

Abbey Road Riverside Conservation Area Appraisal



1 Introduction

1.1 The purpose of a Conservation Area Character Appraisal

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

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

There are four conservation areas in Barking and Dagenham. This conservation area appraisal is focused on the Abbey Road Riverside Conservation Area. This was designated on 12 June 1995.

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

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

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

Conservation area appraisals have a number of benefits in particular they are important in guiding the form and content of new development in partnership with the Development Plan and as educational and informative documents for the community. It is important in this respect to recognise that change is inevitable in most conservation areas, the challenge is to manage change in ways that maintain and if possible reinforce an area’s special qualities, and this is the key role of the appraisal.

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

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

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

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

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

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

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

1.2 Policy Context

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

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

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

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

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

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

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

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

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

1.3 Definition (or Summary) of Special Interest

The Abbey Road Riverside Conservation Area was designated on 12 June 1995. The Executive report regarding the designation states that English Heritage considered the area to contain buildings of great historical importance to the former role of Barking as a leading fishing port in the 19th century and then as a centre for brewing. Whilst it did not consider that individually the buildings deserved listed building status it considered that collectively they warranted conservation area status⁵. The key characteristics to be preserved and enhanced are listed below:

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

⁵ Executive report dated 12.6.95 regarding the conservation area designation

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

- Associations with fishing industry-the Short Blue Fishing Fleet the largest fishing fleet in England in the 1850s was centred on Town Quay which was the main location for loading and unloading fish. This is within the Abbey and Barking Town Centre Conservation Area and identified in the Abbey and Town Centre Appraisal as one of the most historic parts of the town as a wharf of some kind existed on the River Roding near to Barking Abbey since it's formation in 666AD. The Abbey along with the Town Quay was of significant importance to the development of the town⁶. Abbey Road was a short walk to the Town Quay indeed Abbey Road was formerly called Fisher Street and most of the buildings along it were connected to the fishing trade⁷.
- Icehouses-the first large commercial Icehouses in the country were built in Barking on Fisher Street and were part of the development of new fishing methods that extended the preservation of the catch. These were associated with the development of The Short Blue.
- Associations with brewery industry-the coming of the railway was the primary reason for the decline of the Barking fishing fleet and by the end of the 1860s it was known the fishing industry would leave the town for good⁸. At about the same time The Barking Brewery was started in 1864⁹ although brewing must have started earlier as there is reference to a patch of land called Brewers Croft in 1626 and a tenement called Old Brewhouse in 1641¹⁰. The Malthouse as the name implies received and stored for barley malt to supply the brewery which in turned supplied Barking's fifteen public houses. The pubs were an integral part of the town being a part of the streetscape, local economy and people's lives. The names of the public houses reflected the town as a fishing port such as the Fishing Smack, and the Jolly Fisherman¹¹.
- Archaeology-the conservation area is within an Area of Archaeological Significance.
- Positive features-the positive features of the conservation area are the Malthouse and Granary buildings as part of the town's industrial

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

⁷ Frogley's first selection page 52

⁸ Frogley's first selection page 88

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

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

¹¹ Frogley's first selection page 88

legacy their riverside setting and their potential as a destination in the context of the future regeneration of the town. Also the proximity of the conservation area to the Abbey and Barking Town Centre Conservation Area and the Town Quay within it.

- The Short Blue Fleet-the Short Blue of the Hewett family in Barking was the largest fishing fleet in England during the 19th Century. The introduction of 'fleeting' by Samuel Hewett, enabled fishing vessels to stay at sea for longer periods, with the daily catch being transported back to shore in fast cutters, and the use of ice to preserve fish, made Barking one of the most important fishing ports in England.
- No.s 33-35 East Street (no. 33 Sense International to no. 35 vacant)-this is the oldest secular building (non-religious) remaining in Barking, formerly Fawley House owned and lived in by the Hewett family¹², owners of the Short Blue (and still a local landowner). The pilasters and corbels dividing shop fronts of 33 to 35 extend either side to neighbouring properties.

