

# APPENDICES

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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

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## 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, Rebooth 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.

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.

<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



## 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

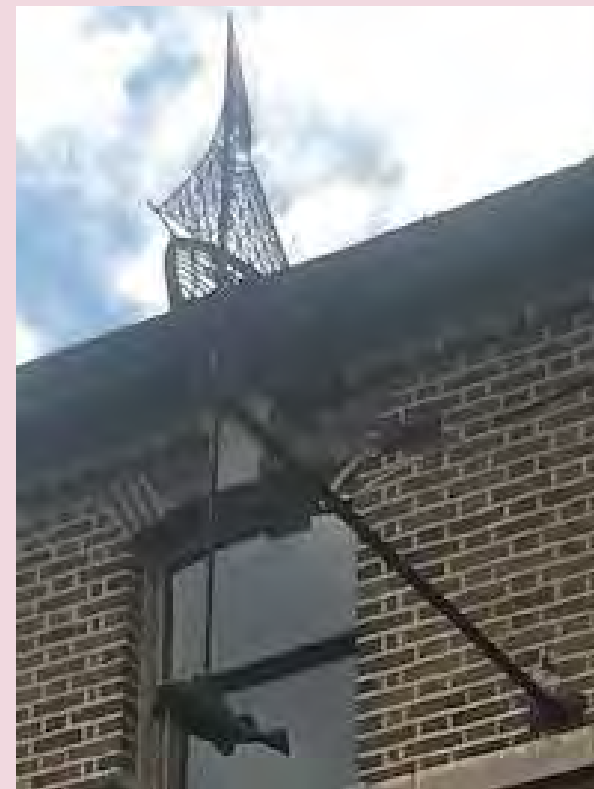
### The Fishing Industry

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.

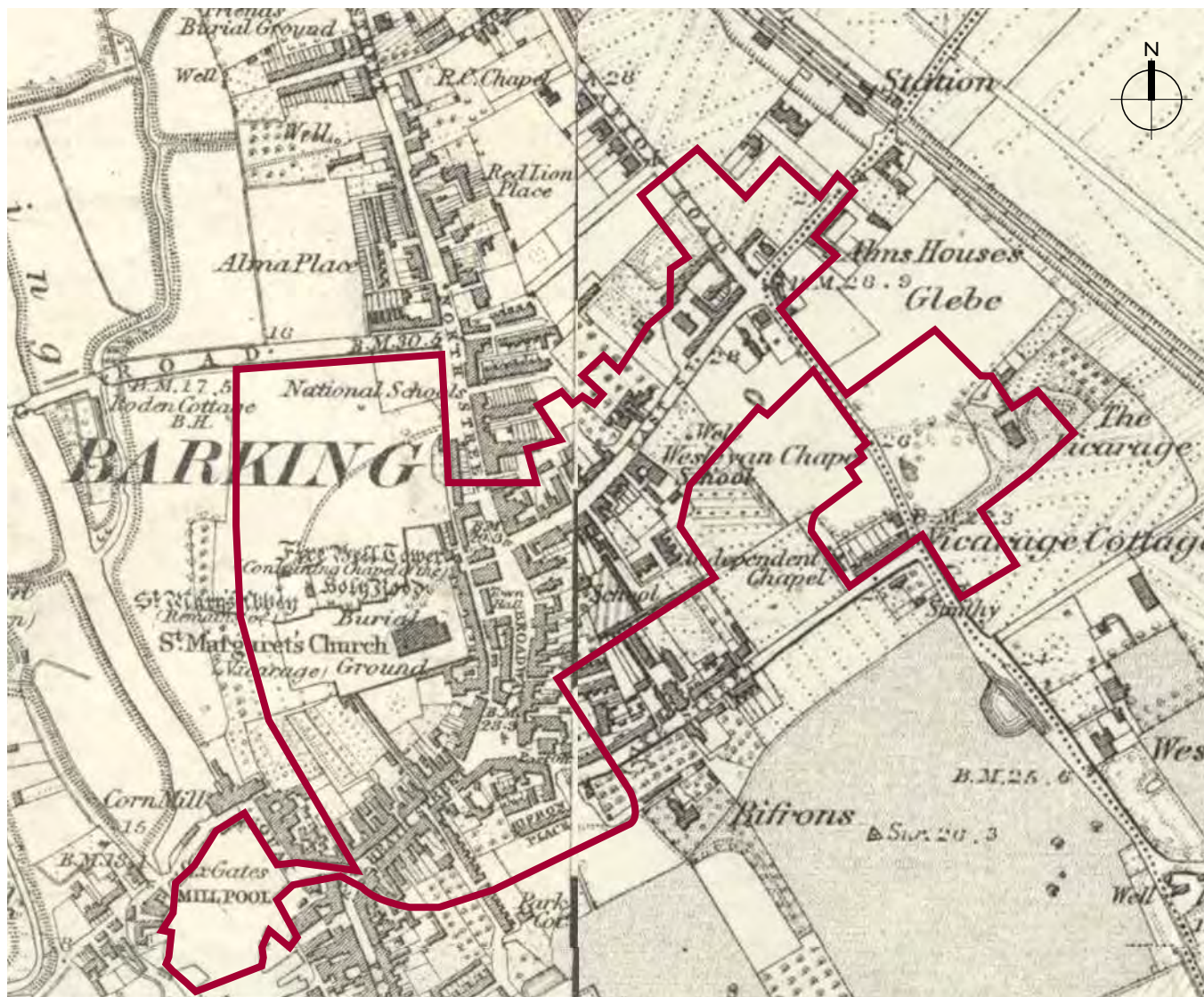
<sup>10</sup> <https://shortbluefleet.org.uk/>

