missing from parapet coping.	

Item No.	Address	Ownership	Listed	Element	Condition
6 -8. Station Parade	Private	Locally Listed	Walls	Original brick - patchy in areas, some missing and some poor pointing.	
6 -8. Station Parade	Private	Locally Listed	Walls	Painted stone architectural dressing, survive in acceptable condition; cornice, coping and parapet crest appear damp.	
6 -8. Station Parade	Private	Locally Listed	Walls	Old shop signage on walls	
6 -8. Station Parade	Private	Locally Listed	Walls	Mounting bracket for projecting sign	
6 -8. Station Parade	Private	Locally Listed	Walls	Redundant fixtures and fittings	
6 -8. Station Parade	Private	Locally Listed	Windows	UPVC - appear relatively new. No weathering. Upper semi-circular section of window is a timber framework and glass. In serviceable condition.	
6 Station Parade	Private	Locally Listed	Shopfront	Fascia and dentillated cornice covered by illuminated signage, condition poor.	
6 Station Parade	Private	Locally Listed	Shopfront	Rusticated painted stone pilasters to both sides, capitals and moulded corbel bracket, appear to be painted, but both LHS and RHD capitals damaged, LHS is partly covered by No. 8's cladding	



## APPENDIX C: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: BUILDING CONDITION SURVEY

Item No.	Address	Ownership	Listed	Element	Condition
6 Station Parade		Private	Locally Listed	Shopfront	Illuminated signage too large but serviceable.
6 Station Parade		Private	Locally Listed	Shopfront	Illuminated signage too large, but serviceable.
6 Station Parade		Private	Locally Listed	Shopfront	Illuminated projecting sign
6 Station Parade		Private	Locally Listed	Shopfront	PC metal shopfront with recessed door and modern awning in relatively poor condition.
6 Station Parade					
8 Station Parade		Private	Locally Listed	Chimney	Chimney
8 Station Parade		Private	Locally Listed	Roof	Roof
8 Station Parade		Private	Locally Listed	Flashing	Flashing
8 Station Parade		Private	Locally Listed	RWGS	RWGS

Item No.	Address	Ownership	Listed	Element	Condition
8 Station Parade		Private	Locally Listed	Parapet Wall	Signs of damp, possibly defective gutters behind, some poor repointing, mortar joints missing from parapet coping.
8 Station Parade		Private	Locally Listed	Walls	Original brick - patchy in areas, some missing and some poor pointing.
8 Station Parade		Private	Locally Listed	Walls	Painted stone architectural dressing, survive in acceptable condition; cornice, coping and parapet crest appear damp.
8 Station Parade		Private	Locally Listed	Windows	UPVC - appear relatively new. No weathering. Upper semi-circular section of window is a timber framework and glass. In serviceable condition.
8 Station Parade		Private	Locally Listed	Shopfront	Original fascia and dentillated cornice removed. Appear to survive
8 Station Parade		Private	Locally Listed	Shopfront	Original LHS pilasters and lower section of corbel bracket missing. RHS pilaster in no. 6. Poor appearance
8 Station Parade		Private	Locally Listed	Shopfront	Illuminated signage too low, but serviceable.
8 Station Parade		Private	Locally Listed	Shopfront	Illuminated signage, but serviceable.

## APPENDIX C: ENHANCING HERITAGE IN THE ABBEY AND BARKING TOWN CENTRE: BUILDING CONDITION SURVEY

Item No.	Address	Ownership	Listed	Element	Condition
8 Station Parade		Private	Locally Listed	Shopfront	Illuminated projecting sign
8 Station Parade		Private	Locally Listed	Shopfront	PC metal shopfront and security shutter, serviceable.
10 Station Parade		Private	No	Chimney	Brick - good , pointing looks in good condition.
10 Station Parade		Private	No	Roof	Concrete tiles - recently re-roofed in good condition.
10 Station Parade		Private	No	Flashing	Lead flashings appear sound
10 Station Parade		Private	No	Fascia	Timber box fascia and barge boards/ decorative timber to gable - signs of rot and paint peeling slightly.
10 Station Parade		Private	No	RWGS	Cast iron - appears to be in good condition.
10 Station Parade		Private	No	Walls	Brickwork, generally in good condition, but poor in gable (mortar missing)
10 Station Parade		Private	No	Walls	Architectural dressings painted, but appear sound

Item No.	Address	Ownership	Listed	Element	Condition
10 Station Parade		Private	No	Walls	Temporary banner signage above fascia signage
10 Station Parade		Private	No	Walls	Redundant wiring, fixtures and fittings
10 Station Parade		Private	No	Windows	UPVC - appear relatively new, serviceable
10 Station Parade		Private	No	Door	Access door to upper floors in good condition
10 Station Parade		Private	No	Shopfront	Shopfront fascia missing, existing signage cuts across fascia.
10 Station Parade		Private	No	Shopfront	LHS and RHS pilasters have been overclad with painted metal sheets, stone corbel brackets have been painted.
10 Station Parade		Private	No	Shopfront	Fascia sign and illuminated letters are good condition
10 Station Parade		Private	No	Shop Front	Modern metal shopfront and security shutters - good condition.

## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

### EARLY HISTORY

The origins of the occupation of Barking and the surrounding area dates back to Prehistoric times with evidence of settlements from the Bronze Age, Iron Age and Roman periods. Roman tiles and a coin, for example, found in the ruins of Barking Abbey may indicate the presence of a former Roman building on the site.<sup>01</sup>

Barking is one of the earliest Saxon settlements in Essex. The town's growth, prosperity and structure depended on its position, on habitable ground near to the River Roding, a tributary of the River Thames. In fact, it was the presence of water and good arable land that led to the establishment of Barking Abbey in 666 AD, adjacent to the river. There is thought to have been a wharf near the Abbey since its foundation. The Abbey, which was dedicated to St Mary, dominated the development of Barking for many centuries. Its presence is still clearly evident within the conservation area through the above ground representation of its archaeological remains and through place names within its setting such as Abbey Road and Abbey Playing Field.

### Barking Abbey

Little survives of the former Barking Abbey, which lies to the north of St Margaret's Church. It was established in c.666 by St Erkenwald, Bishop of London. First functioning as a double house of monks and nuns, it was sacked by the Danes in 870 and re-founded as a nunnery in the 10th century and eventually rebuilt in the 12th century. The Abbey was the most important nunnery in England; five of its pre-Conquest abbesses were canonised.<sup>02</sup> Throughout its life, the Abbey attracted recruits from prestigious families until its dissolution in 1539. The buildings were pulled down in 1541 and the stone was reused for other buildings such as the King's Palace at Dartford. The site was excavated in 1910 by A. W. Clapham and C. J. Dawson, who deduced the plan of the Abbey Church and memorialised it in stone above ground.



*The layout of Barking Abbey is represented in stone above ground.*

Barking rose to great prominence during the Norman period. In 1066, William the Conqueror established his headquarters at Barking Abbey, while the Tower of London was being built. The Manor of Barking was the largest and most valuable of the Abbey's property holdings.



## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

### MEDIEVAL PERIOD

Barking has a long history of commerce and retail. The earliest reference to a market in Barking dates to between 1175 and 1179 during the reign of Henry II.<sup>03</sup> It was probably held in lands around the Abbey as this was the centre of Barking at the time. The first mention of a shop dates to 1254.<sup>04</sup> The church of St Margaret was also built nearby, with the oldest part (the chancel) built in the 13th century, although most of the fabric dates to the 15th century. Of the Abbey, nothing above ground remains today except the Curfew Tower or Fire Bell Gate, a late 15th or early 16th century two storey gateway into the former precinct.

### The Curfew Tower

The tower dates to around c.1460 and is thought to be the principle (east) of two gateways into the Abbey precinct. It is two-storey coursed rubble building with stone dressings. It is the only remnant of the Abbey precincts still standing and today forms the entrance to the churchyard of St Margaret's parish church. The upper storey formed the Chapel of the Holy Rood; it houses the late 12th century stone Barking Rood, which is a representation of the crucifixion in stone. It is a rare example, as they are usually of wood, and it was an object of pilgrimage from the late medieval times.



*The Curfew Tower is the only surviving building of Barking Abbey.*

### St Margaret's Church

St Margaret's Church lies within the former Abbey precinct, south-east of the site of the Abbey Church. The earliest part of the building, the chancel, dates to the 13th century, although the chronology is complicated by the presence of 12th century fabric in the outer north aisle and chapel, most likely taken from the Abbey after the dissolution. The rest of the Church is ragstone and flint, except the 15th century ashlar stone tower. The windows are late 19th and early 20th century restorations (mostly inauthentic) by C. J. Dawson.<sup>05</sup> The church is entered through the Church Centre on the south side, which was built by K. C. White & Partners in 1991.



<sup>05</sup> Pevsner, p. 120.

<sup>03</sup> Tames Barking Past page 28

<sup>04</sup> 'The borough of Barking', in *A History of the County of Essex: Volume 5*, ed. W R Powell (London, 1966), pp. 235-248. *British History Online* <http://www.british-history.ac.uk/vch/essex/vol5/pp235-248> [accessed 15 November 2019].

## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

### 16<sup>TH</sup> TO 18<sup>TH</sup> CENTURIES

Henry VIII's Reformation brought the demise of the Abbey as part of the Dissolution of the Monasteries. The Abbey buildings were dismantled in 1541 with stone shipped down the River Thames for the construction of the King's new palace at Dartford. The roof lead went upstream to repair the roof of Greenwich Palace. Masonry can also be found in the walls of St Margaret's Church. The Curfew Tower is the only above-ground structure of the Abbey to survive.

A market hall was built between 1567 and 1568, adjacent to the Curfew Tower and to the south-east of the Abbey precinct. The building had multiple functions in addition to its ground floor corn market and the open arcade for the weekly market. It had a Justice Chamber on the first floor and a schoolhouse in the garret. The town water pump and stocks were in the open space outside.<sup>06</sup>

After dissolution of the Abbey, the Manor of Barking was sold by the Crown to Sir Thomas Fanshawe. The marketplace passed to the Crown and in 1616 passed in trust to the Parish of Barking. In 1653, the market town contained about 170 houses. The market on Saturday began to decline during the 18th century.

<sup>06</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

Chapman and Andre's Map of Essex, dating to 1777, shows Barking lying to the east of the River Roding, centred around the church and marketplace with linear development extending along North Street and to an extent, East Street. Barking was situated within a rural landscape with fields to the north and uncultivated, marshy land to the south-west and south-east (East Ham Level and Barking Level respectively). Contemporary landmarks include Barking Mill and a Charter School, neither of which survive.