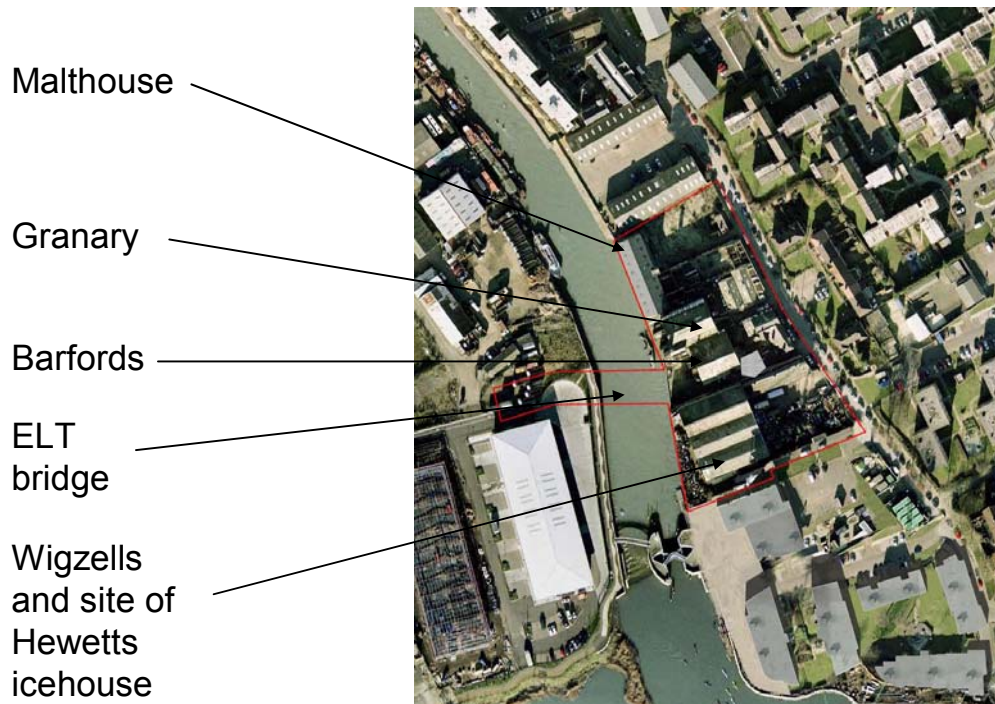


Figure 2 aerial photo showing the conservation area with key buildings labelled. The area in red is the extent of a planning application for the area and corresponds with the boundary of the conservation area but also includes the proposed East London Transit (ELT) bridge which is not in the conservation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

¹² Frogley's first selection page 111

2 Assessing Special Interest

2.1 Location and Setting

The London Borough of Barking and Dagenham (LBBD) is located on the north bank of the Thames to the east of the City of London. The borough is divided into three geographical areas, Flood Plain Alluvium, the River Terrace Gravels, and the London Clay. There are three terraces of gravels. The two older ones (formerly known as the Boyn Hill and Taplow Terraces) in the north and a younger one previously called the Flood Plain Terrace covering the centre. They were laid down by the River Thames and River Roding at various stages during the last inter-glacial and into the post- glacial. The capping of gravel covering the clay at Marks Gate is the highest point in the borough at about forty five metres above sea level.

Barking is the main settlement located in the south west of the borough approximately two kilometres from the River Thames on the River Roding. The centre of the town is predominantly retail with the surrounding areas as predominantly residential comprising of Victorian and Edwardian terraces and post war housing estates and some industrial on the periphery.

The Abbey Riverside Conservation Area is within the Roding Valley area of Barking Town Centre on Abbey Road. It is one of the smaller conservation areas comprising of the Malthouse and associated Victorian buildings. It is located between the River Roding and Abbey Road on the opposite bank to Freshwarf. The boundary still includes the site of the former Fishing Smack Public House. The more central and historic parts of Barking Town Centre are designated The Abbey and Barking Town Centre Conservation Area.



Figure 3 Chapman and Andre map of 1777 depicts the once rural nature of the area and shows the location of Barking on the River Roding (source: Clifford, T. (1992) *Barking and Dagenham Buildings Past and Present* London: London Borough of Barking and Dagenham page 31)