## 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.

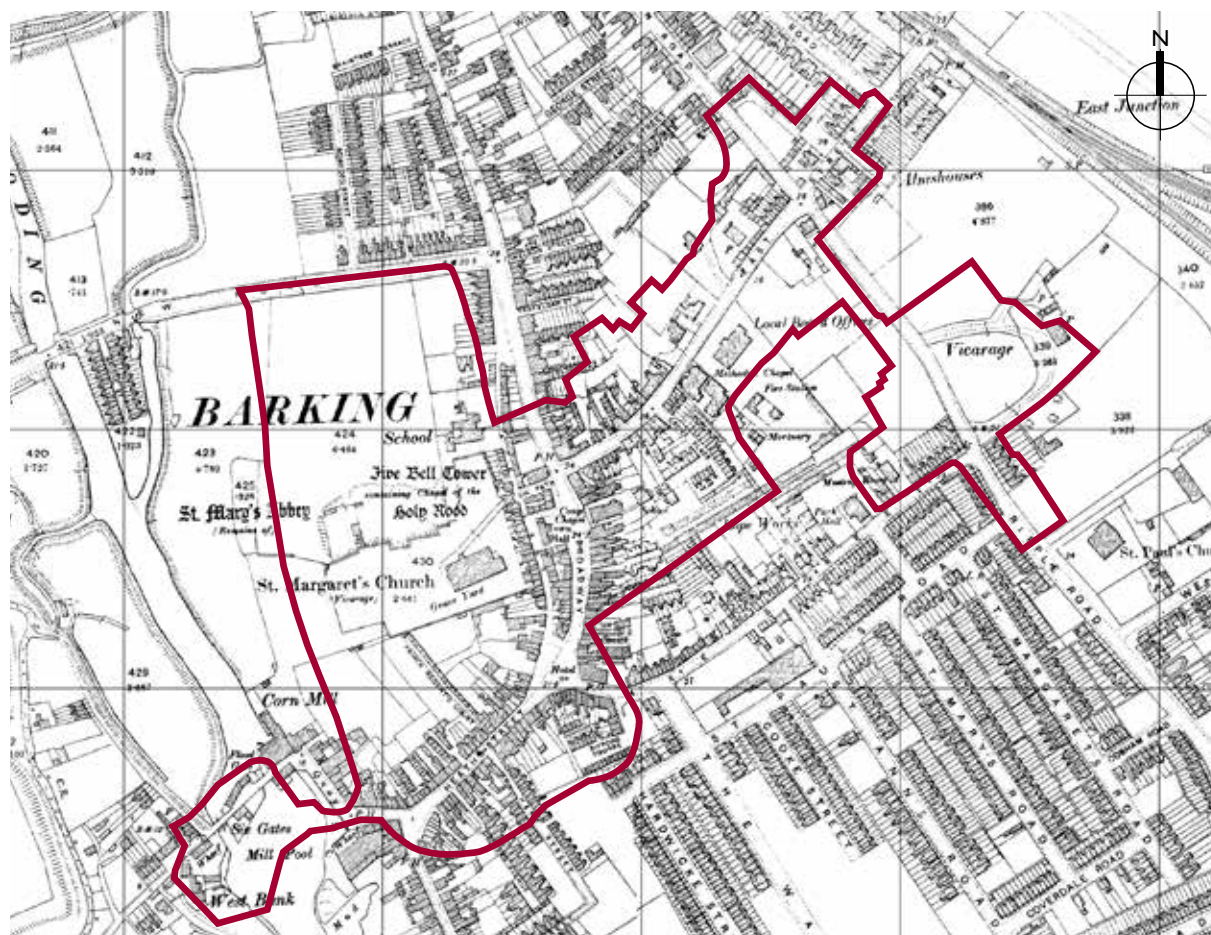


*This view of 'East Street' looking north-east shows what is now Station Parade; the street is characterised by the terraced shops with canopies and the tramlines. The shops on the north-west side of Station Parade have since lost their historic shopfronts at ground floor and the condition of the windows 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)

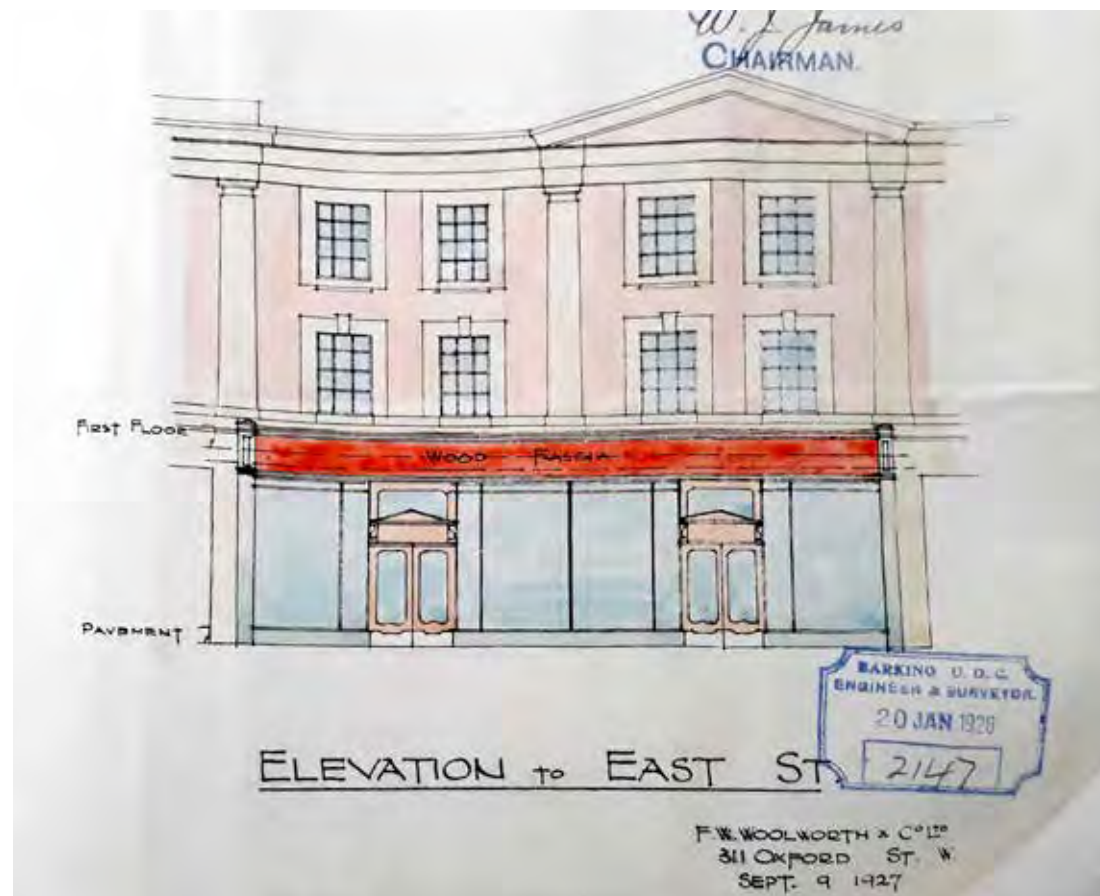
## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

### 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



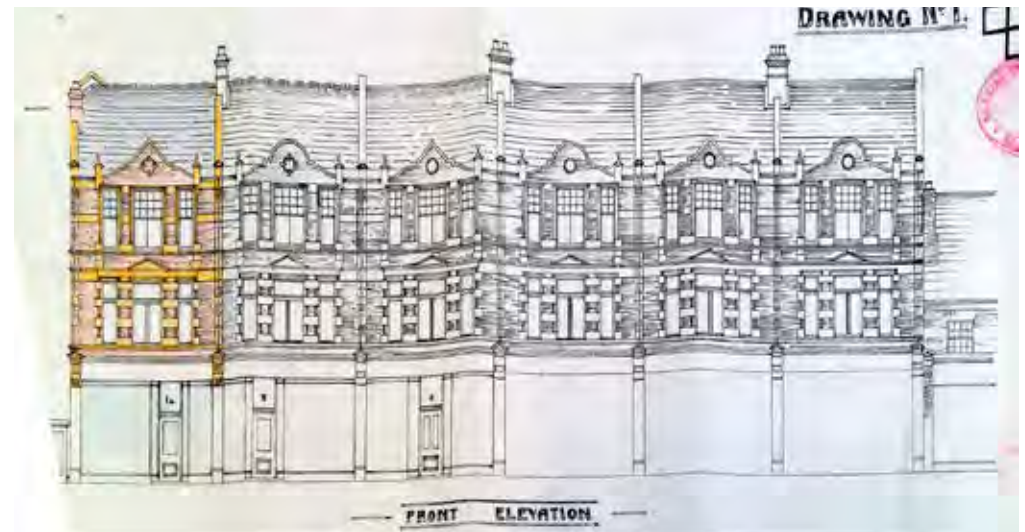
This photograph shows the intersection between East Street and Ripple Road in the early 20th century; it illustrates a lively junction with pedestrians, cars and buses. The Barclays Bank building on the left, now Nationwide, remains. The grand three-storey building with a mansard roof, clock tower and 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)