The following images show Barking at the turn of the nineteenth century; they both focus on the town centre at that time, which held some grand public and religious buildings: the Market Hall, Curfew Tower and surrounding buildings.

Of these buildings, today only the Curfew Tower survives.



Chapman and Andre's Map of Essex, 1777, showing the town in the later 18th century.



## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING



James Storer, *View of Barking, 1804*  
(London Metropolitan Archives, City of London  
(Collage: The London Picture Archive: ref. 30955))



## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

### The Fishing Industry

The dominant industry in Barking from the 14th century to the second half of the 19th century was fishing, which catered to the London market as well as local needs. In 1805 there were 23 smack owners in Barking, in 1833, 120 and in 1850 it reached its maximum of around 220.<sup>07</sup> Ancillary industries and services located near the Town Quay provided much of the employment for the local area in the 17th and 18th centuries. The growth of the fishing industry led to an increase in the population and new inhabitants crowded into tenements built in and behind the old streets.

The Hewett family were central to this burgeoning industry, first with Scrymgeour Hewett who came to Barking in c.1760, married the daughter of a smack (ship) owner and entered the fishing industry with his new father-in-law.<sup>08</sup>

The Hewett family lived at Fawley House, which remains in East Street today, as the oldest secular building in Barking.<sup>09</sup>

A metal sign with a smack and a fish attached to the front elevation of Fawcett House references the history of this house and Barking's fishing industry. Scrymgeour's second son, Samuel, took over the business in 1815 and was the first to organise the fleeting system, facilitating large numbers of smacks working together, transferring their catch daily to fast cutters, which took it to market. Soon he had the monopoly on fishing with his Short Blue Fleet, which included most of the vessels sailing from Barking and was, in its heyday, the largest fleet of vessels of any sort in the world in terms of numbers.<sup>10</sup> Samuel also introduced the use of artificial ice for preserving fish, which was cultivated from marshes and fields around Barking, flooded by opening sluice gates and then stored in ice houses.



A sign at Fawley House referencing Barking's former fishing industry.

<sup>07</sup> 'The borough of Barking', in *A History of the County of Essex: Volume 5*, ed. W R Powell (London, 1966), pp. 235-248. *British History Online* <http://www.british-history.ac.uk/vch/essex/vol5/pp235-248> [accessed 2 December 2019].

<sup>08</sup> 'The borough of Barking', in *A History of the County of Essex: Volume 5*, ed. W R Powell (London, 1966), pp. 235-248. *British History Online* <http://www.british-history.ac.uk/vch/essex/vol5/pp235-248> [accessed 2 December 2019].

<sup>09</sup> Abbey and Barking Town Conservation Area, 2009, p. 7.

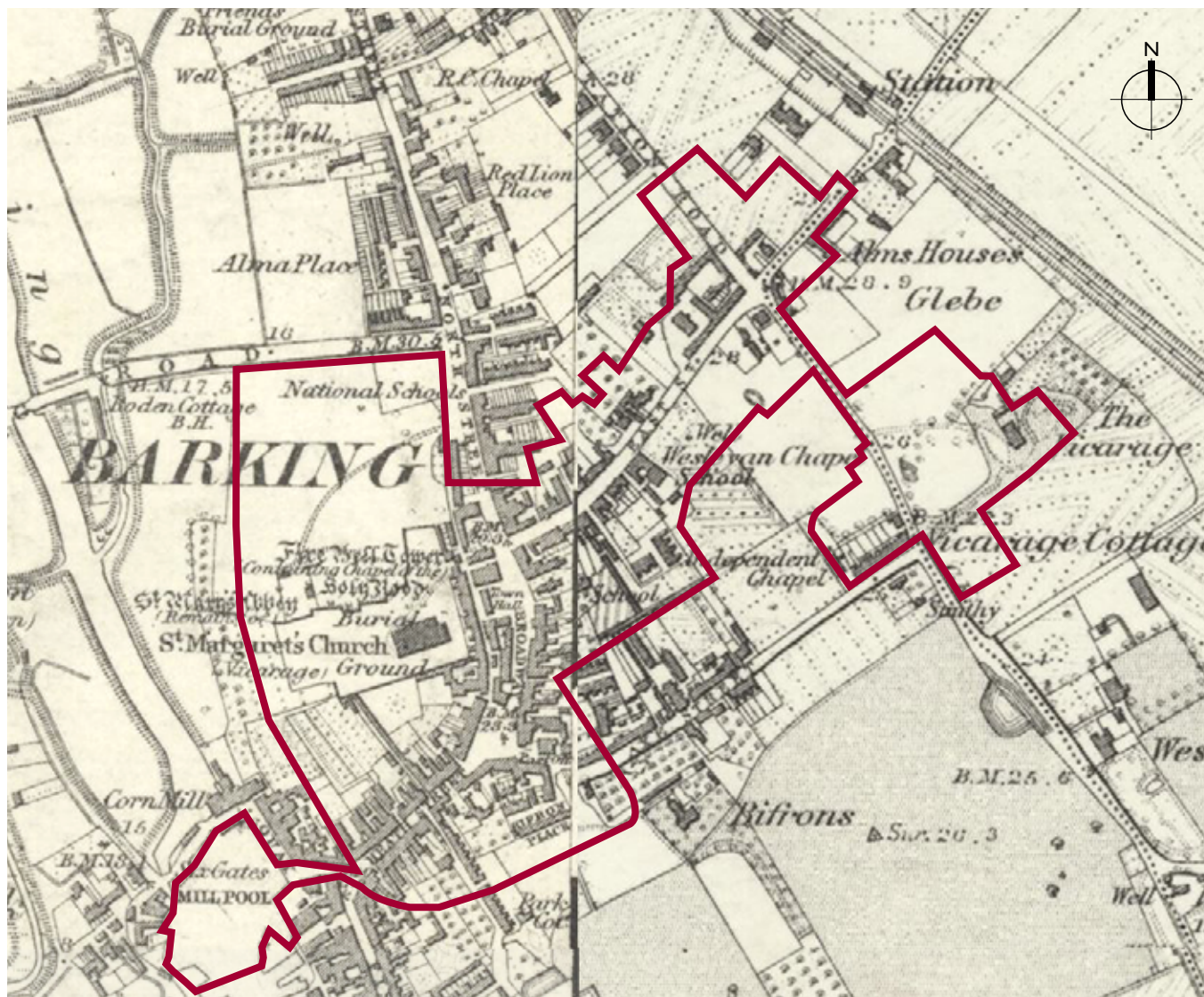
<sup>10</sup> <https://shortbluefleet.org.uk/>

## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

### DECLINE OF THE FISHING INDUSTRY AND THE ARRIVAL OF THE RAILWAYS

By the middle of the 19th century, Barking had grown to be a considerable market town with a thriving fishing industry. However, the fishing industry began to decline in the late 19th century as the arrival of railway infrastructure allowed rapid transport of fish from the east coastal ports, which were nearer to the North Sea fishing grounds. Railway services to Grimsby began in 1848 and from the 1850s there was a steady movement of fishermen to the coastal town.

The Stratford to Tilbury railway line via Barking had opened in 1854. The earliest OS map shows the main settlement of Barking in the early 1860s located parallel to the east of the River Roding, along the main street, North Street. At this time the highest concentration of buildings lay at the south end of the present Conservation Area around St Margaret's Church, the Town Hall and towards the Town Quay and the mills along the River Roding. North Street, Broadway and Heath Street (roughly on the alignment of the present St Paul's Road) were lined with buildings, whilst East Street, roughly perpendicular, had more dispersed development especially towards the railway station, which had only recently been constructed. A rural landscape lay beyond the roughly linear settlement with market gardens to the north-east of the station and railway lines.



1862-1863 OS map of Barking, the Conservation Area boundary is outlined in red (National Library of Scotland).



## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

The Great Eastern Railway was extended to Yarmouth in 1867 and most of the Barking fishing fleet was transferred to Yarmouth and Gorleston. The fishing industry in Barking collapsed, though other industries were beginning to develop including chemical industries and brewing. Furthermore, the arrival of the railways had allowed Barking to be commutable to London and was therefore soon followed by the development of Barking New Town to the east of the Station. This residential development, built for commuters, comprised terraced houses with bay windows, a small front enclosure and a back yard or garden. The station was rebuilt in 1889 and enlarged in 1908 when the line was electrified.

The railway line and the station gradually pulled the focus of the town away from Town Quay, which steadily declined through the 20th century.