2.2 Context

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

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

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

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

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

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

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

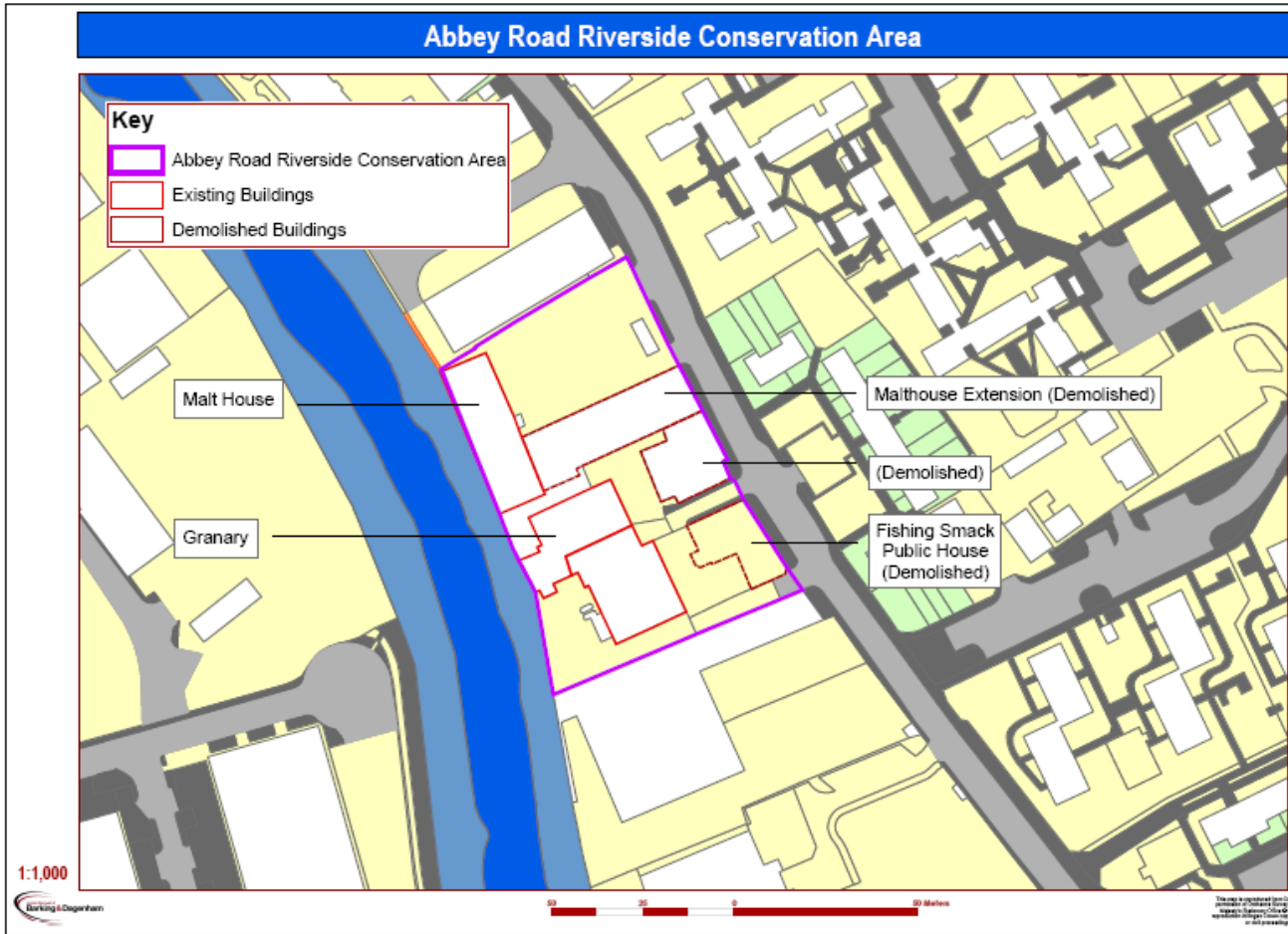


Figure 4 map of the Abbey Riverside Conservation Area (source: the writer)



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

2.3 General Character and Plan Form

This part of Barking derives its character from its relationship with the River Roding a navigable tributary of the Thames which served to bring the settlement into existence and determined the pattern of development on the river bank and along routes leading from the river to neighbouring settlements. The Abbey Road Riverside Conservation Area is predominantly rectangular as it includes the Malthouse and Granary which are rectangular shaped buildings.

2.4 Landscape Setting

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



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

3 Historic Development and Archaeology

3.1 Origins and Historic Development

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

The conservation area is intrinsically linked to the development of the Town Quay and the fishing and brewing industries. Scrymgeour Hewett, a Scotsman, born in 1769 was the founder of the Short Blue fishing fleet. His son, Samuel Hewett was born in Barking in 1797. He revolutionised the Barking fishing industry by pioneering the fleeting system and preservation of fish by ice in 1821¹³.

This saw fish being stored in ice houses. The first Icehouses were built in Fisher Street. The ice was collected from nearby fields in East Ham that were flooded by opening sluice gates along the Roding and Back River which once flowed parallel to the Roding to the east¹⁴.

People came from miles around to collect the ice as they were paid for the amount they had collected and could earn quite well. The main profit though was from the marsh owners, tradesmen and others who sold the ice to the Hewett company¹⁵.

It is claimed that the bell on the Curfew Tower on Abbey Green was rung to summon people to church before the Church Bell Tower was built or to warn of the “Curfew” but another suggestion is that it was to signal warning of high tide or bad weather as well to let people working on the marsh know that the working day was ending¹⁶.

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

¹³ London Borough of Barking and Dagenham *Heritage Strategy* 2003

¹⁴ Back River is shown on the map dated about 1880 below

¹⁵ Frogley’s first selection page 84

¹⁶ meeting with Peter Midlane church warden at St Margaret’s parish church 5.10.07



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

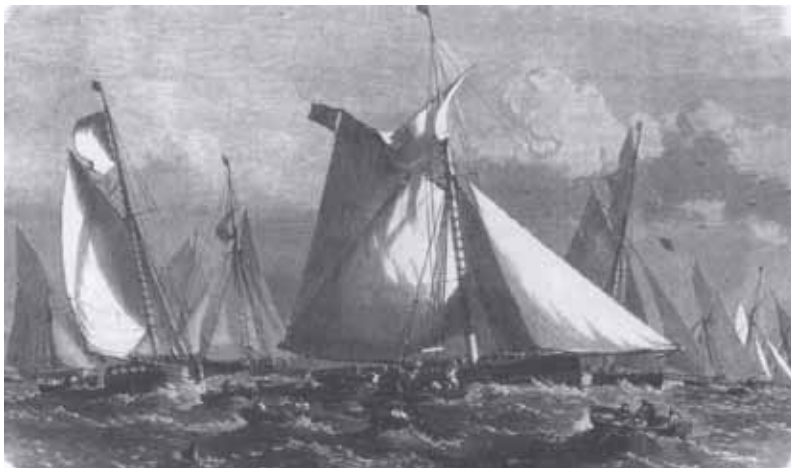


Figure 8 the Short Blue Fishing Fleet in 1864 (source: Tames, R. (2002) *Barking Past* page 61)

3.2 Development in the 19th and 20th Centuries

By the late 19th century the fishing industry in Barking had begun to decline as the railways provided rapid transport of fish from the east coast ports, which were nearer to the North Sea fishing grounds, to London. The Stratford to Tilbury railway line via Barking opened in 1854 and was soon followed by the development of Barking New Town to the east of the Station. The Great Eastern Railway was extended to Yarmouth in 1867 and to Grimsby by the Great Northern. From the 1850s then there was a steady movement of fishermen to Grimsby and after 1865 most of the fishing fleet was transferred to Yarmouth and Gorleston¹⁷.