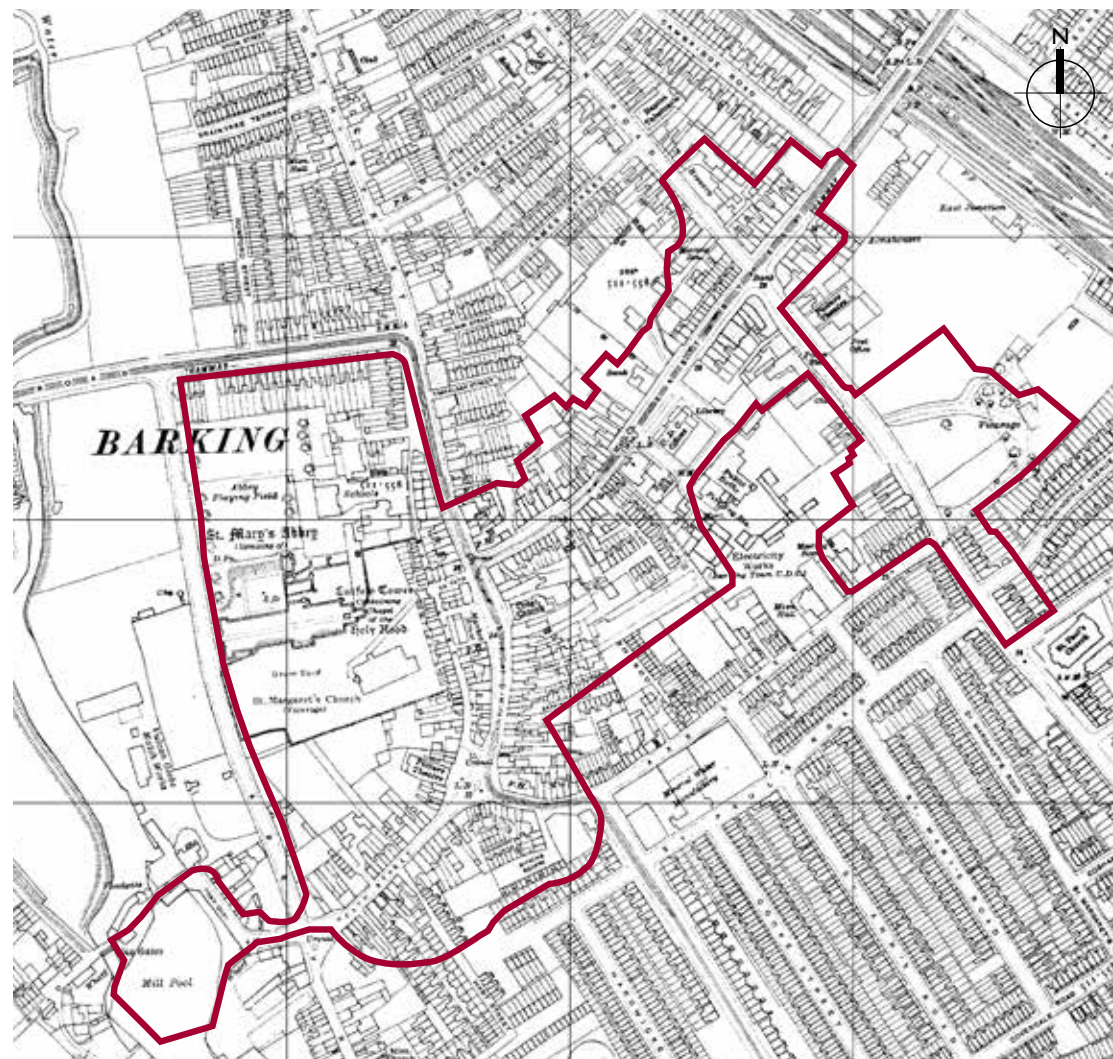


## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

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)*

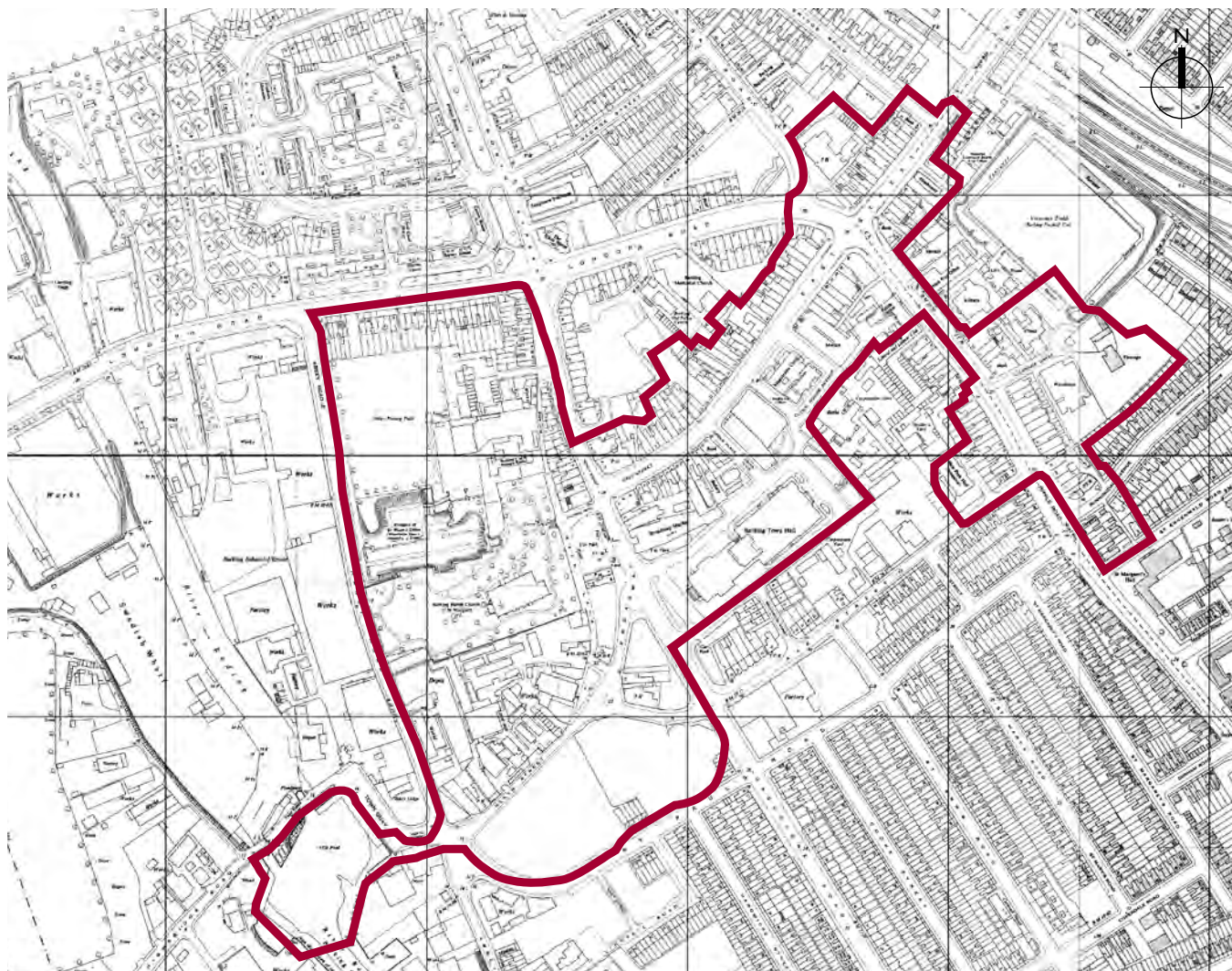
## APPENDIX D: HISTORIC DEVELOPMENT OF BARKING

### 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.

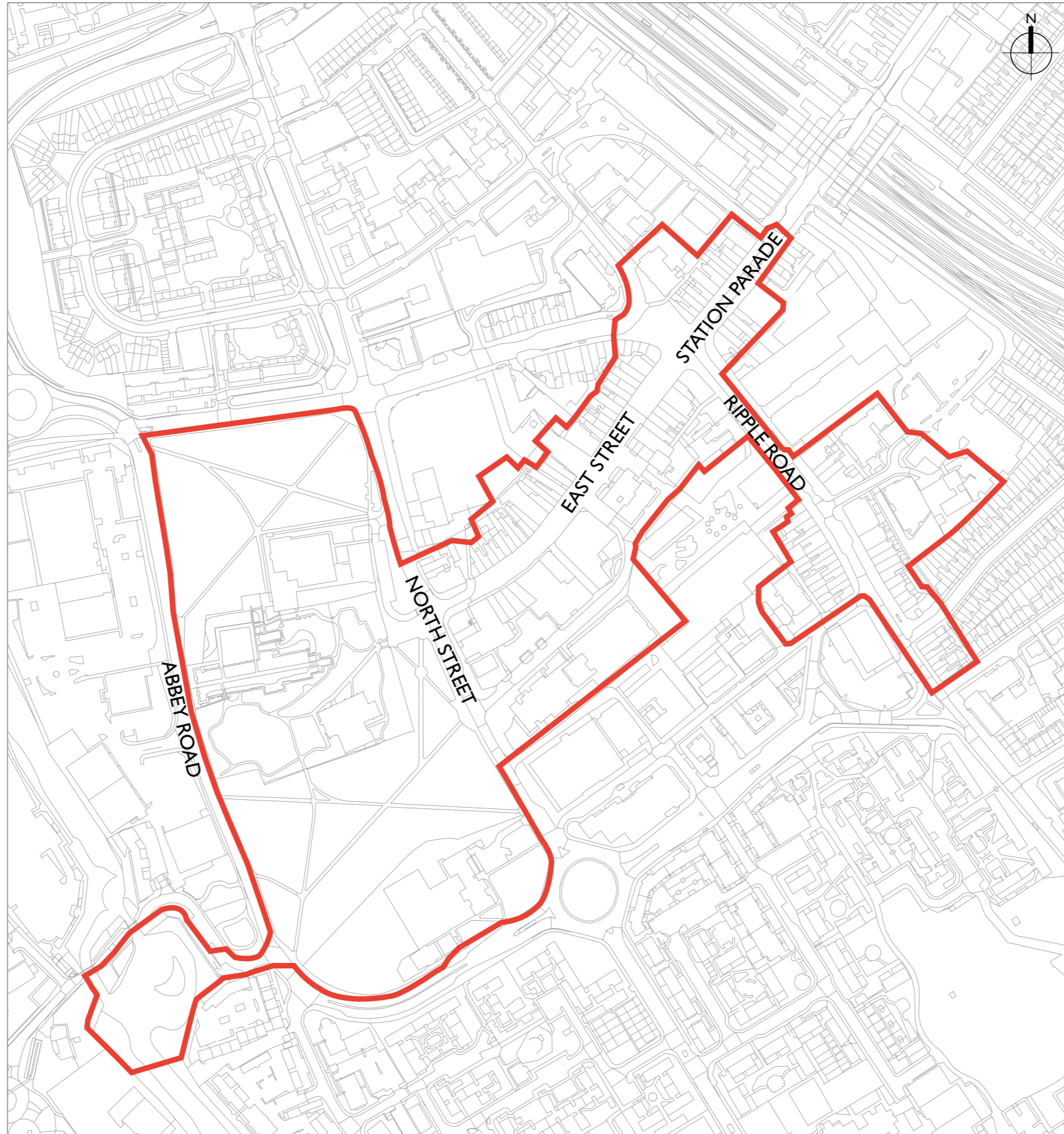