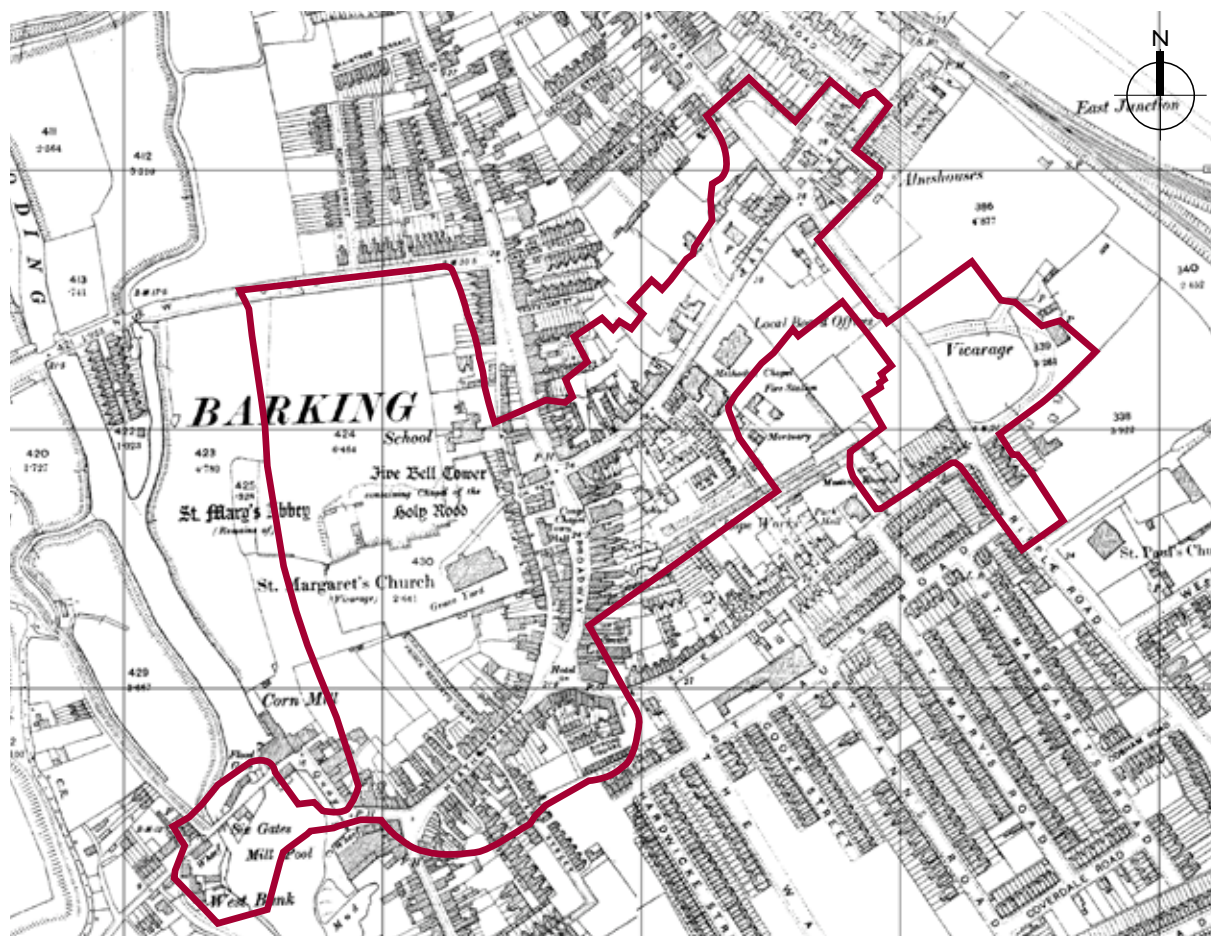
*This view of 'East Street' looking north-east shows what is now Station Parade; the street is characterised by the terraced shops with canopies and the tramlines. The shops on the north-west side of Station Parade have since lost their historic shopfronts at ground floor and the condition of the windows has deteriorated substantially. (Barking & Dagenham Archives and Local Studies, Valence House: DS347)*



## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

### LATE 19<sup>TH</sup> CENTURY CIVIC AND INSTITUTIONAL GROWTH

By the end of the 19th century, the development along North Street had increased, particularly along the west side. Whilst the development along East Street was still less concentrated, the area to the south-west of the station, formerly open fields, had been developed for residential terraces. Besides much of East Street the south-eastern corner of the present conservation area had not yet been developed, instead occupied by the Vicarage and its surrounding lands. The Barking Local Board was formed in 1882 and took over many of the functions of the Parish Vestry, including the management of Barking Town Wharf and public services. This was succeeded by the Barking Urban District Council under the Local Government Act of 1894.



1897 OS map of Barking, the conservation area boundary is outlined in red (National Library of Scotland) (Landmark Information Group)

## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

### **Barking Magistrates' Court (Formerly Barking Town Hall)**

This building, designed in 1897, was built to provide Public Offices for the Local Board and a Free Library. It was designed by C. J. Dawson, Surveyor to the Barking Local Board, in a Flemish Renaissance style, with a board room and committee rooms on the ground floor and a public library at one end. The building's materiality combines brick with warm terracotta and stone dressings. It served as the town hall of the District Council until 1931 after which it became the town hall to the borough of Barking until 1958 when the current town hall opened. Following closure the building was used, until the early twenty-first century, by the magistrates' court committee who were seeking additional premises.



*Barking Magistrates' Court in East Street was originally the Local Board Office and a Free Library.*



## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

The following photographs show Barking in the late 19<sup>th</sup> century.



This photograph from the church tower shows terraced shops and houses along East Street and streets adjacent. East Street has since been significantly altered although the terraced buildings with ground floor shops and canopies and gable ends are still there. (Barking & Dagenham Archives and Local Studies, Valence House: DS095)



This Victorian shopfront (John H. King) on the corner between East Street and the Broadway shows the building in place before the 1930s 2a-4a East Street (former Burtons). (Barking & Dagenham Archives and Local Studies, Valence House: HHL2621)



This late 19<sup>th</sup> century photograph shows the Curfew Tower. Whilst today the tower sits in open landscaping, the photograph records the Tower with buildings on a street leading up to it, 'Church Path', now demolished. (Barking & Dagenham Archives and Local Studies, Valence House: DS097)



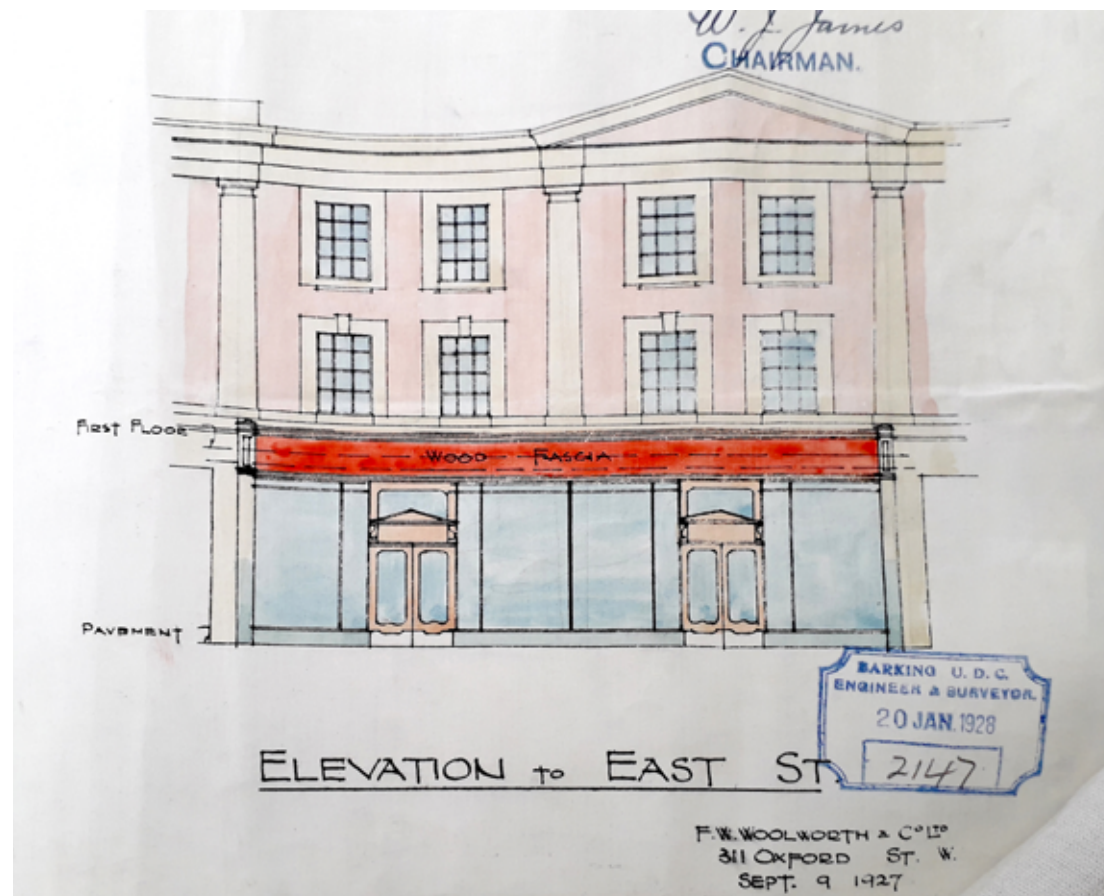
## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

### 20<sup>TH</sup> CENTURY TO THE PRESENT

Industry continued to expand in Barking and by 1906 there were at least 20 factories concentrated around the river adjacent to the Town Quay. These made chemicals for a range of uses including soap-making, tar distilleries, artificial fertiliser and sulphuric acid manufacturers. In the town centre itself, shopping remained an important part of Barking town life; prominent stores included the Co Op and Woolworths. Early 20th century drawings of both are shown below along with more general images of the retail centre of Barking in the early decades of the 20th century.



Front elevation of the Co Op Building on North Street, 28 Feb 1900. (Barking & Dagenham Archives and Local Studies, Valence House)



Elevation for Woolworth's on East Street, produced in 1927-28; the building shown is grand with three-storeys, classical pilasters and pediments at intervals. The pediments are not present today; either they were never realised or removed in the later 20th century. (Barking & Dagenham Archives and Local Studies, Valence House)

## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING



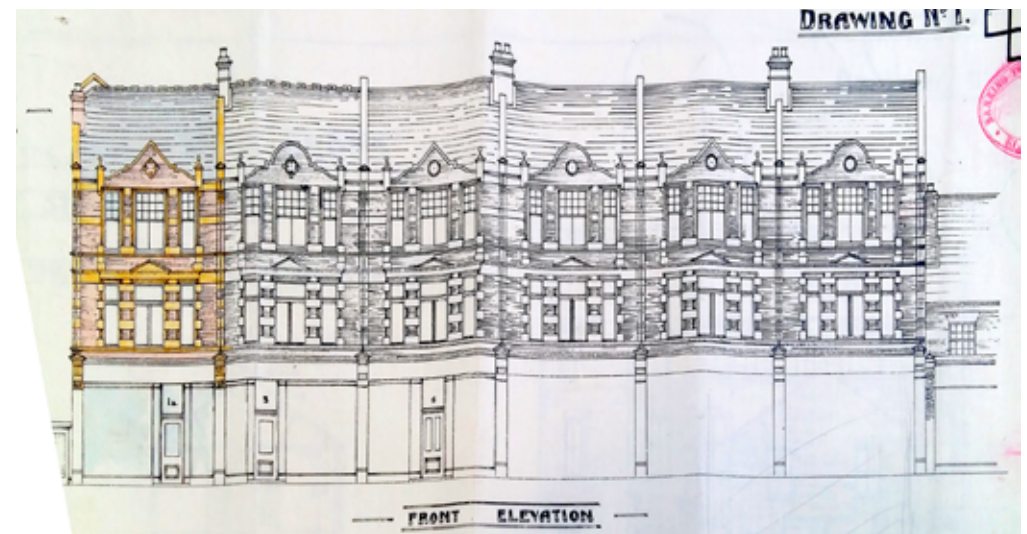
This photograph shows the intersection between East Street and Ripple Road in the early 20th century; it illustrates a lively junction with pedestrians, cars and buses. The Barclays Bank building on the left, now Nationwide, remains. The grand three-storey building with a mansard roof, clock tower and lantern on the corner of Ripple Road and East Street has since been demolished and replaced with a 20th century building which retains the curved nature of the former building. (Barking & Dagenham Archives and Local Studies, Valence House: DS012a)



The crest of the United Westminster Charities Schools remains today in the pediment above each first-floor window.