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

It was customary for farmers to brew their own beer to supply the workers in the fields with refreshment at harvesting time and on other special occasions. Barking Brewery was started by Dr George Glenny in 1864 to meet the demands of a few local farmers who had neither the plant nor the necessary skill to produce satisfactory beer themselves. The first brew was made in the potato shed of William Wallis Glenny and, apart from farm consumption, the first cask of beer was purchased by Dr Galloway of Cambridge Road, Barking. George Glenny sold the business to his brother, Thomas W. Glenny (d.1914), who acquired a site on the east side of Linton Road and built the Brewery. Trade increased from month to month, licenced houses were acquired, and the business grew to one of considerable importance. Until its purchase by Taylor Walker & Co. at the end of 1929, the Brewery employed about 30 hands, possessed 15 licenced houses, and sold 16,000 barrels a year¹⁸.

¹⁷ Frogley first selection, page 88

¹⁸ Frogley's second selection page 38



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

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

The original Fishing Smack public house (92 Abbey Road) was at the entrance to Hewett's Wharf in Fisher Street and was damaged by a boiler explosion at the Hewett's works in 1899. The main part of the pub building was retained, the front façade rebuilt, and the building extended in 1901. A pot and bottle store was added in 1924. The building was enlarged in 1980s. R. Bauckham was the publican in 1855. The Seabrooks were

¹⁹ Frogley's first selection page 55

licensees from 1863 to 1906. Henry Seabrook had a blacksmiths shop at the rear of the premises during the time of the fishing trade²⁰.



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

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

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

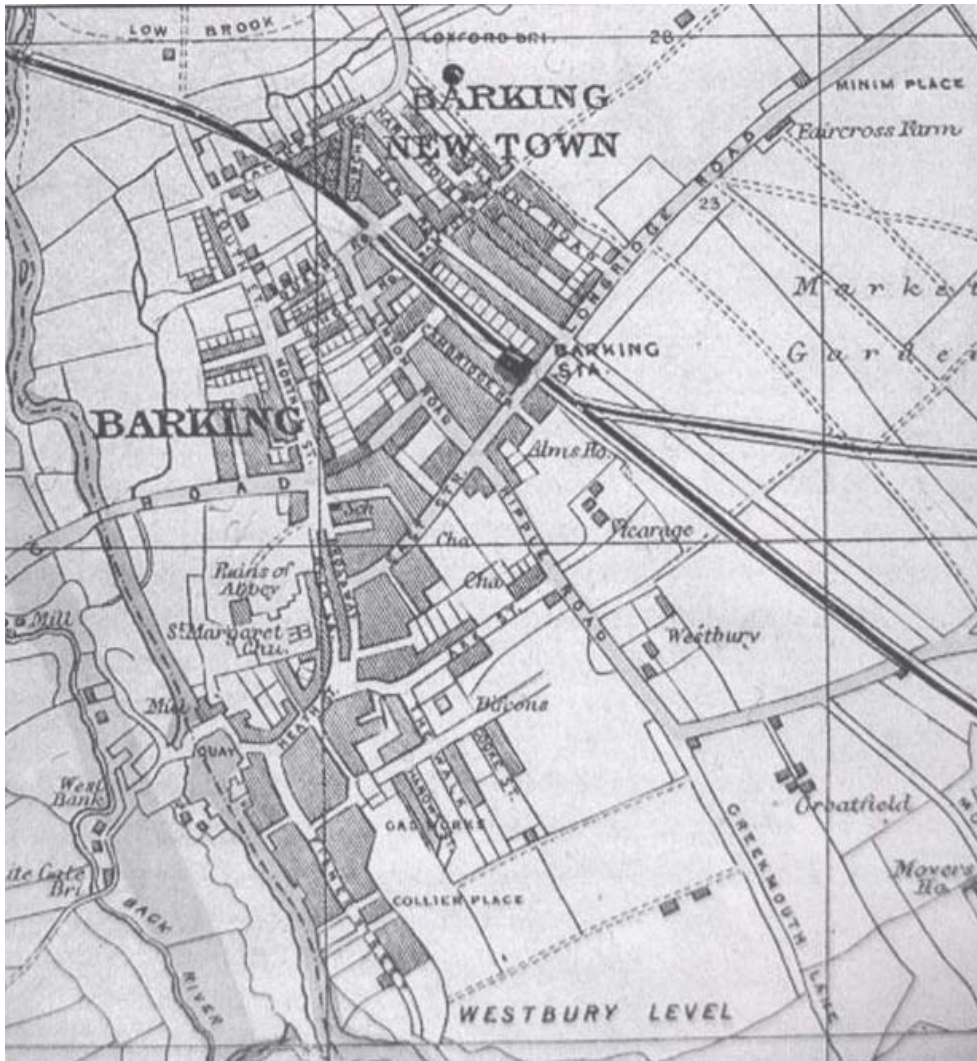


Figure 11 map of Barking about 1880 showing the old and new town and Back River (source: Clifford, T. (2002) *Mr Frogley's Barking a first selection* page 160)