*Barking Town Hall was designed in the 1930s but not completed in the 1950s.*



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

APPENDIX E: LARGER SCALE MAPS



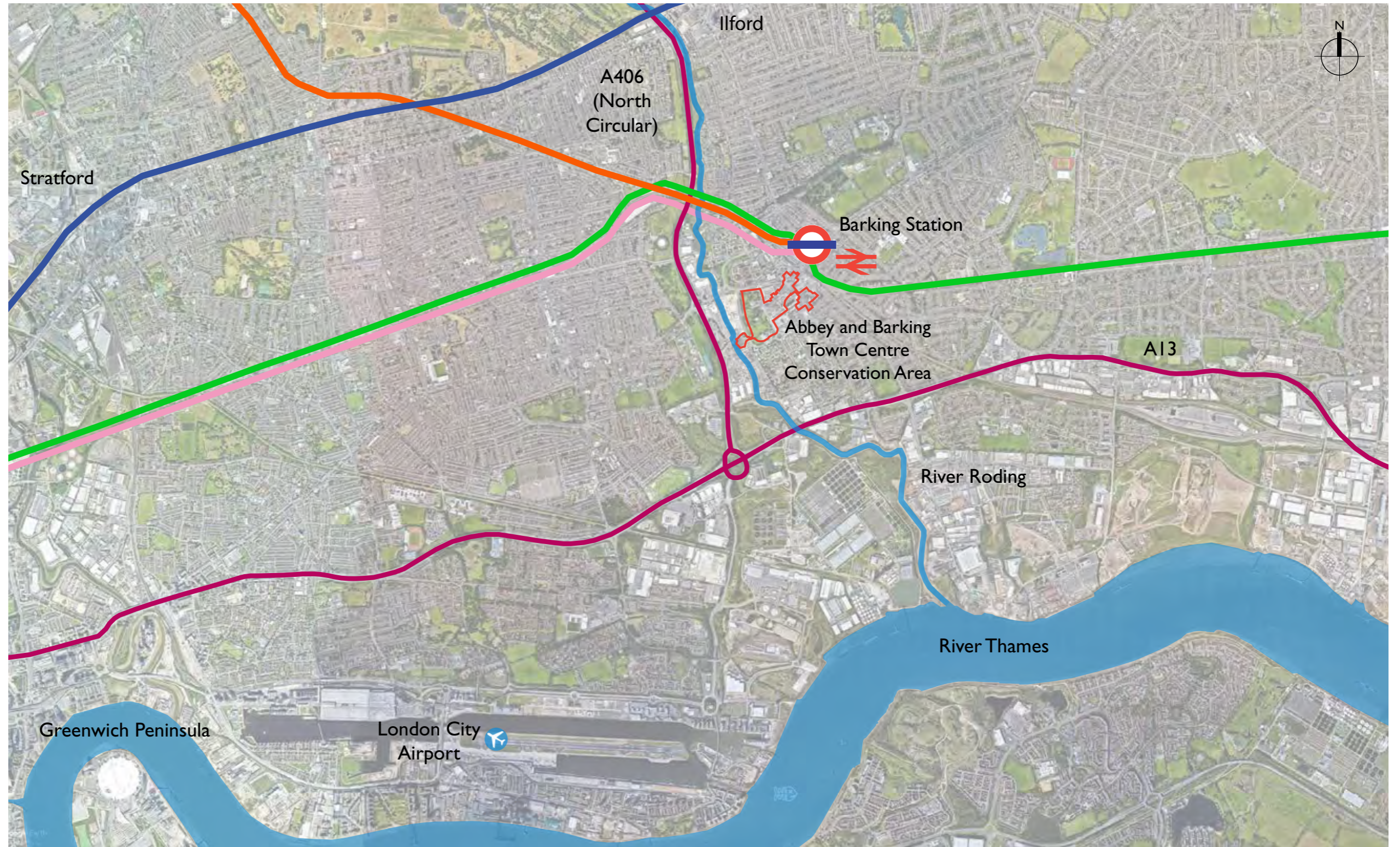
Plan 1: Current Abbey and Barking Town Centre Conservation Area boundary.



