

## 4.7.1 IMPORTANT VIEWS

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

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

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

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

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

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



#### View 4: View of Barking Abbey

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



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

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



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

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



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

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



**View 8: View of Magistrates' Court**

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



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

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

#### 4.7.2 LANDMARK BUILDINGS

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



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



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

#### 4.8 SETTING OF THE CONSERVATION AREA

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

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

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

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

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

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



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



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

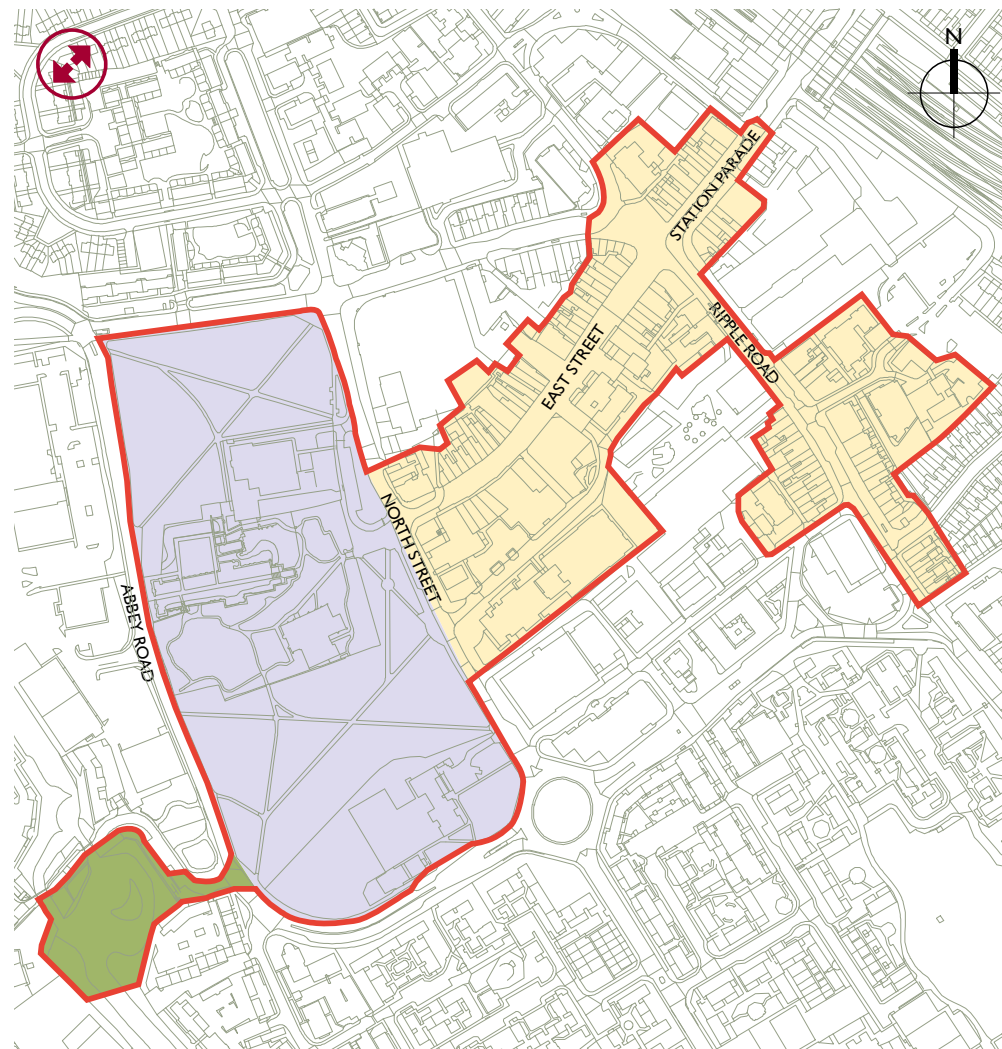


Post-war and recent tall buildings in the close setting of the conservation area.