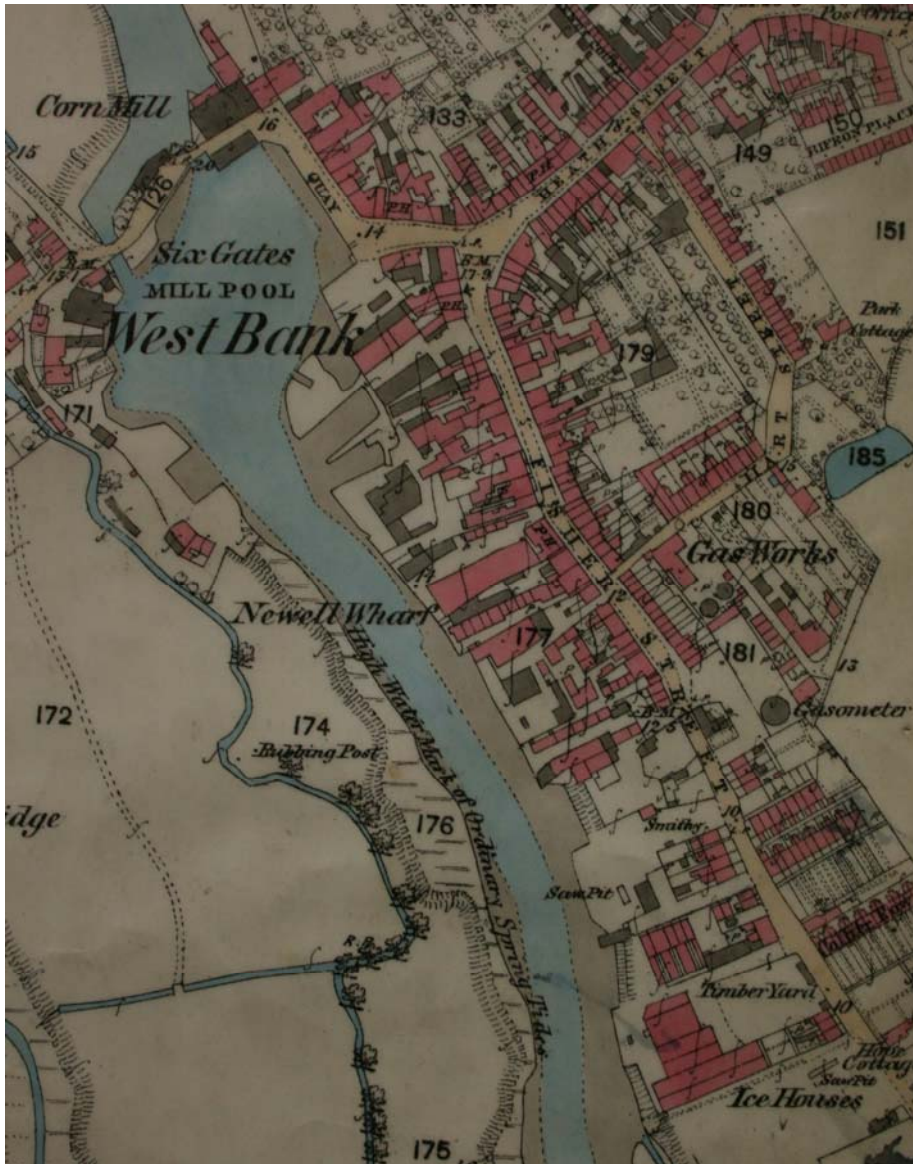


Figure 12 1860 OS map showing the Icehouses at the bottom end of Abbey Road and the Fishing Smack public house which dates from at least 1855 (source: Clifford, T. (1992) *Barking and Dagenham Buildings Past and Present*, London: London Borough of Barking and Dagenham page 8)