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.

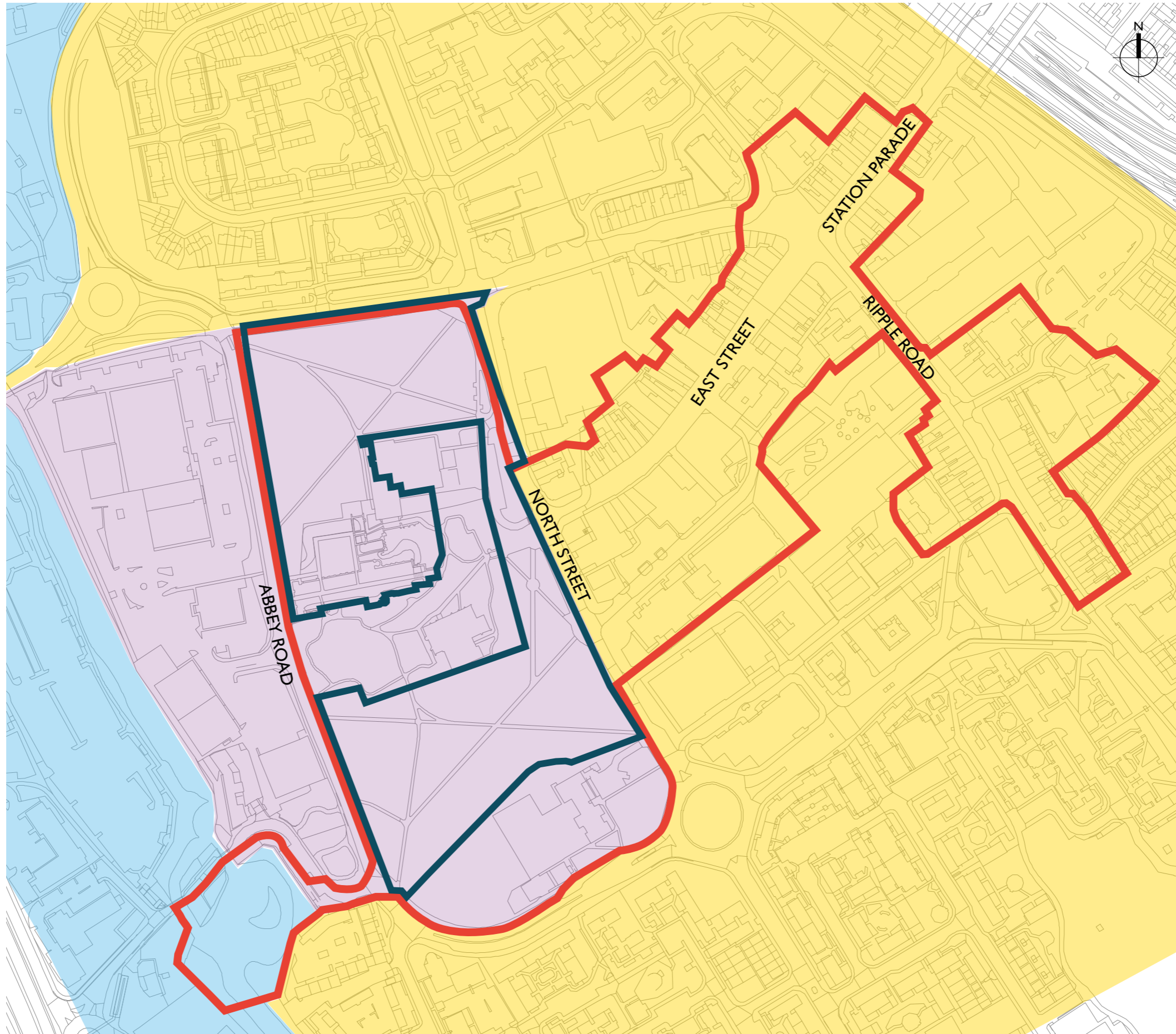


APPENDIX E: LARGER SCALE MAPS

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.