This photograph, dating to the early 20th century, of the junction of East Street, Ripple Street and Station Parade shows the shopping character of the area, with terraced shops lining the west side of East Street and shoppers along the street. (Barking & Dagenham Archives and Local Studies, Valence House: DS020a)



Front elevations, United Westminster Charities, 1-11 East Street, 1906. These buildings remain today. (Barking & Dagenham Archives and Local Studies, Valence House)

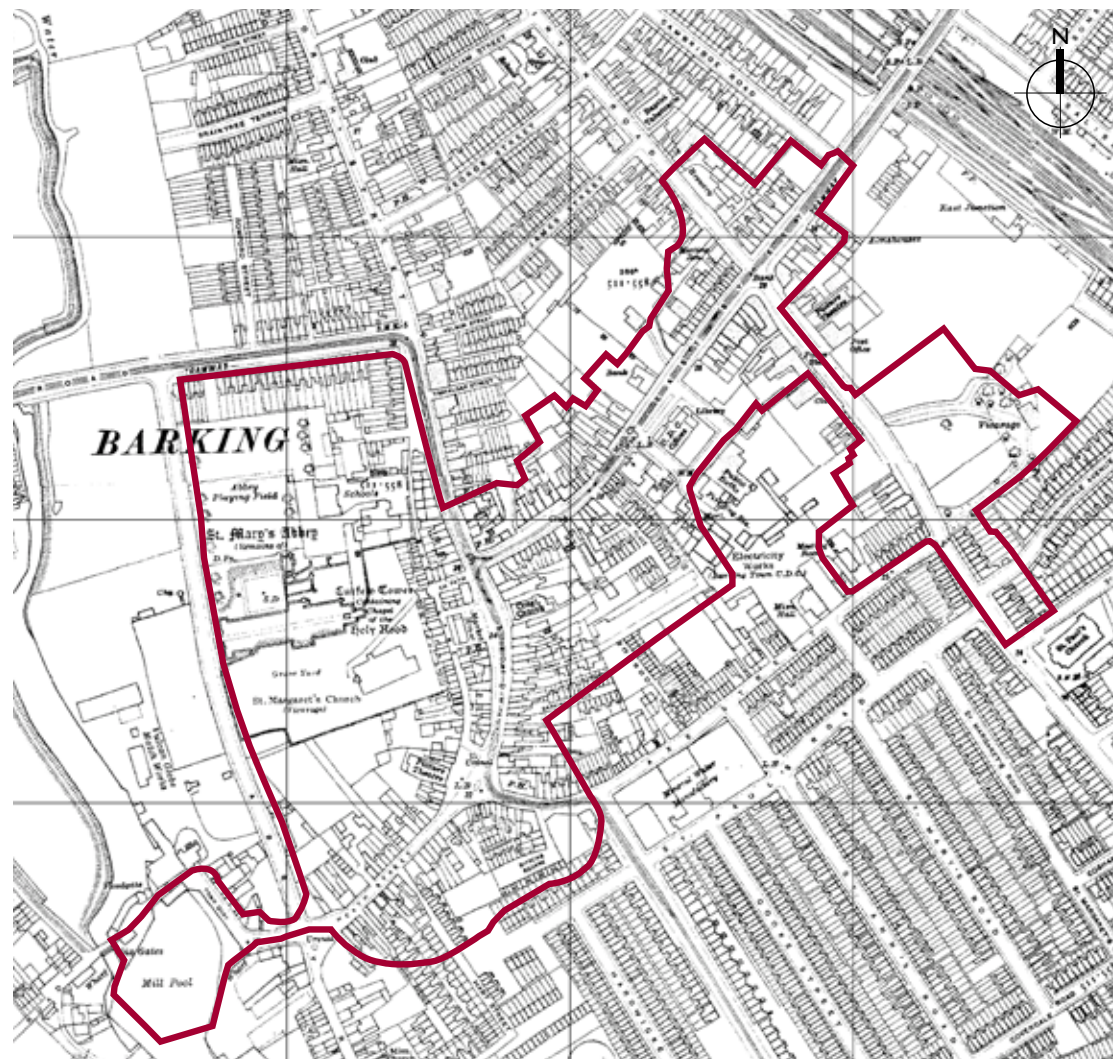


## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

By 1919/ 1920, Barking had expanded significantly as part of the suburban growth of London. Abbey Road had been built to the west of Saint Margaret's and the Abbey ruins, providing a bypass around Barking's centre. Trams were introduced to serve the busiest parts of Barking in the early 20th century with lines along North Street, The Broadway, London Road and East Street. The tramways were closed in the 1930s and were replaced with trolleybus routes. Since the late 19th century, many more buildings had been built along East Street and Axe Street, the parallel road to the south. Beyond the conservation area, Barking had expanded to the north in association with the station. The Vicarage and its landscape still occupied largely undeveloped lands to the south of the station.



East Street looking north-east in the early 20th century showing the street busy with trams, motorcars and pedestrians. The brick and stucco houses with curved gables on the left remain today and the Magistrates' Court is visible in the right background; the brick buildings in the right foreground however have been replaced by modern buildings. (Barking & Dagenham Archives and Local Studies, Valence House: DS245b)



1919-1920 OS map of Barking, the conservation area boundary is outlined in red (Landmark Information Group)



## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

The inter-war years (1920-1930s) saw the consolidation in the shift in focus of Barking from Town Quay to the north-east towards the station. This is indicated by the re-decline of the market, following its revival in the 19th century outside the Curfew Tower, and the demolition of the Market House in 1926 and the buildings to the north of it. Barking Mill and the buildings along the Town Quay were also taken down in the 1920s, which contributed to the loss of much of Barking Creek's (connecting the Roding to the Thames) maritime character. The town-centre shifted to the north-east towards the station and the junction of East Street and Ripple Road. Slum clearance, which had begun before the First World War, accelerated during the inter-war years, and council-built housing estates were constructed.



*This shows East Street looking south-west. The south side of East Street is completely unrecognisable owing to the negatively-contributing modern shops, which replaced the former, more diverse mix of buildings. The Locally Listed 2a-4a East Street (former Burtons) had not yet been built. The Curfew Tower and the church tower are visible in the background. (Barking & Dagenham Archives and Local Studies, Valence House: DS385b)*



*These photographs of the former Bull public house and hotel at the corner of East Street and North Street date to the early 20th century and show the Bull as rebuilt in 1925. There has been a Bull pub on this site from the late 16th century. The pub closed in 2014 and is under-development. (Barking & Dagenham Archives and Local Studies, Valence House: DS060b and DS060d)*

## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

A few 19th century buildings survive in East Street, including Fawley House, but generally all the houses, shops and public buildings date from the last 100 years. Between 1921 and 1932, the London County Council constructed 25,000 homes, the Becontree Estate, as part of the national housing scheme Homes Fit for Heroes after the First World War. It is a large, low density suburban estate with 9,000 of the homes in Barking. Whilst this is three miles north-east of the town centre and not within the conservation area, the sudden, substantial increase in population had an impact on Barking Town Centre with increased numbers 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.

The photograph adjacent, dating to 1935, shows the junction of East Street and the Broadway. The scene is more enclosed and much busier than today owing to the houses lining the west side of the Broadway (now demolished) and 'Church Lane', which linked East Street to the Curfew Tower (also now demolished). The scene is characterised by pedestrians, shoppers, cars and a tramline. The 1930s 2a-4a East Street (former Burtons) had most likely recently been built.

There was some bombing along East Street during the Second World War. There is a war memorial to men lost in both the First and Second World Wars in Barking Park (outside the conservation area).

The town underwent significant change in the period following the Second World War. The Town Hall and Assembly Hall (now the Broadway Theatre) were constructed in the mid to late 20th century. The slums and factories on the area now known as Abbey Green were demolished and new estates were built in the 1970s to provide better-quality homes in Hart's

Lane, the Linton's and the Gasgoigne, all outside the conservation area. New roads were constructed such as the North Circular Road (the A406 running parallel to Abbey Road on the other side of the Roding), the northern relief road (the A124 to the north of the area), St Paul's Road (circling the south end of Abbey Green) to ease traffic congestion and improve traffic flow.



*Burton Corner is c.1935. (Barking & Dagenham Archives and Local Studies, Valence House: DS053d)*



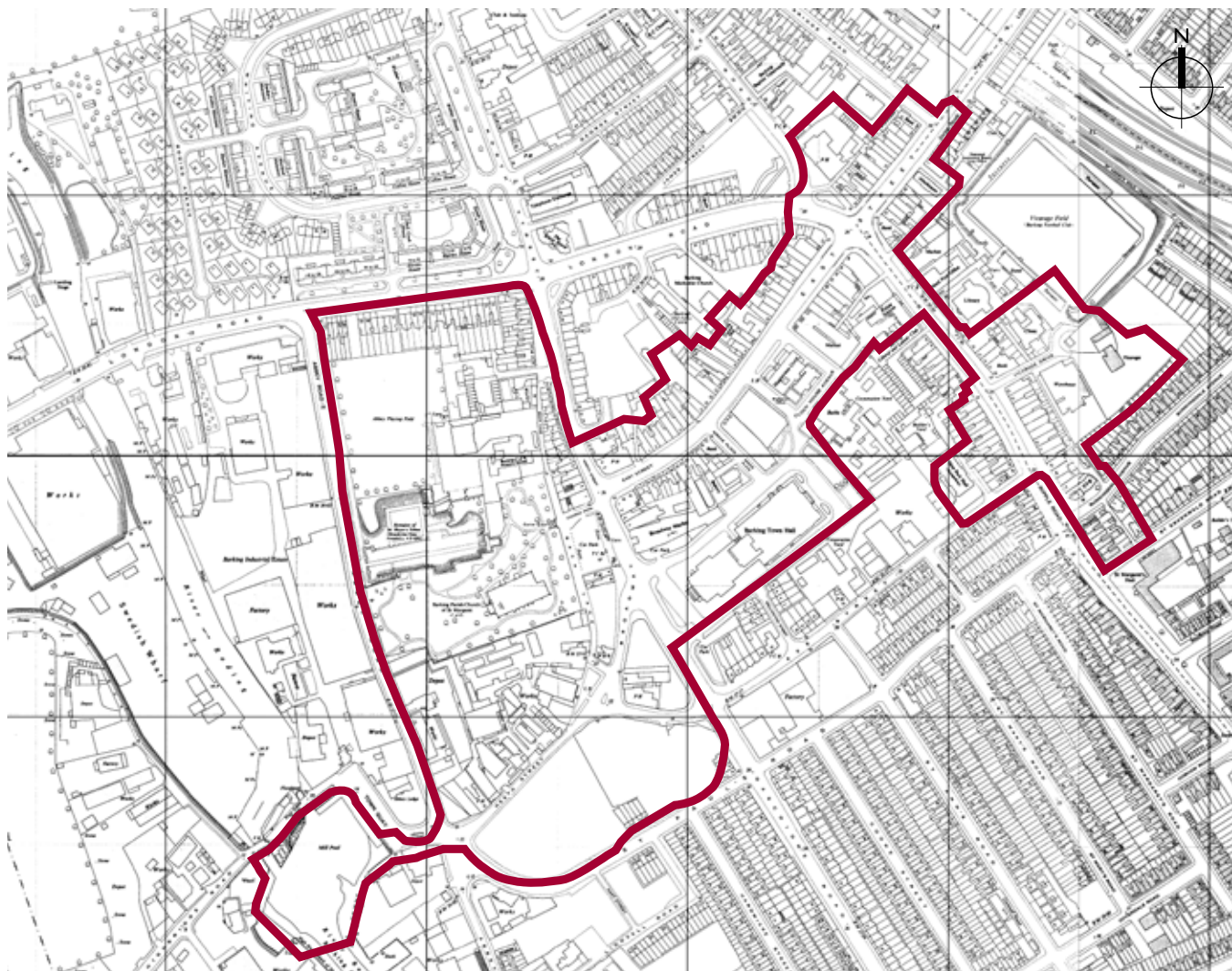
## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