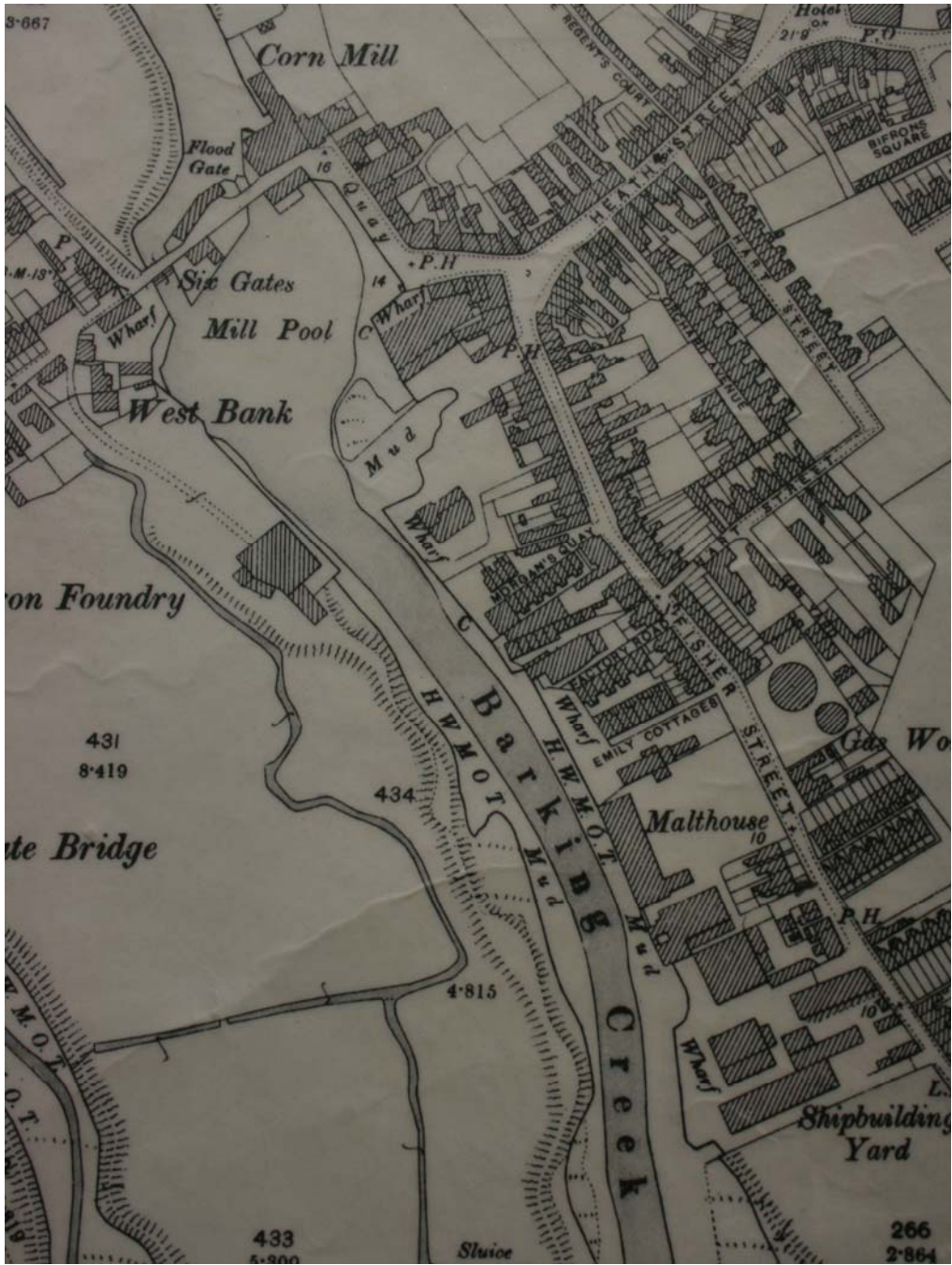


Figure 13 1890 OS map showing the Malthouse built in 1866, the Malt Kiln and Store dated 1891, and the Granary (source: LBBB archives)



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

3.3 Archaeology

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

4 Spatial Analysis

4.1 Character and Interrelationship of Spaces

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

4.2 Key Views and Vistas

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



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

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



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



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

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



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

5 Character Analysis

5.1 Definition of Character Areas or Zones

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

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

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



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

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

The following provides a detailed description of the main features of the conservation area and the contribution that those features make to its overall character and appearance.

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

- The Malthouse

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



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



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

- The Granary

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



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



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



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

- Icehouse

There is thought to be an Icehouse where what is now the Barford Chemicals Ltd building constructed at the end of the fishing era. The Icehouse was one of five core buildings on Abbey Road identified by English Heritage as great historical importance to the former role of Barking as a former fishing port and was the reason for the conservation area designation being made. For this reason the Icehouse was added to the local list of buildings of special local architectural or historic interest in March 2007. Icehouses are an important part of Barking's history as there is a reference to Icehouses (plural) on Fisher Street and also to Samuel Hewett manufacturing ice and building *an Ice House* in 1840, the first in the country and that it was burnt down in 1850 but was soon rebuilt²¹. There is little of the original fabric that survives as the Barfords building has been changed significantly over time. It can be described as a plain redbrick building with only one of three bays remaining and asbestos roof as such can be described as neutral contributor to the conservation area.

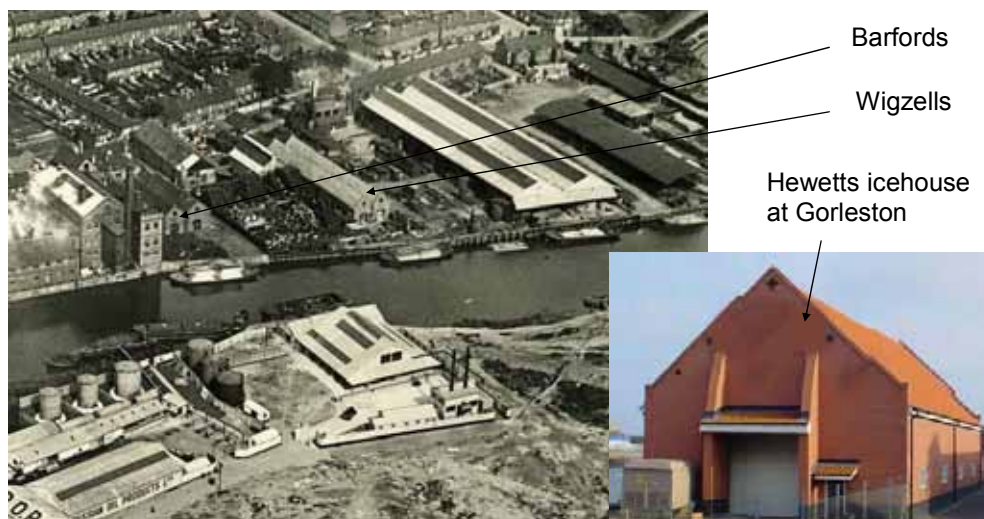


Figure 25 the building just behind the chimney is where the Barfords Chemicals building is now and looks just like the Icehouse at Gorleston (source: <http://www.gorleston-heritage.co.uk/RIVERSIDE.htm>). The two long thin buildings in the centre of the photo (source: LBBB archive) above correspond with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