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

#### 4.9 SUB-AREA CHARACTER ASSESSMENTS

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



##### SUB-AREA BOUNDARIES

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

*This plan is not to scale*

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

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

##### 4.10.1 PLOT PATTERN AND GRAIN

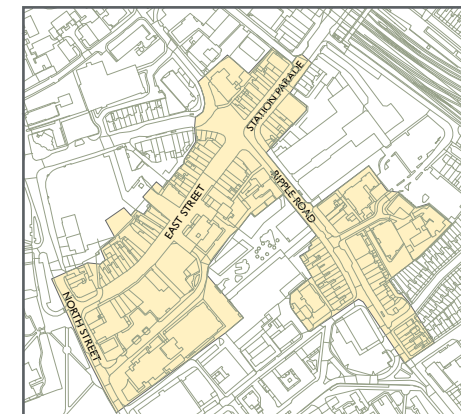
The town centre is the most densely developed area in the conservation area with a tight, fine-grained street and plot pattern. The main street, East Street, runs on a north-east / south-west axis and continues to become Station Parade at its north-east end. The plot sizes along East Street are of relatively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

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

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

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

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



Sub-Area A: Town Centre

#### 4.10.2 SCALE AND MASS

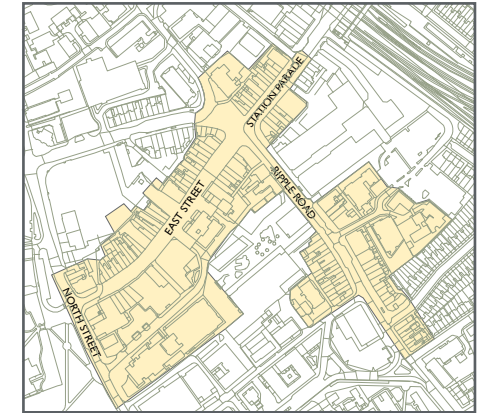
This sub-area has the greatest density of buildings and these have some variety in terms of their height and massing. Generally, the buildings are fine-grained and terraced ranging from two to three storeys. There has been some post-war replacement and these buildings have much larger footprints but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

#### 4.10.3 USES

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



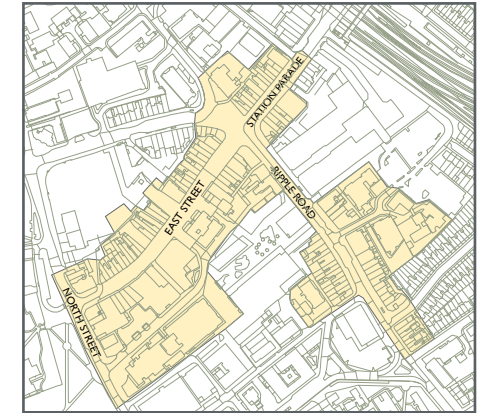
Typical three-storey terraced buildings along East Street.



Sub-Area A: Town Centre



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



Sub-Area A: Town Centre



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

4.10.4 MATERIALS AND ARCHITECTURAL DETAILS

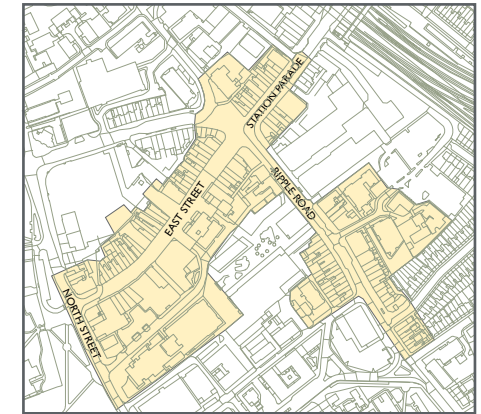
This sub-area contains the majority of buildings and therefore has the greatest richness of materials and architectural detailing. There is a wide variety of architectural styles including types of Victorian, Neo-Tudor and Modernist. The predominant building materials are red and brown brick. However,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

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

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

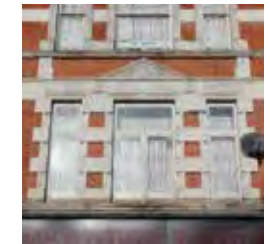
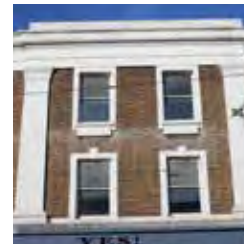
gables, although some details have been lost or are degraded. 2a-4a East Street on the corner of East Street and Broadway comprises Art Deco features such as low relief decorative panels and stylised decorative elements in geometric forms. The former Magistrates' Court has an ornamental central clocktower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