### Barking Town Hall

Barking Town Hall was designed in 1936 by Herbert Jackson and Reginald Edmonds in a traditional style characterised by a courtyard plan and red brick materiality with stone dressings. However, following the construction of the basement, the Second World War broke out, with work only resuming in 1954 and finishing in 1958. The Neo-Georgian style of the building, already unusually traditional for the 1930s, would have seemed even more so just under 20 years later. The assembly hall (now the Broadway Theatre) was completed in 1961 in the same materials but in a more contemporary style. The interior combines 1930s formal planning and understated 1950s detailing.

Barking Station was reconstructed between 1958 and 1961 to designed by H. H. Powell; the concrete and glass building was Grade II listed in 1995.

The early 1960s OS map reflects the shift in focal point from the market and the mills around the Abbey and Town Quay towards the station. Since the earlier 20th century OS map, the lands around the Vicarage and open fields to the south of the railway lines had been replaced by rows of terraces showing the increasing residential expansion of the town. The development along London Road had also expanded and the new Town Hall is shown to the south of East Street.



1961-1962 OS map of Barking, the conservation area boundary is outlined in red (National Library of Scotland).



## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

During the latter part of the 20th century, the retail heart of the town centre was redeveloped. The southern side of the south-east end of East Street was rebuilt in the 1970s and the Abbey Retail Park was built opposite the Abbey grounds in the late 1980s. The 1990s showed further development just outside but within the close setting of the conservation area: the Vicarage Field shopping centre was built on the site of the old football ground and the former industrial land on the west bank of the Roding was developed for hotels and a Tesco superstore. East Street and Ripple Road were pedestrianised in the 1990s.

The Abbey and Town Quay were designated as a conservation area in 1975 and extended to include the town centre in the 1990s.

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

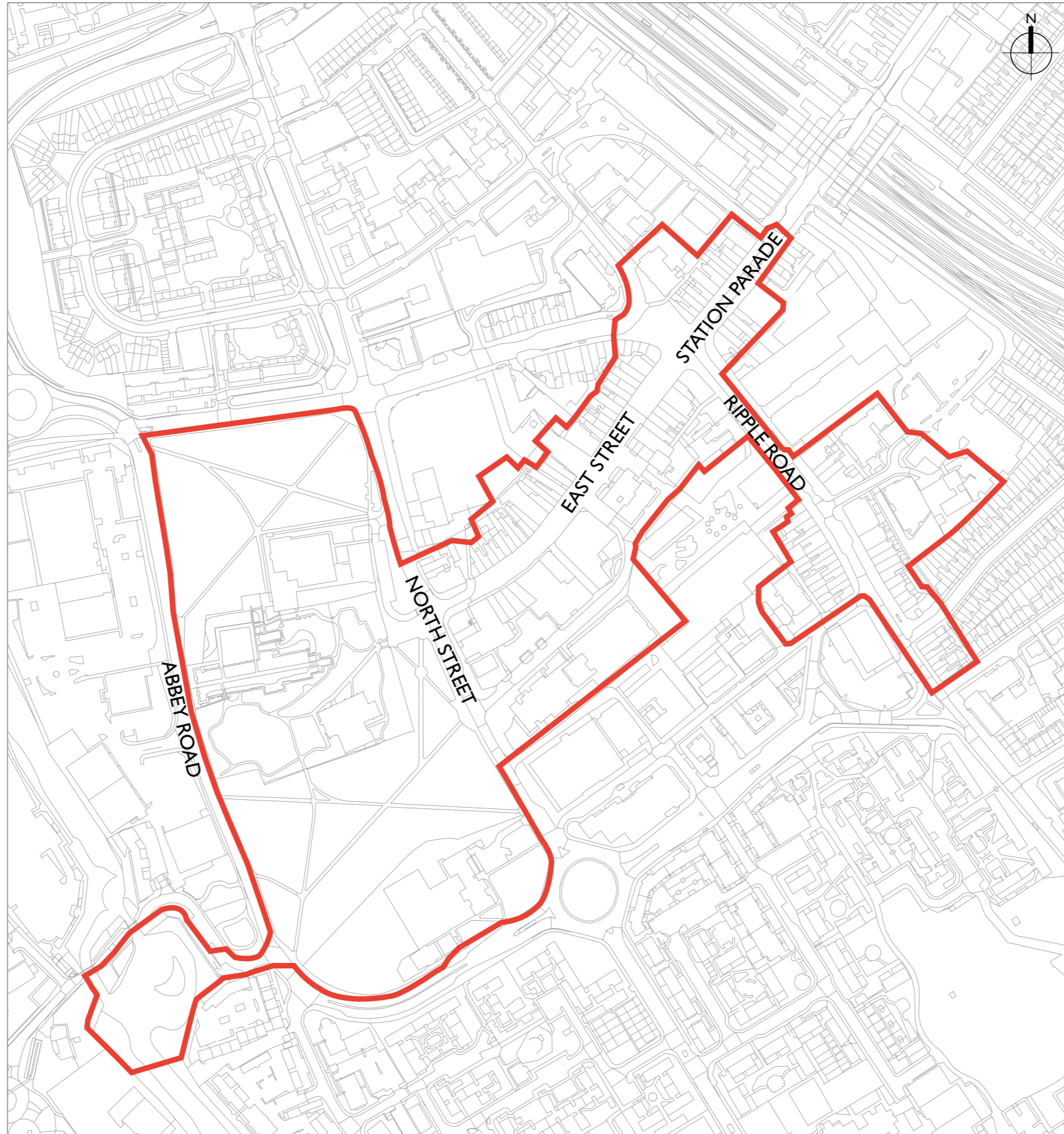


*Barking Town Hall was designed in the 1930s but not completed in the 1950s.*



*Barking Station, constructed 1958 to 1961 and Grade II listed, is located just outside the conservation area*

APPENDIX E: LARGER SCALE MAPS



Plan 1: Current Abbey and Barking Town Centre Conservation Area boundary.

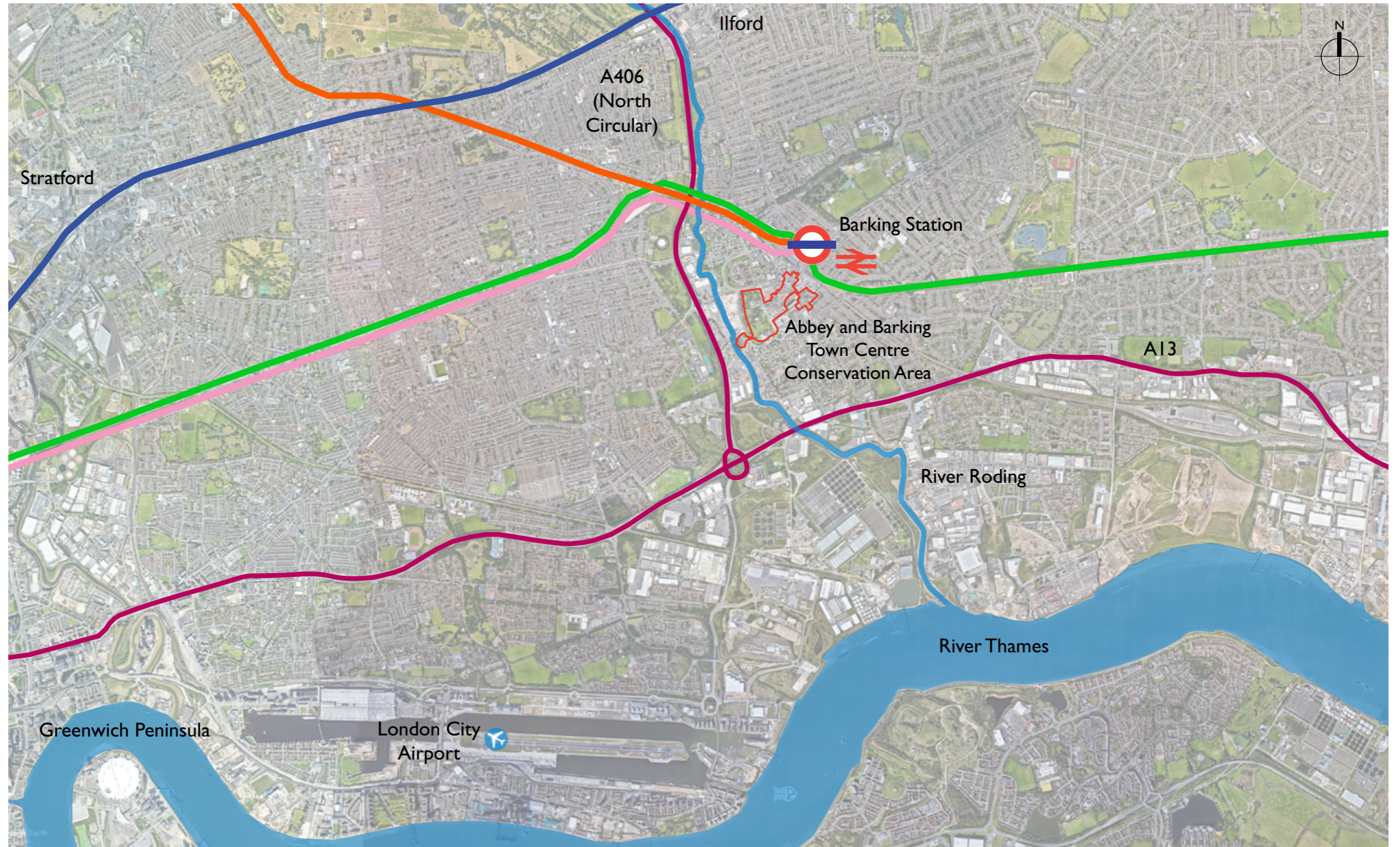


APPENDIX E: LARGER SCALE MAPS

LOCATION OF ABBEY AND BARKING TOWN CENTRE CONSERVATION AREA

- Conservation Area Boundary
- District Line
- Hammersmith and City Line
- London Overground Line
- TFL Rail (Elizabeth Line)
- Major Roads

*This plan is not to scale*



Plan 2: Location of Barking Abbey and Town Centre Conservation Area.