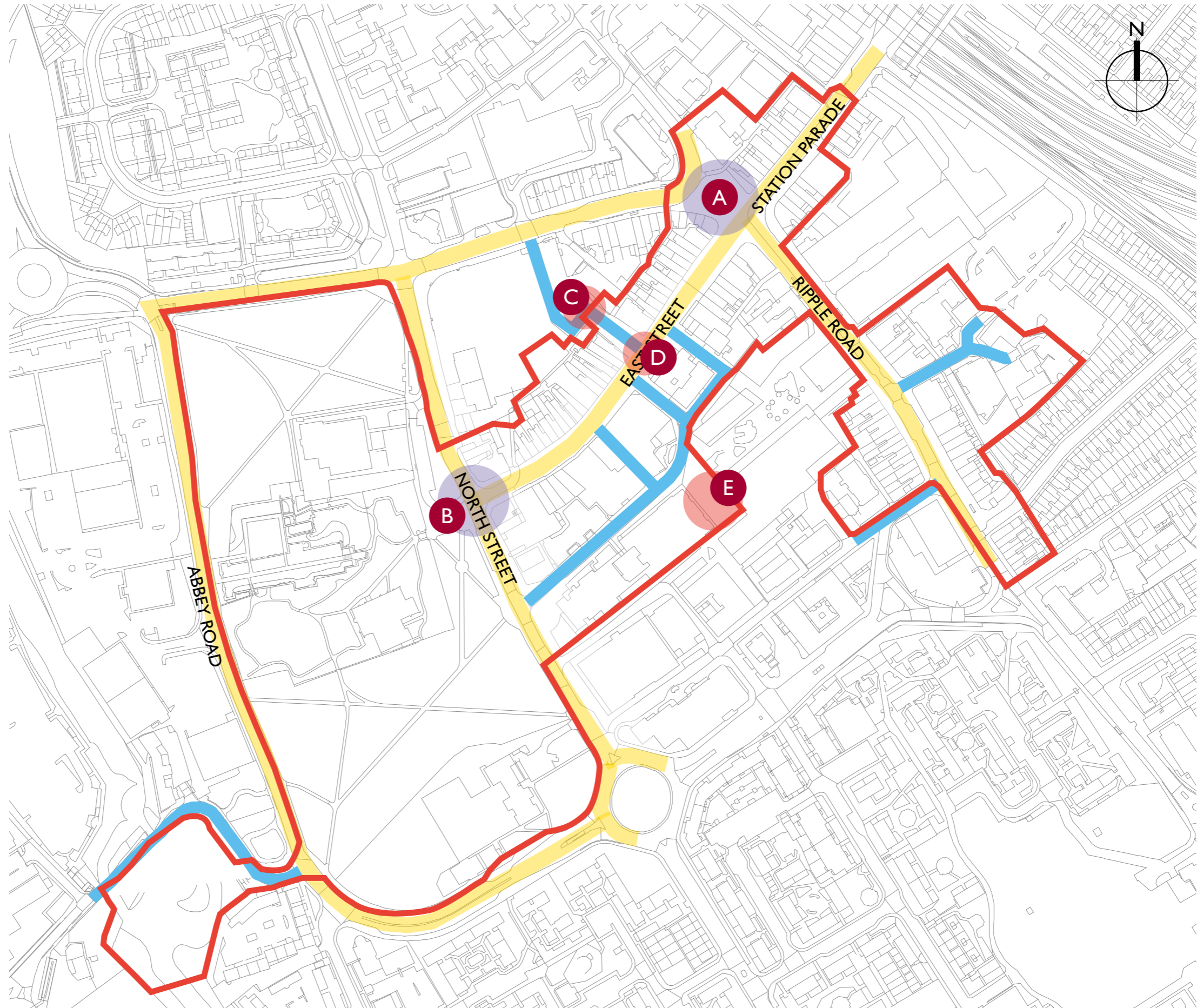
APPENDIX E: LARGER SCALE MAPS

- 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

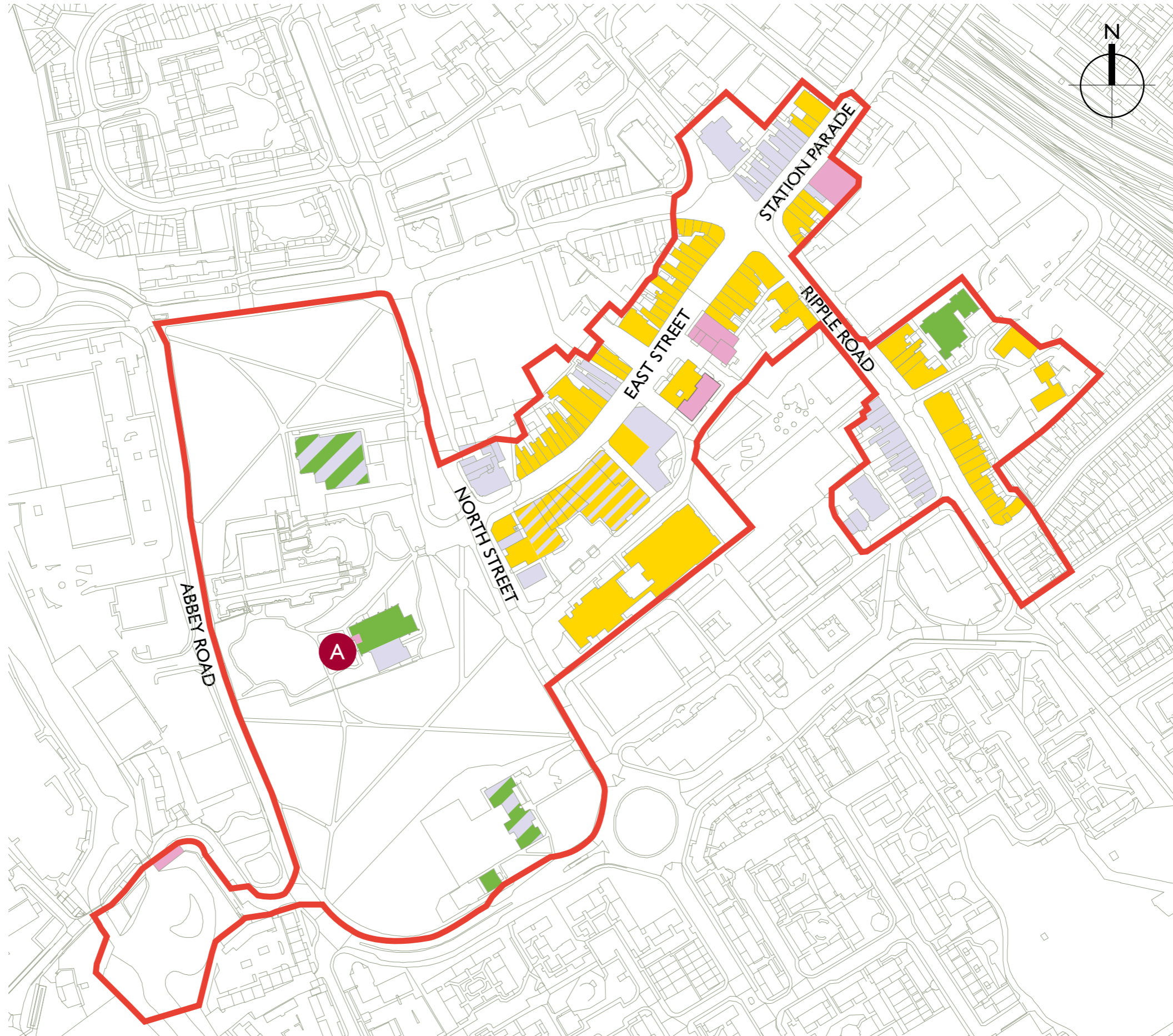
BUILDING HEIGHTS

- 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.