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



Sub-Area A: Town Centre

MATERIALS AND ARCHITECTURAL FEATURES PALETTE



#### 4.10.5 BOUNDARY TREATMENTS

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

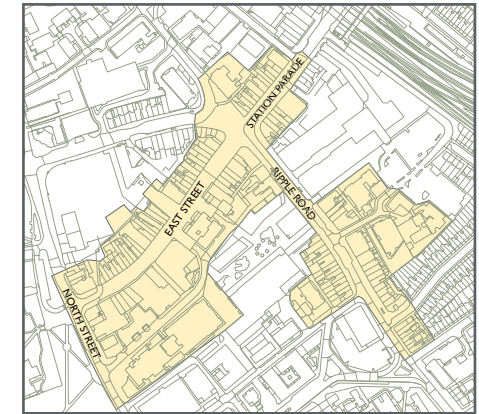
#### 4.11.6 PUBLIC SPACES AND VEGETATION

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

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



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



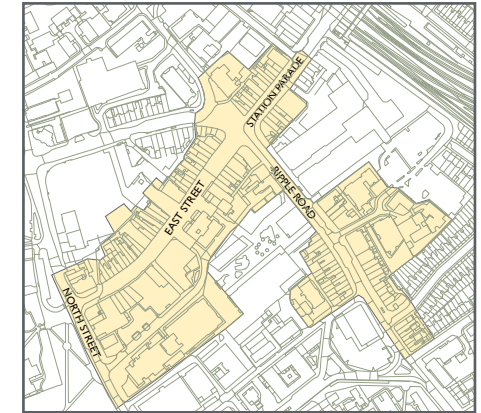
*Sub-Area A: Town Centre*

4.10.7 MOVEMENT AND ACTIVITY

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



East Street on a busy market day.



Sub-Area A: Town Centre



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



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

## 4.11 SUB-AREA B: ABBEY GREEN

### 4.11.1 PLOT PATTERN AND GRAIN

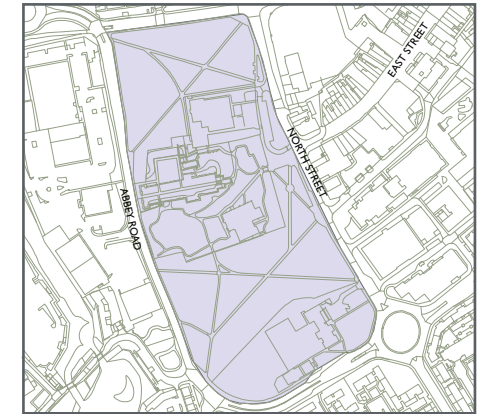
This sub-area covers the majority of the south-west part of the conservation area and is comprised largely of Abbey Green park to the north and south of St Margaret's Church and the remains of Barking Abbey. There are few buildings and plots in the area as it is mainly open public space. The few buildings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

### 4.12.2 SCALE AND MASS

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

### 4.11.3 USES

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



Sub-Area B: Abbey Green



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

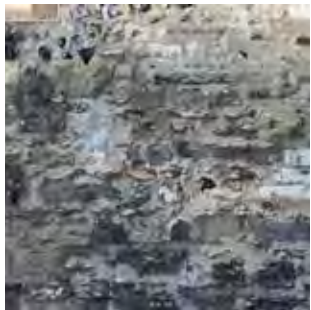


The low rise St Joseph's School.

#### 4.11.4 MATERIALS AND ARCHITECTURAL DETAILS

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

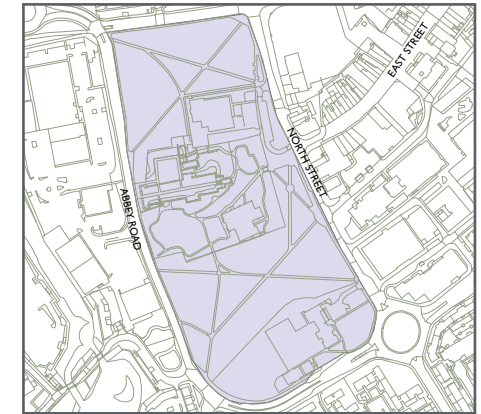
#### MATERIALS AND ARCHITECTURAL FEATURES PALETTE



The historic boundary wall around St Margaret's churchyard.