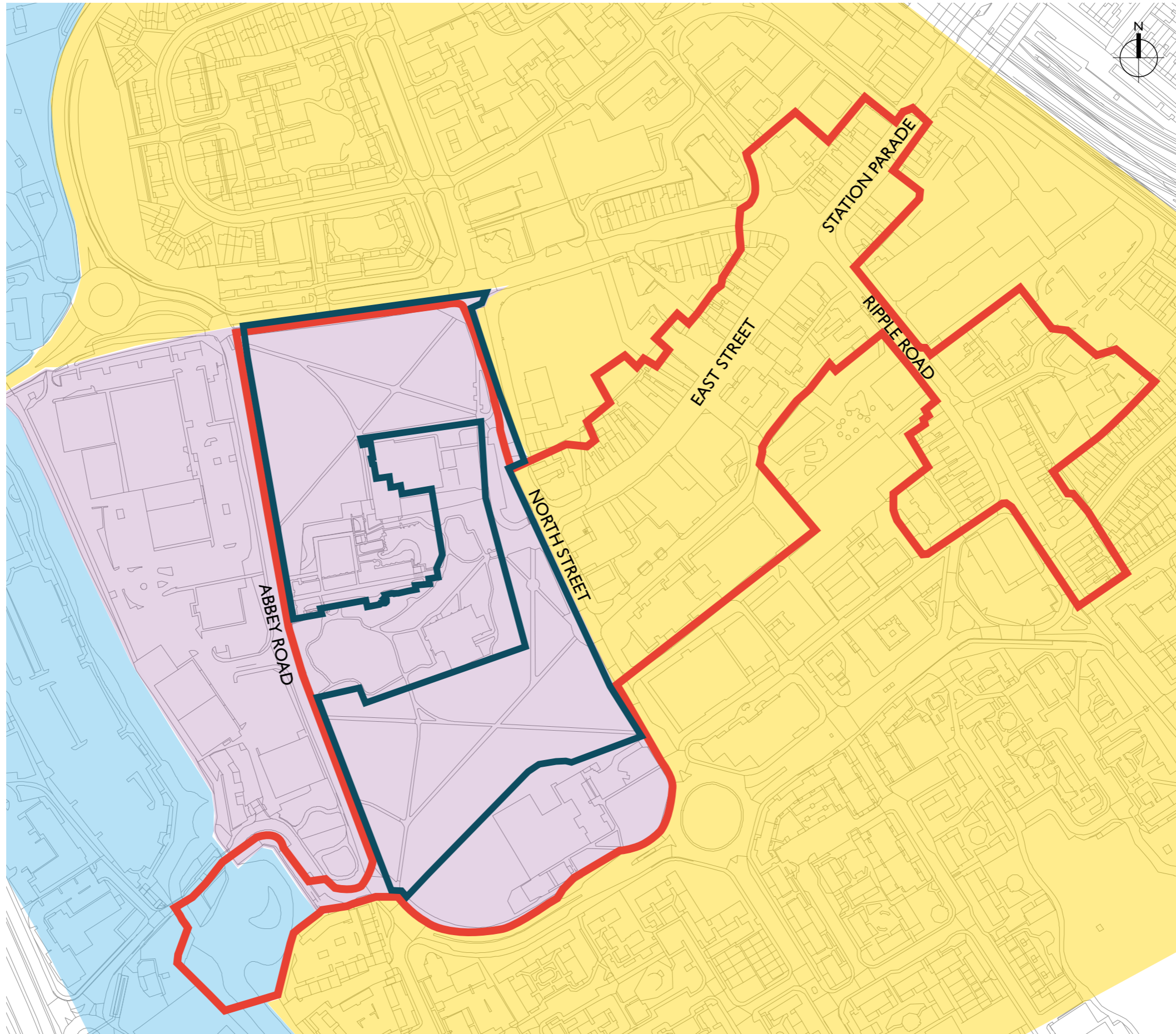


APPENDIX E: LARGER SCALE MAPS

ARCHAEOLOGY

- Conservation Area Boundary
- Scheduled Monument
- Tier 1 APA Barking Abbey
- Tier 2 APA River Roding
- Tier 2 APA Barking Town

*This plan is not to scale*



Plan 3: Barking Abbey Scheduled Monument and the Archaeological Priority Areas within the conservation area and its surroundings.



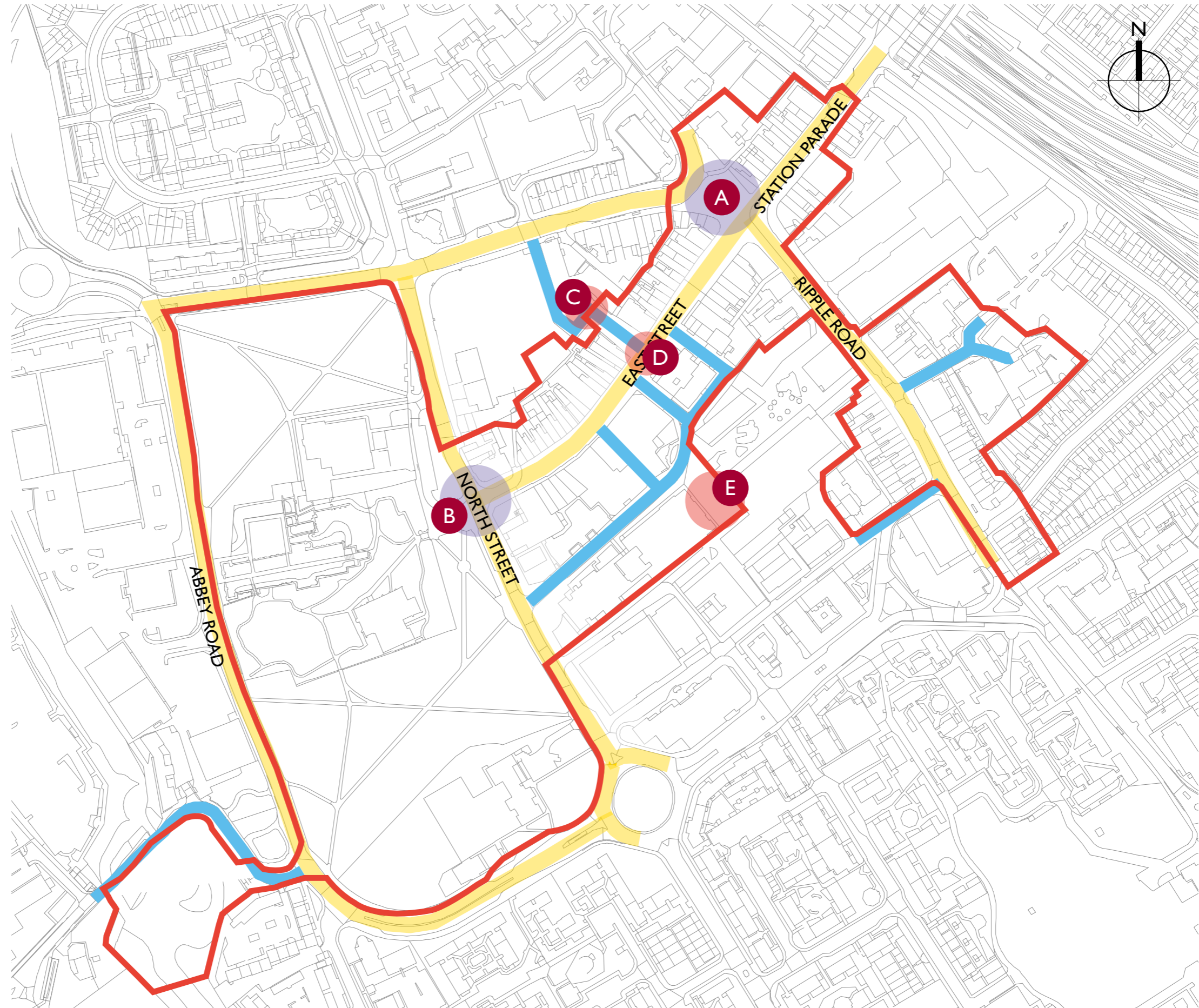
APPENDIX E: LARGER SCALE MAPS

- Conservation Area Boundary
- Primary Junctions
- Secondary Junctions
- Principal Streets and Routes
- Secondary Streets and Routes

- A** Station Parade, Ripple Road and East Street
- B** East Street and North Street
- C** Short Blue Place at the entrance Technical Skills Academy
- D** East Street and Short Blue Place (in front of Magistrates' Court)
- E** Public Square in front of Town Hall

*This plan is not to scale*



Plan 4: Hierarchy of streets and important junctions within the conservation area.