²¹ Frogley's first edition page 88



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



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

- Malthouse Extension

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



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

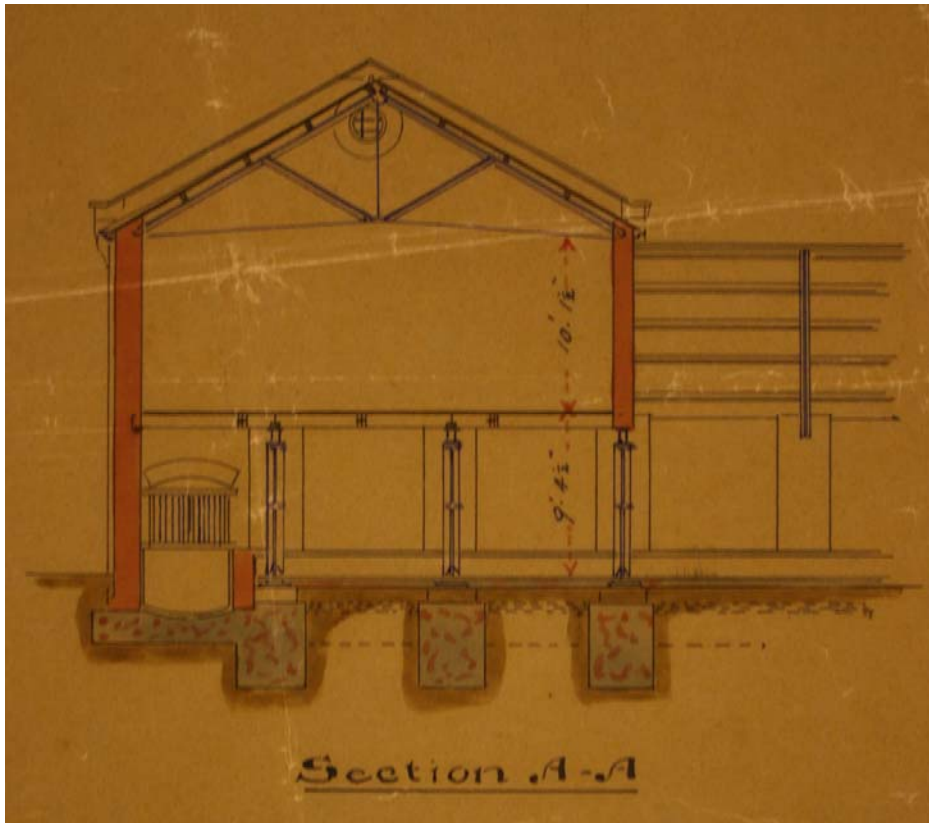


Figure 29 Malthouse showing section through the part of the building on Abbey Road and labelled the barley loft (source: LBBB archives)



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

Other buildings in the conservation area:

- Malt Kiln and Store

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

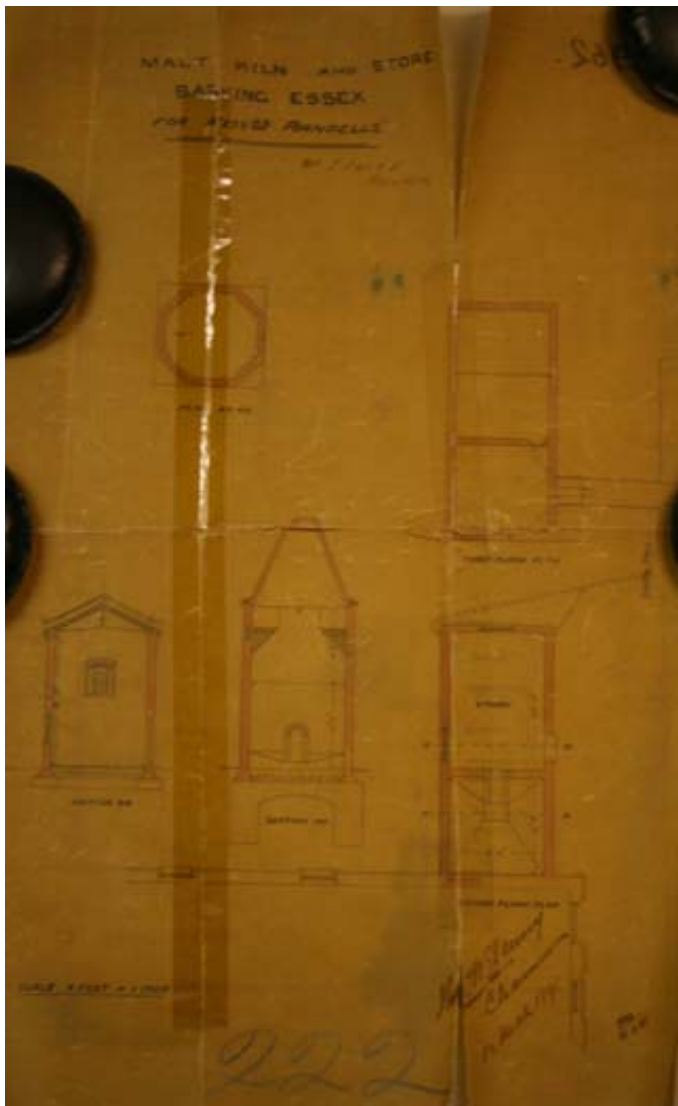


Figure 31 the Malt Kiln showing the conical roof (source: the writer)

- Fishing Smack

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



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



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

- Sub-Station

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



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

5.4 Unlisted Buildings

The sub-station is not listed.