#### 4.11.5 BOUNDARY TREATMENTS

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



Sub-Area B: Abbey Green

#### 4.11.6 PUBLIC SPACES AND VEGETATION

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

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

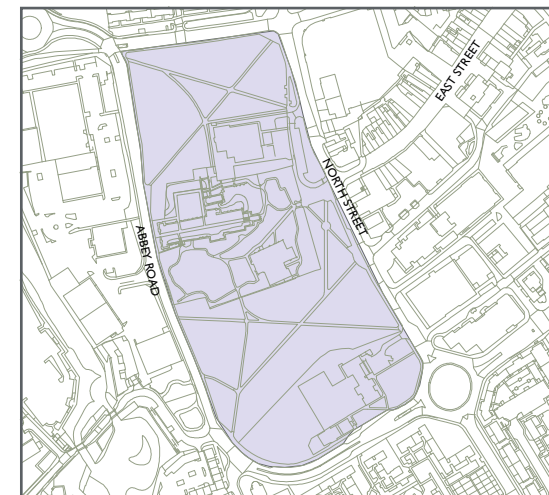
Between the northern and southern halves of the park are the Abbey remains and the churchyard of St Margaret's. Both are publicly accessible and have a more secluded and tranquil character than the main park. The churchyard is surrounded by a high boundary wall and mature trees which creates a strong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

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

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



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



Sub-Area B: Abbey Green

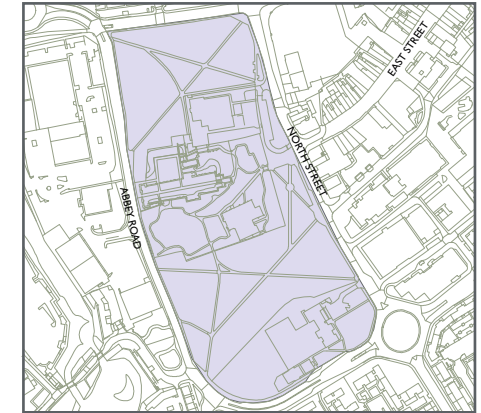
Some of this signage has suffered from graffiti or degradation from the elements. Benches are mainly timber but some are metal; many are in a dilapidated condition. Street lighting is generally modern, although a decorative Victorian lamp standard remains at the bisection of paths to the east of the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

#### 4.11.7 MOVEMENT AND ACTIVITY

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



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



*Sub-Area B: Abbey Green*



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



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



## 4.12 SUB-AREA C: TOWN QUAY

### 4.12.1 PLOT PATTERN AND GRAIN

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

### 4.12.2 SCALE AND MASS

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

### 4.12.3 USES

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

### 4.12.4 MATERIALS AND ARCHITECTURAL DETAILS

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



Sub-Area C: Town Quay



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

#### 4.12.5 BOUNDARY TREATMENTS

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

#### 4.12.6 PUBLIC SPACES AND VEGETATION

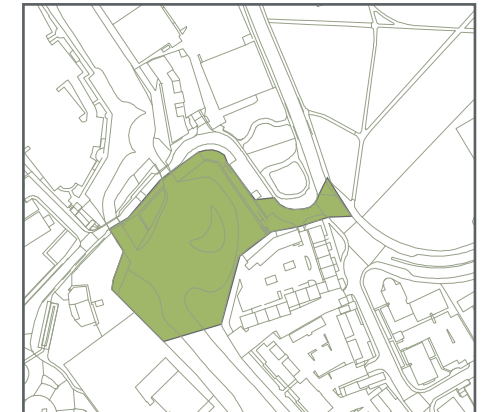
The majority of the sub-area is taken up by the open expanse of water. However, the area immediately surrounding the north and east sides of the quay is public realm. There is no green space but there are a small number of trees to the east. The public realm to the east comprises two levels with ramps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

#### 4.12.7 MOVEMENT AND ACTIVITY

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



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



Sub-Area C: Town Quay



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

## 5.0 AUDIT OF BUILDINGS

### 5.1 INTRODUCTION

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

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

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

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

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

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

## 5.2 LISTED BUILDINGS

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

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

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

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

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

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



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



Barking Magistrates' Court (Grade II).