APPENDIX E: LARGER SCALE MAPS

BUILDING HEIGHTS

— Conservation Area Boundary

■ 1 Storey

■ 2 Storeys

■ 3 Storeys

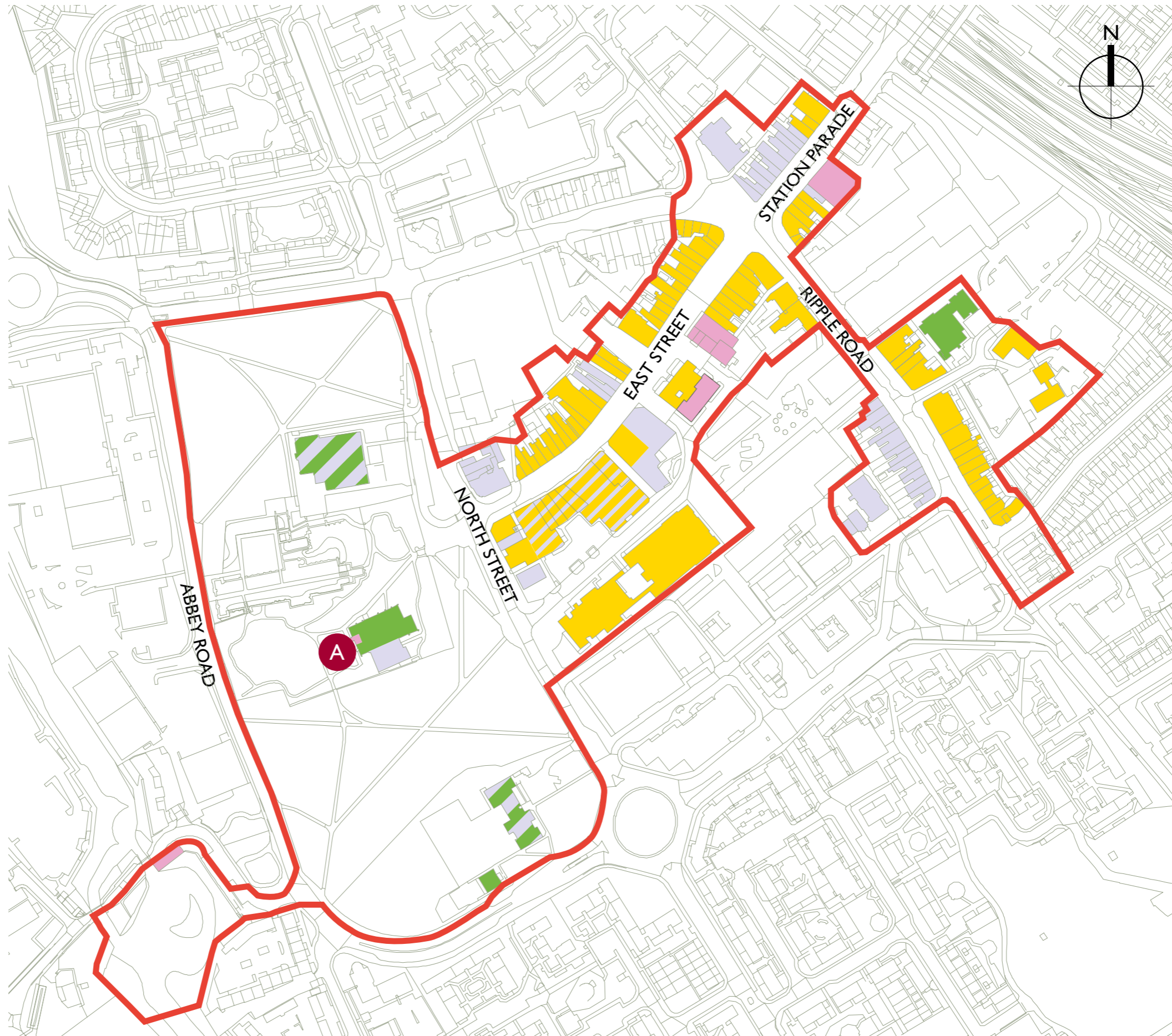
■ 4-5 Storeys

■ 6+ Storeys

A The tower of St Margaret's Church is the equivalent of a 4-5 Storey building

Hatched colours have been used where buildings possess a large area of additional storey but set back so not very visible from the street

*This plan is not to scale*



Plan 5: Approximate heights of buildings in the conservation area.

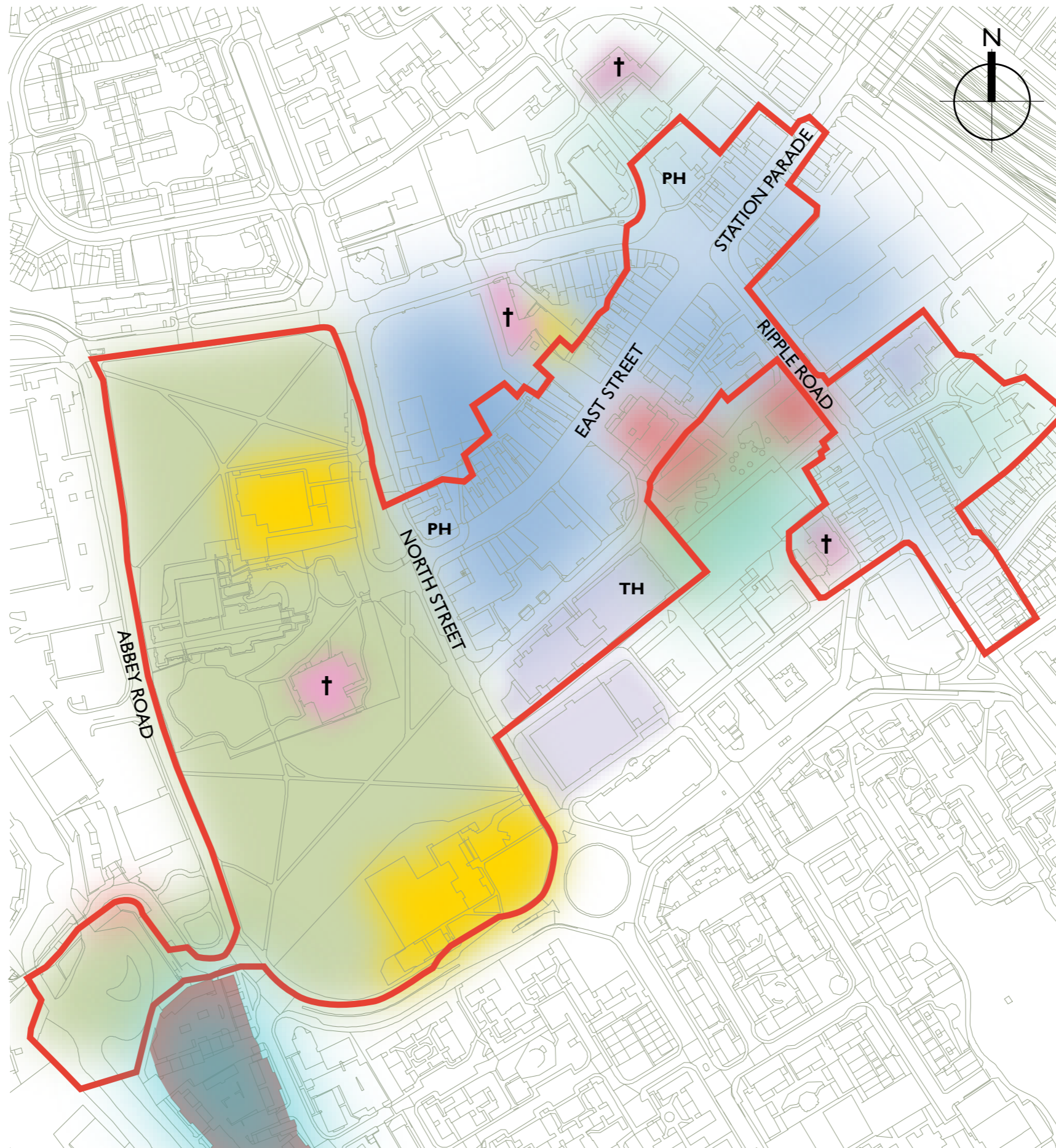


APPENDIX E: LARGER SCALE MAPS

BUILDING USES

- Conservation Area Boundary
- Retail (with Office and Residential over)
- Educational Use
- Residential Use
- Religious Use
- Public Open Space (Green)
- Office
- Civic and Leisure Uses
- † Church
- PH Public House
- TH Town Hall

*This plan is not to scale*



Plan 6: Plan showing the different uses present within the conservation area.



APPENDIX E: LARGER SCALE MAPS

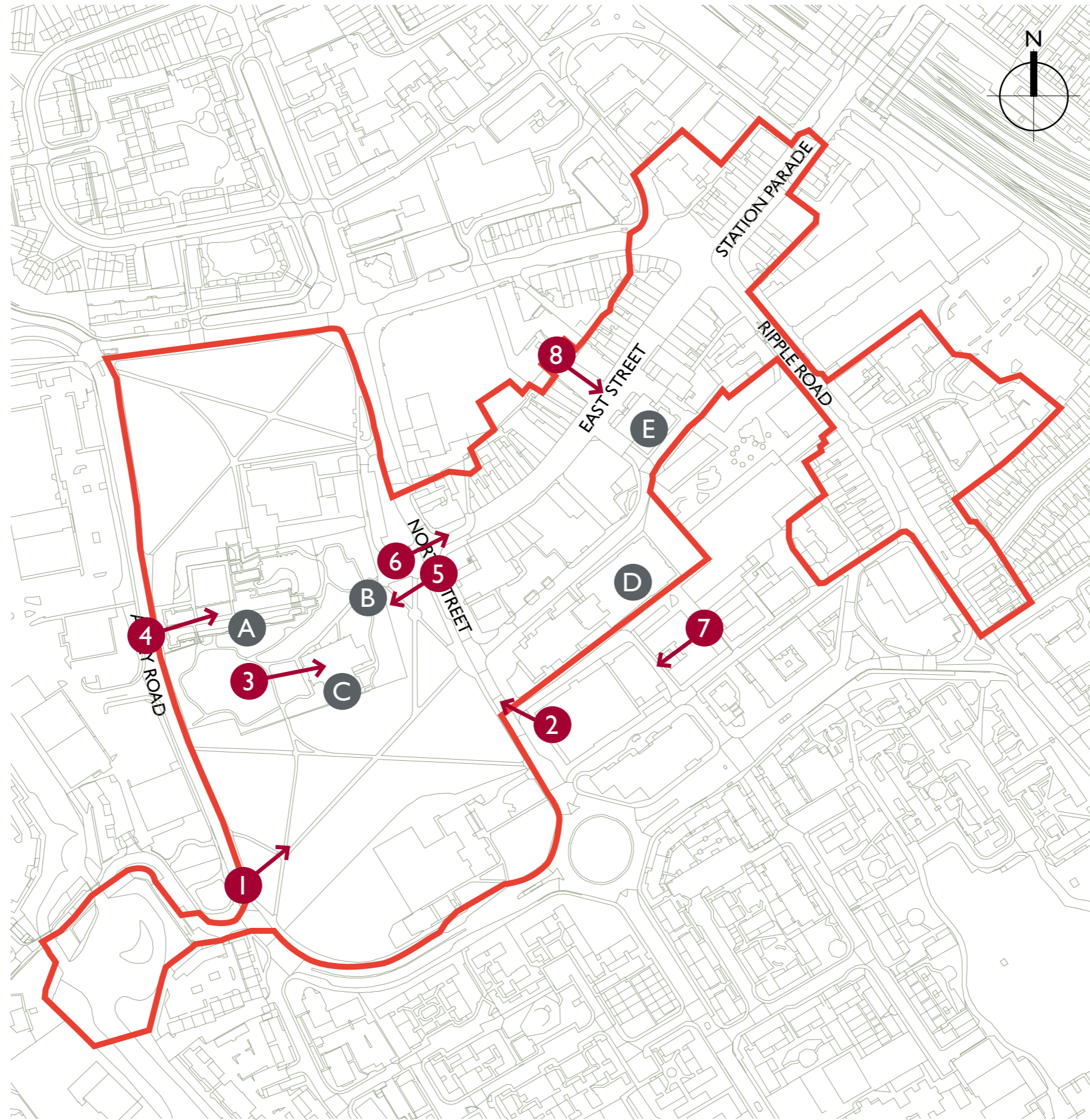
**IMPORTANT VIEWS AND LANDMARK BUILDINGS**