5.5 Local Details

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



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

5.6 Prevalent and Traditional Building Materials and the Public Realm

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

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

The nearest public realm area is the Abbey Green area and the public space at the Town Quay. Long term regeneration proposals are to improve the link from Barking Park on Longbridge Road along the main thoroughfare of East Street right through the town centre and Abbey and Barking Town Centre Conservation Area to the Mill Pool. This will link with the riverside walk.

5.7 Contribution Made to Green Spaces and Biodiversity

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

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



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

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

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

views of the remaining historic buildings and create an interesting and exciting place to visit.

5.9 General Condition

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

5.10 Problems Pressures and Capacity for Change

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

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



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

5.11 Community Involvement

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

5.12 Summary of Issues

Boundary Changes

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

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

Issues

In summary Barking Town Centre and the Abbey Road Riverside Conservation Area lies within an area of great change. This appraisal sets out what is important historically about Barking and how the heritage should be considered in this context. Developments should enhance the conservation area wherever possible. They should be sympathetic to the conservation area and strive for a high level of design. The main issues are summarised below:

- Protecting and enhancing the historic environment where the pace of change and the development pressure is high
- Raising awareness of the heritage of Abbey Road and the River Roding and promoting understanding and respect
- Ensuring new development enhances the setting of the conservation area there is quality control of new developments that may replace them
- Implementing emerging LDF policies to ensure the heritage is regarded as an asset and a focus for regeneration

6 Management Proposals

1. changes to conservation area boundary

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

Action: the Council will review the boundary of the conservation area every five years through the review of this Conservation Area Appraisal in accordance with guidance from English Heritage²² (April 2009).

2. loss of original architectural details

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

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

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

3. setting, views and gateways

The setting of the conservation area is very important and development which impacts in a detrimental way upon the immediate setting and longer views into and from the conservation area will detract from its special character. The important views have been identified in the appraisal and are described in 4.2 above.

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

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

²² Guidance on Conservation Area Appraisals English Heritage 2006

4. advertisement control

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

Action: the Council will ensure that all proposed advertisements accord with LDF policy.

5. building maintenance and repair

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

Action: The condition of historic buildings within the conservation area will be monitored. Where the condition of a building gives cause for concern, appropriate steps will be sought to secure the future of the buildings, including the use of statutory powers. A Historic Building Repair Grant is available to assist owners of historic buildings with part of the cost of eligible repair work. The Council will encourage owners and occupiers of buildings on the local list to repair and maintain their buildings (April 2010).

6. design of new development

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

Action: the Council will use emerging LDF policies to improve the quality of the built environment of the conservation area by ensuring that new development preserves or enhances the character and appearance of the conservation area and maximises opportunities to re-use existing buildings which are locally listed.

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

7. public realm

The design of the public realm should enhance and re-enforce the historic identity of the conservation area. The treatment of the public realm should aim to create better cohesiveness in the conservation area and enhance the setting of the historic buildings and special features.

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

8. monitoring and review

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

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

Appendices

1 Bibliography

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

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

Clifford, T. and Hope Lockwood, H. (2004) *Still More of Mr Frogley's Barking a third selection* London: London Borough of Barking and Dagenham

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

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

English Heritage (2006) *Guidance on Conservation Area Appraisals* London: English Heritage http://www.english-heritage.org.uk/upload/pdf/Conservation_area_appraisals_20060320130154.pdf

English Heritage (2006) *Guidance on Management of Conservation Areas* London: English Heritage http://www.english-heritage.org.uk/upload/pdf/Management_of_Conservation_Areas_20060320130528.pdf

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

2 Sources of Further Information

CIQ planning application submitted by the LGTDC November 2008

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

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

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

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

Government Circular 01/01: Arrangements for handling heritage applications-notifications and directions to the Secretary of State DCMS
<http://www.communities.gov.uk/publications/planningandbuilding/circulararrangements>

Government Circular 09/05: Arrangement for Handling Heritage Applications-Notifications to National to Amenity Societies Direction 2005 DCMS

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

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

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

LBBD website www.barking-dagenham.gov.uk

The London Thames Gateway Development Corporation website
www.ltgdc.org.uk

3 Locally Listed Buildings

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

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

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

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

4 Relevant Policies

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

5 Initiatives/strategies/masterplans/studies

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

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

Framework Plan for the River Roding LTGDC (ongoing)

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

Abbey Green Landscape Vision Groundwork East London June 2005

Interim Planning Guidance for Barking Town Centre LBBB 2004

Streetscape Guidance Transport for London 2004

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

Barking Abbey Conservation Management Plan Environmental Design
Associates December 2002

Heritage Strategy LBBB 2003

Public Arts Strategy LBBB 2002

6 Useful Addresses

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

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

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

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

London Borough of Barking and Dagenham
Call direct on 020 8215 3000

Out of hours emergencies only
Phone: 020 8594 8356
Fax: 020 8227 3470
E-mail: 3000direct@lbdd.gov.uk
Web: www.barking-dagenham.gov.uk

We have tried to make sure that this information is correct at the time of going to print. However, information may change from time to time.

You must not copy this document without our permission.
© 2008 London Borough of Barking and Dagenham.

Publication reference number: MC5714
Date: September 2009



INVESTOR IN PEOPLE