### 5.3 LOCALLY LISTED BUILDINGS

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

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

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



*Barking Town Hall is a locally listed building.*



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

#### 5.4 POSITIVE BUILDINGS AND CONTRIBUTORS

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

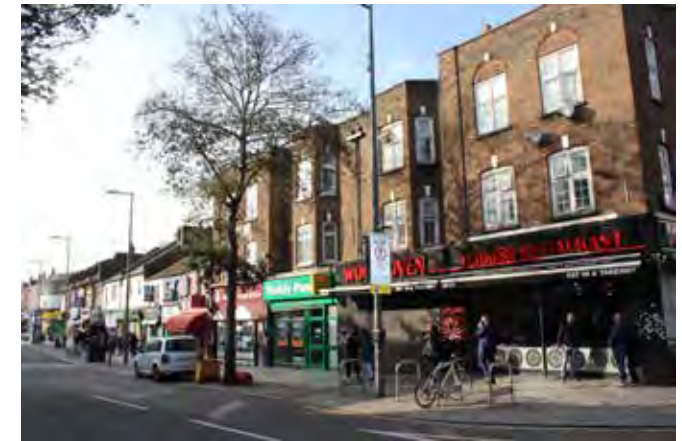
The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation; for example, roofscapes and side/ rear elevations can all make a positive contribution. Modern buildings can also make a positive contribution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

Criteria for identifying positive contributors include:

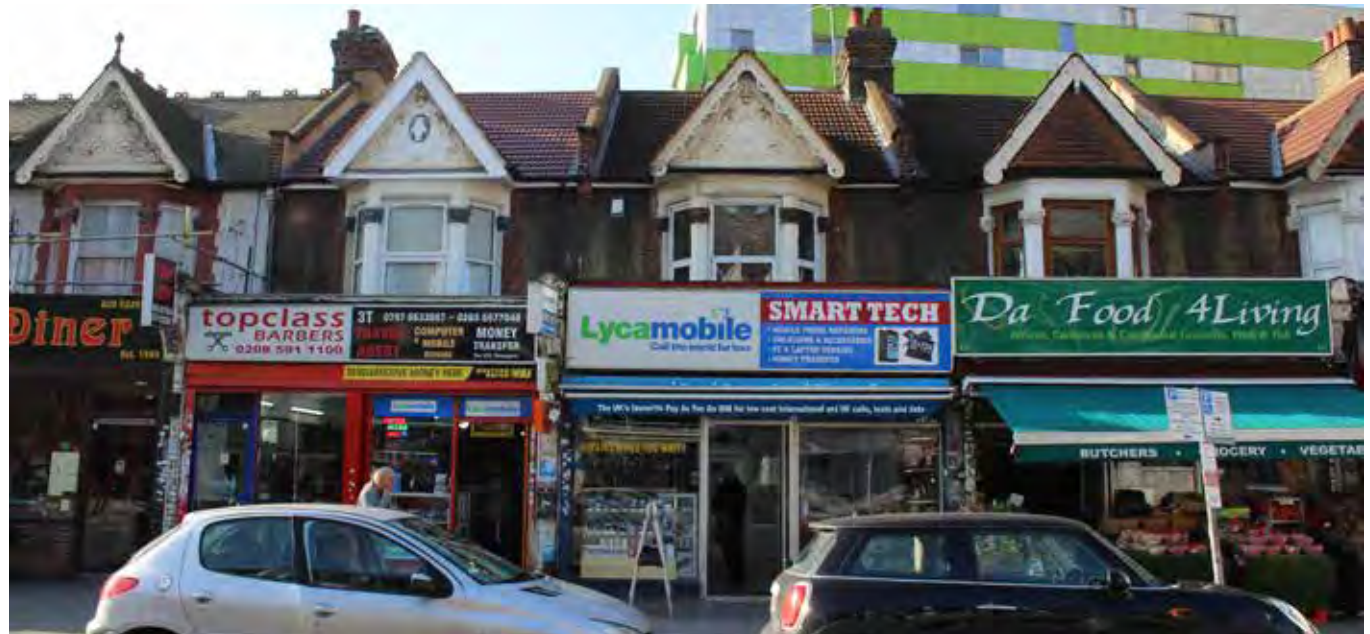
- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Scale and massing;
- Relationship with neighbouring buildings, both physical and historical;
- Associations with notable architects or other historical figures; and
- Historical uses.