- Conservation Area Boundary
- View Point
- View Direction
- x Landmark Buildings

- A Remains of Barking Abbey
- B Curfew Tower
- C St Margaret's Church
- D Barking Town Hall
- E Former Magistrates' Court

*This plan is not to scale*



Plan 7: Important views and landmark buildings within the conservation area.

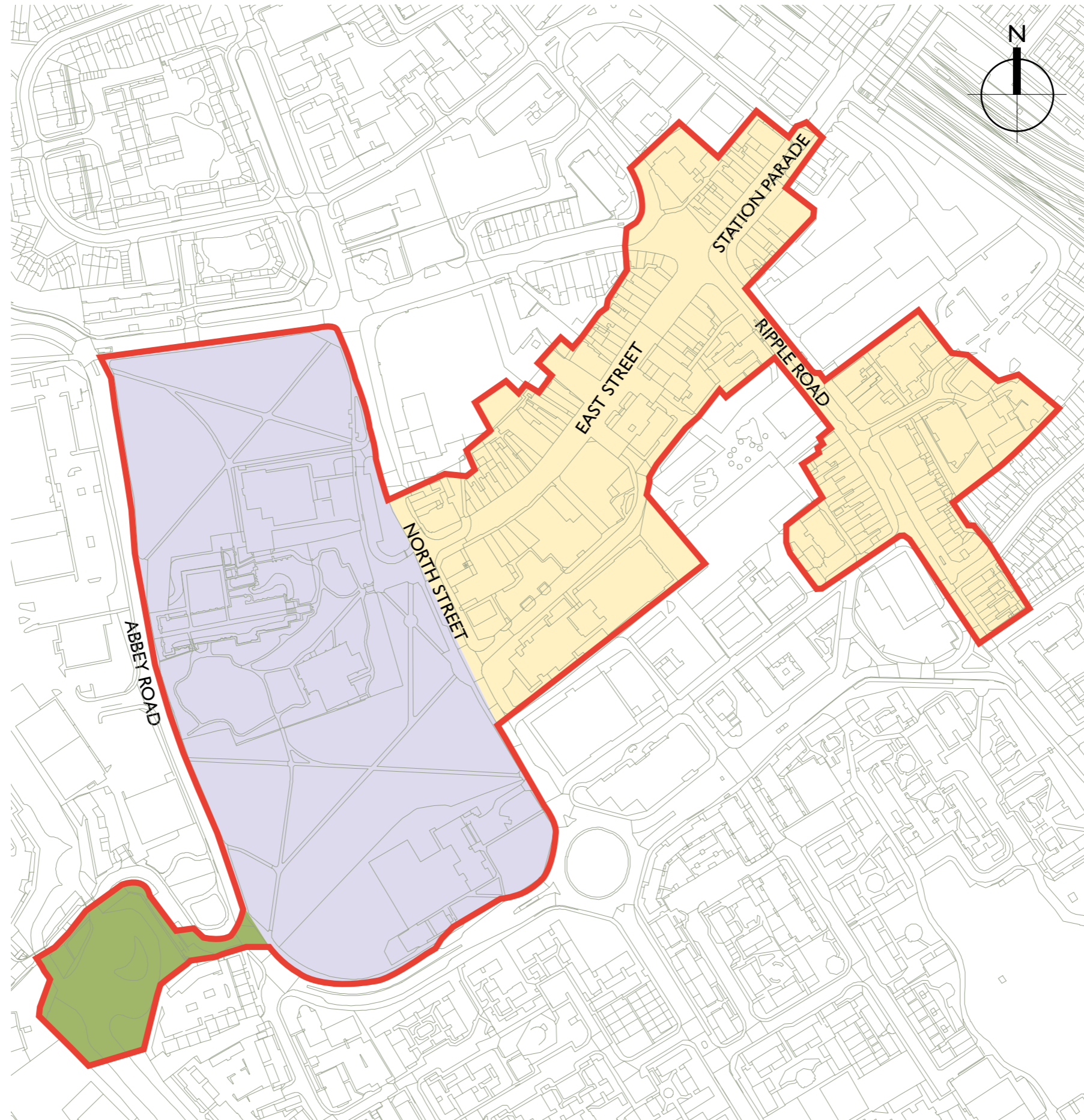


APPENDIX E: LARGER SCALE MAPS

SUB-AREA BOUNDARIES

- Conservation Area Boundary
- Sub-Area A: Town Centre
- Sub-Area B: Abbey Green
- Sub-Area C: Town Quay

*This plan is not to scale*



Plan 8: Plan showing the boundaries of the three sub-areas within the Abbey and Barking Town Centre Conservation Area.



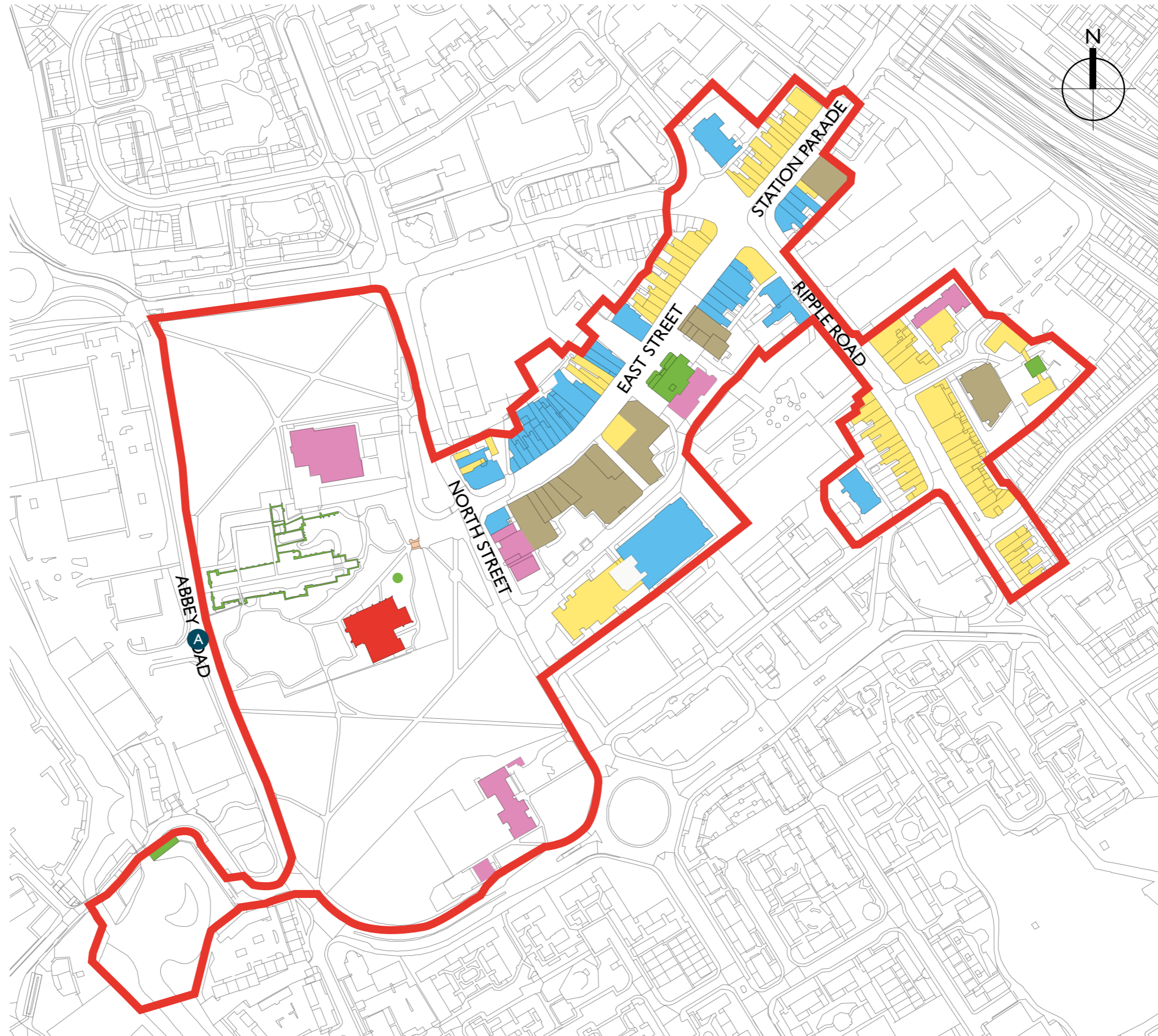
APPENDIX E: LARGER SCALE MAPS

AUDIT OF BUILDINGS

- Site Boundary
- Grade I
- Grade II\*
- Grade II
- Locally Listed
- Positive Contributors
- Neutral Contributors
- Negative Contributors

A The surviving walls of Barking Abbey, those delineating its plan and the walls of the churchyard are Grade II listed in addition to their designation as a Scheduled Monument.

*This plan is not to scale*



Plan 9: Audit of Buildings in the Barking Abbey and Town Centre Conservation Area.

Working in partnership