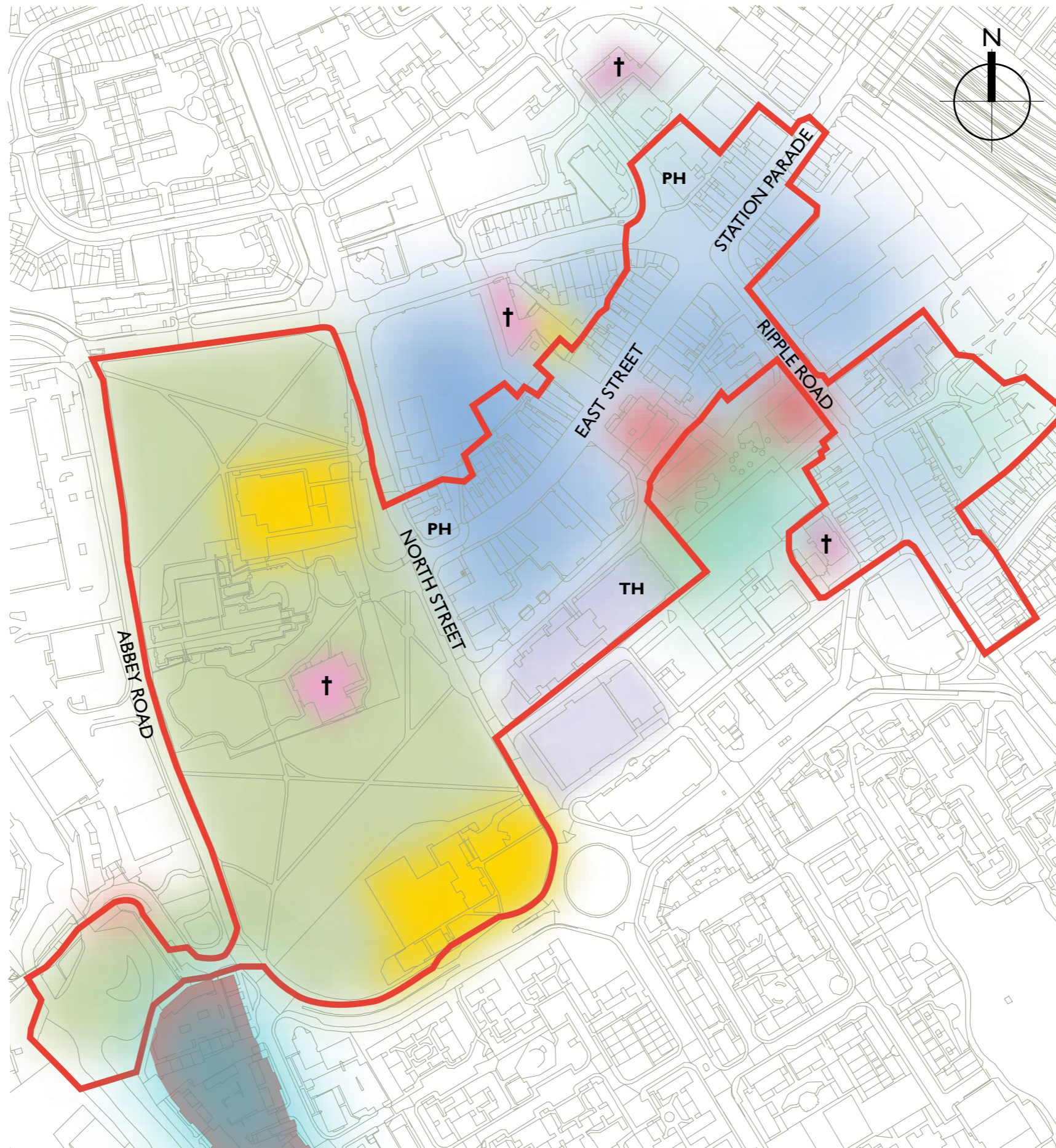


APPENDIX E: LARGER SCALE MAPS

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

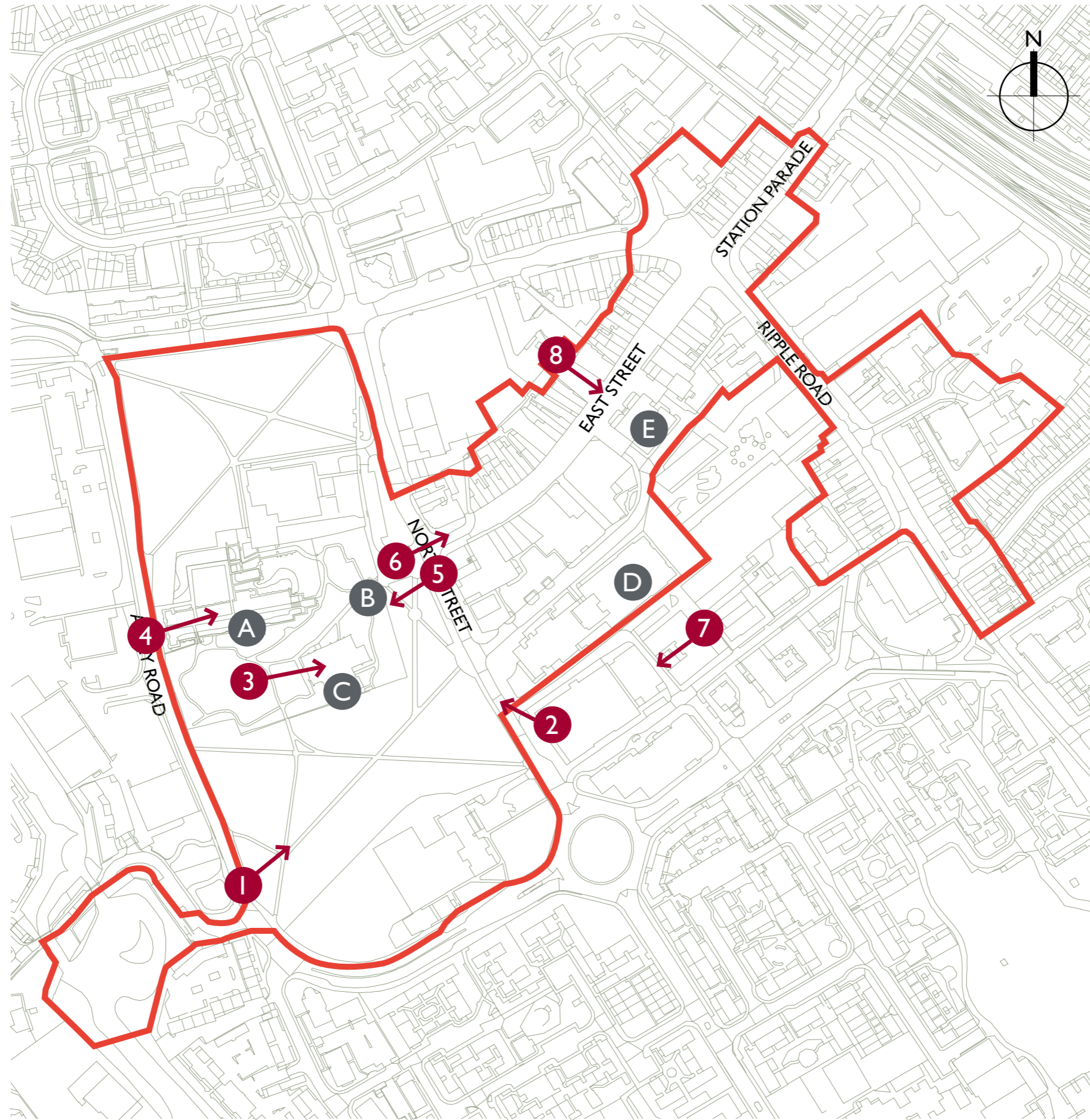
**IMPORTANT VIEWS AND LANDMARK BUILDINGS**

- 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.