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

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



Row of positive buildings, 1-27 Station Parade.



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

### 5.5 NEUTRAL AND DETRACTING BUILDINGS

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

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

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



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



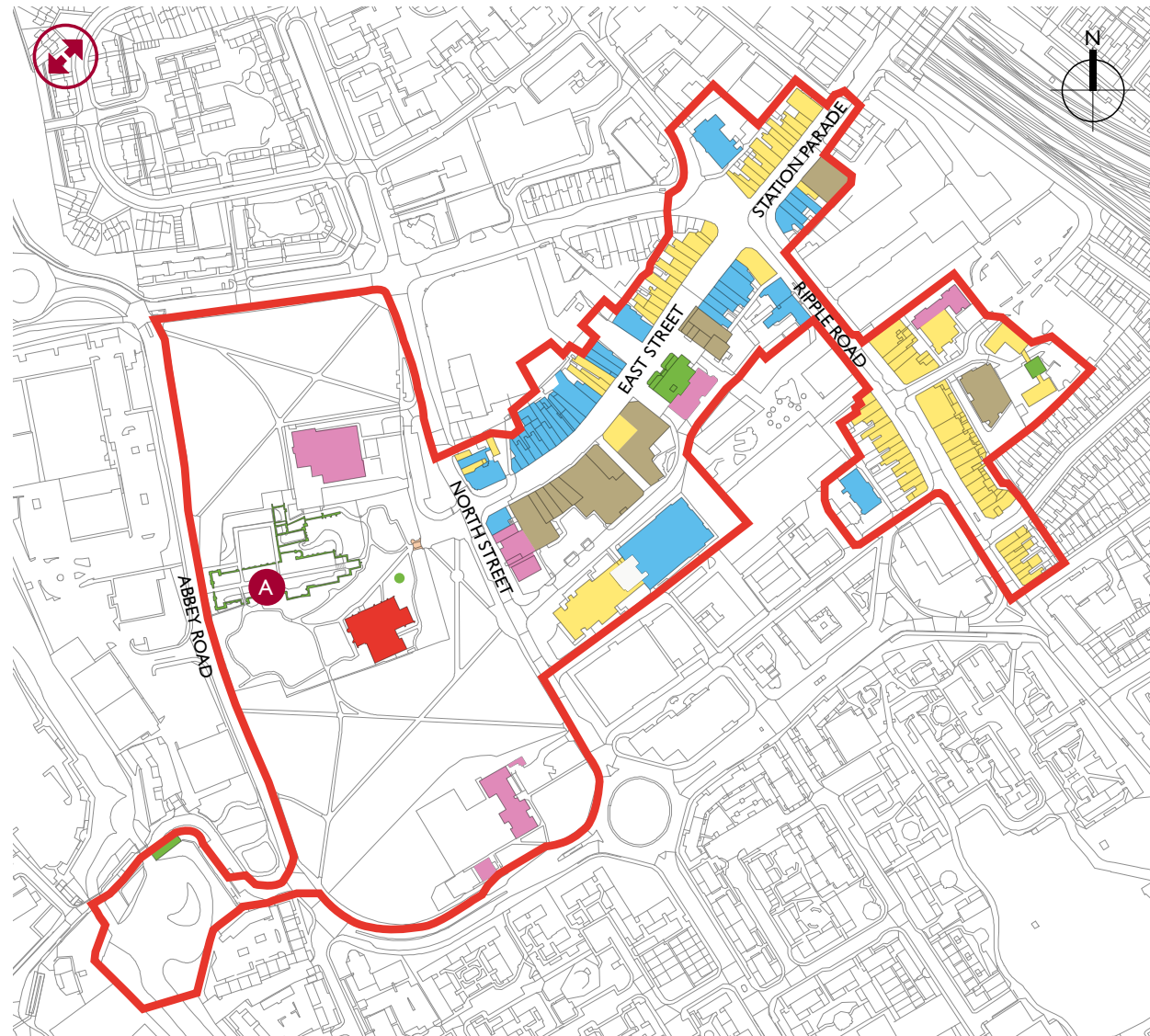
*10-30 East Street is a detracting building.*

AUDIT OF BUILDINGS

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

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

*This plan is not to scale*



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