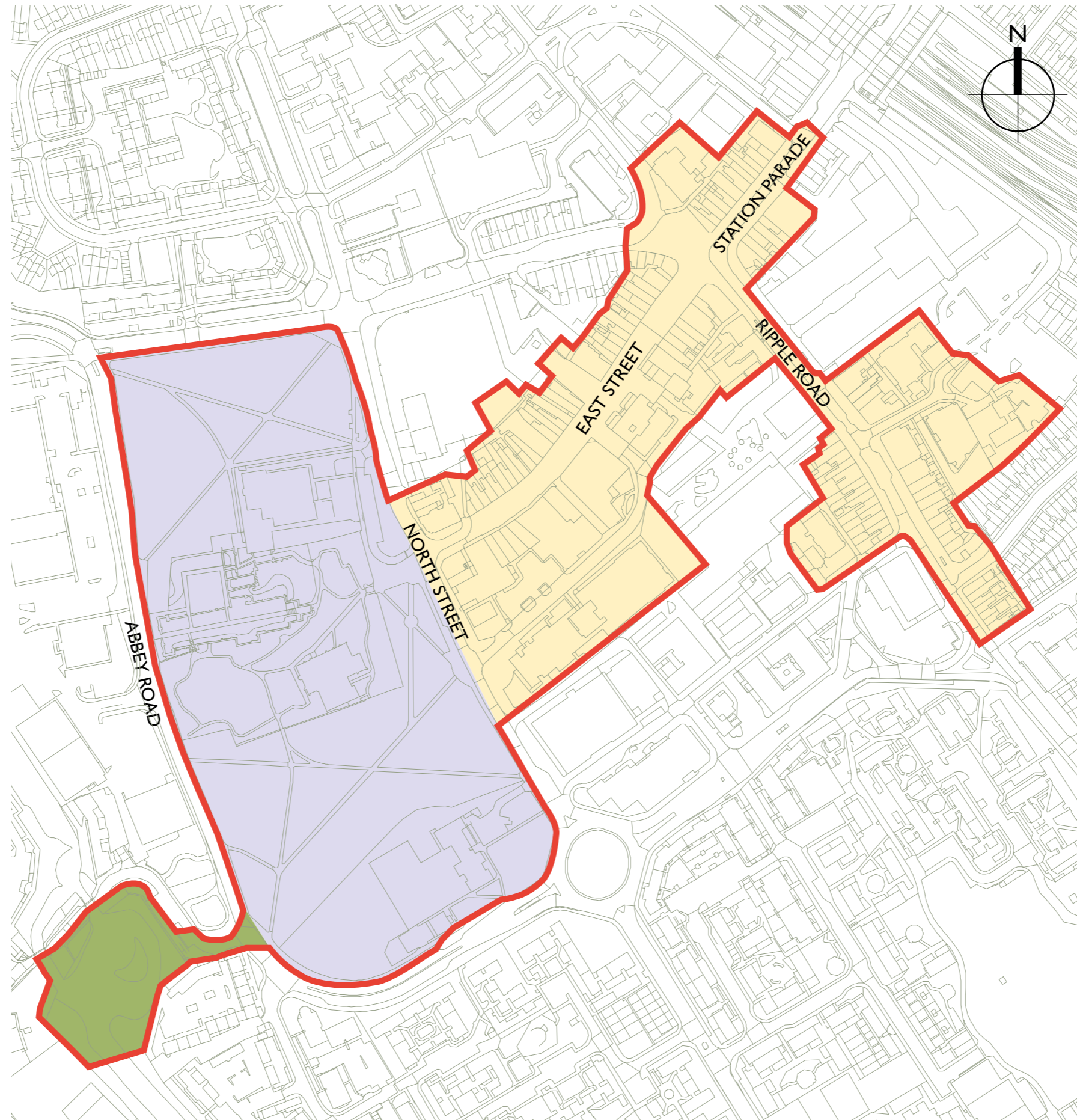


APPENDIX E: LARGER SCALE MAPS

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.



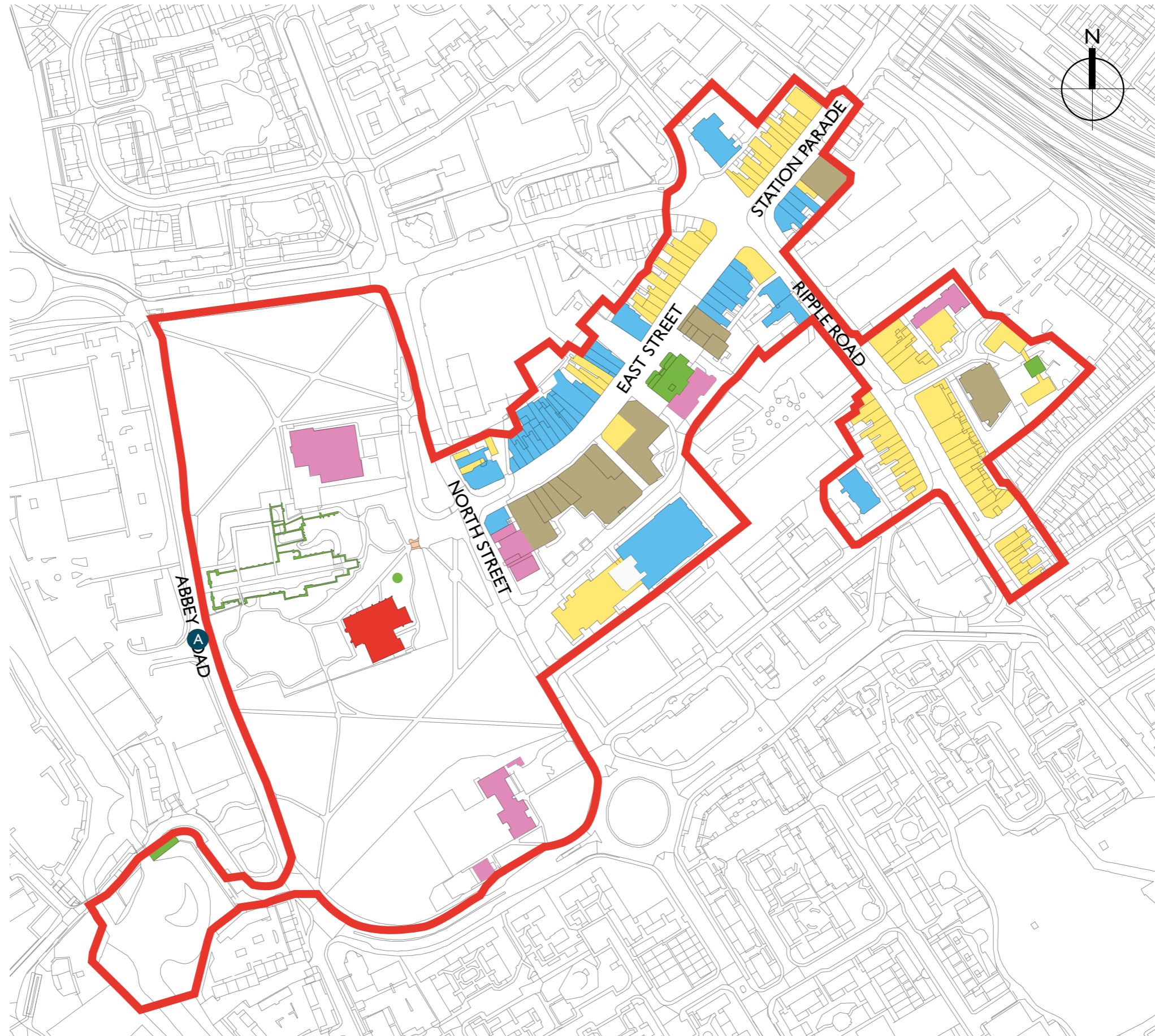
APPENDIX E: LARGER SCALE MAPS

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

