

# Dagenham Village Conservation Area Appraisal



# 1 Introduction

## 1.1 The Purpose of a Conservation Area Character Appraisal

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

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

There are four conservation areas in Barking and Dagenham. This conservation area appraisal is focused on the Dagenham Village Conservation Area. This was designated on 31 January 1995.

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

- To review the overall extent of designation and if appropriate designate additional areas<sup>2</sup>
- From time to time, to draw up and publish proposals for the preservation and enhancement of conservation areas and to consult the local community about these proposals<sup>3</sup>
- In exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas<sup>4</sup>

Consequently the Council has prepared conservation area appraisals for each of its conservation areas in line with these responsibilities.

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

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

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<sup>1</sup> Section 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>2</sup> Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>3</sup> Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>4</sup> Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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

‘Guidance on conservation area appraisals’ published in February 2006.

## **1.2 Policy Context**

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

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

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

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

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

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

Dagenham Village was subject to a range of improvements funded by the Single Regeneration Budget in the late 1990s and the Heathway is currently undergoing a major refurbishment.

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

### 1.3 Definition (or Summary) of Special Interest

The Dagenham Village Conservation Area was designated on 31 January 1995. Dagenham Village is first mentioned as one of the settlements that were given circa 687 AD to the abbey at Barking. The earliest form of the name was Daeccanham, meaning ham or farm of a man called Daecca. The early village is not mentioned in the Domesday book. The conservation area is due to its origins and historical associations. Dagenham Village was the main settlement in the parish, Chadwell Heath and Beacontree Heath were small hamlets. Chadwell Heath though was remote from the village. Barking was a separate parish. Most of the village buildings were knocked down to make way for new development which at the time was considered progress. Unfortunately the only records of these aspects of the village are photographs and archives. Crown Street, the main street of the village was largely destroyed in the 1960s and 1970s in preparation for the building of the Ibscott Estate. The key characteristics to be preserved and enhanced are listed below:

- Saxon origins-evidence of early settlement, located on the Wantz river, a tributary of the Beam
- Part of Barking Abbey-Dagenham Village was once part of the land owned by Barking Abbey
- Medieval street pattern-part of ancient street pattern remains although much changed (Church Elm Lane, Church Street, Crown Street)
- St Peter and St Paul's Parish Church-medieval origins, first mentioned 1205, rebuilt 1800, associated with local families and various famous people
- Churchyard-St Peter and St Paul's Churchyard is a Local Nature Reserve, graves associated with local and famous people
- The Vicarage-17<sup>th</sup> century remodelled 19<sup>th</sup> century, former vicarage for St Peter & St Paul's
- Cross Keys Inn Public House-15<sup>th</sup> century timber- framed hall house, former tannery
- Buildings of particular architectural or historic interest. There are three Listed Buildings within the conservation area
  - one Grade II\*-St. Peter and St. Paul's Parish Church
  - two Grade II-The Vicarage and the Cross Keys Pub (see Appendix 3)
- Locally Listed Buildings-there are two locally Listed Buildings. These are:
  - Dagenham Old National School
  - Petronne House
- The school was the first school in Dagenham, built in 1835 by Revd Thomas Lewis Fanshawe next to St. Peter and St. Paul's Parish Church. Petronne House was a former bank building at the junction of Church Street/Church Lane. They do not meet the criteria for listing but do have local significance and are recognised for their architectural importance, or historic interest and are worthy of protection (see Appendix 3).



- Archaeology-the conservation area is within an Area of Archaeological Significance
- Positive features-view along Crown Street from Church Elm Lane to the church, views across the Millennium Green to the War Memorial, church, pub and school, view from opposite the school towards the church; view from within the grounds of the pub towards the church, War Memorial and Millennium Green (also known as the Memorial Green) implemented 2000 instigated by local people.



Figure 2 looking east along Crown Street in 1952 from the location of the vicarage (source: Curtis, S. Gillespie, G. Clifford, T. *You've Never had it so Good A photographic record of Dagenham in the 1950's* London: Borough of Barking and Dagenham page 9)

## 2 Assessing Special Interest

### 2.1 Location and Setting

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

The Dagenham Village Conservation Area is in Dagenham Village which is located in the east of the borough close to the boundary of the London

Borough of Havering. It lies approximately 2 km to the north of the A13 and 1 km to the east of the Dagenham Heathway shopping area and District Line station. The conservation area is centred on St Peter and St Paul's Parish Church in Church Lane which was at the heart of the village. It is a relatively small conservation area and includes the Cross Keys Public House on Crown Street, the Vicarage, the church graveyard, Dagenham Old National School, the current vicarage, the Millennium Green, the shops, some residential properties as well as some incidental open space and car parking areas.



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

## 2.2 Context

Dagenham Village is an important entrance point into the borough and some improvement works have been carried out to enhance the boundary and appearance of the Ibscott Close Estate along Church Lane on the approach to Dagenham Village.

The Heathway Regeneration Strategy to regenerate The Heathway as the major retail centre in Dagenham and improve links between Dagenham Heathway and Dagenham Dock Station is underway. This may have an

impact on the conservation area in a positive way by making it more accessible and increasing the number of people who are likely to visit.

The Dagenham Old National School Trust (DONS) who own the building and the school house have restored the building and provided a community facility with a grant from the Heritage Lottery Fund (HLF). Access into the churchyard as a nature reserve has also been improved and information about the village is now available. Additional funding is being sought to develop the Dagenham Village Urban Trail which will raise the profile of environmental and conservation issues in Dagenham Village. All material will be available locally and on the internet to become an educational resource for all. Further initiatives with regards to heritage and nature conservation are being developed to link to the Beam Valley as part of the wider East London Green Grid.

The churchyard is a designated Nature Conservation Area in the London Borough of Barking and Dagenham's LDF. The Nature Conservation Area in the churchyard is currently managed by the London Wildlife Trust. There is a Tree Preservation Order (TPO) on a number of trees in the churchyard and a TPO on the trees at the Cross Keys public house. A green chain/potential green chain designation is also shown on the plan following Siviter Way to Church Lane following the western boundary of the churchyard north past the War Memorial and on towards the District Line.

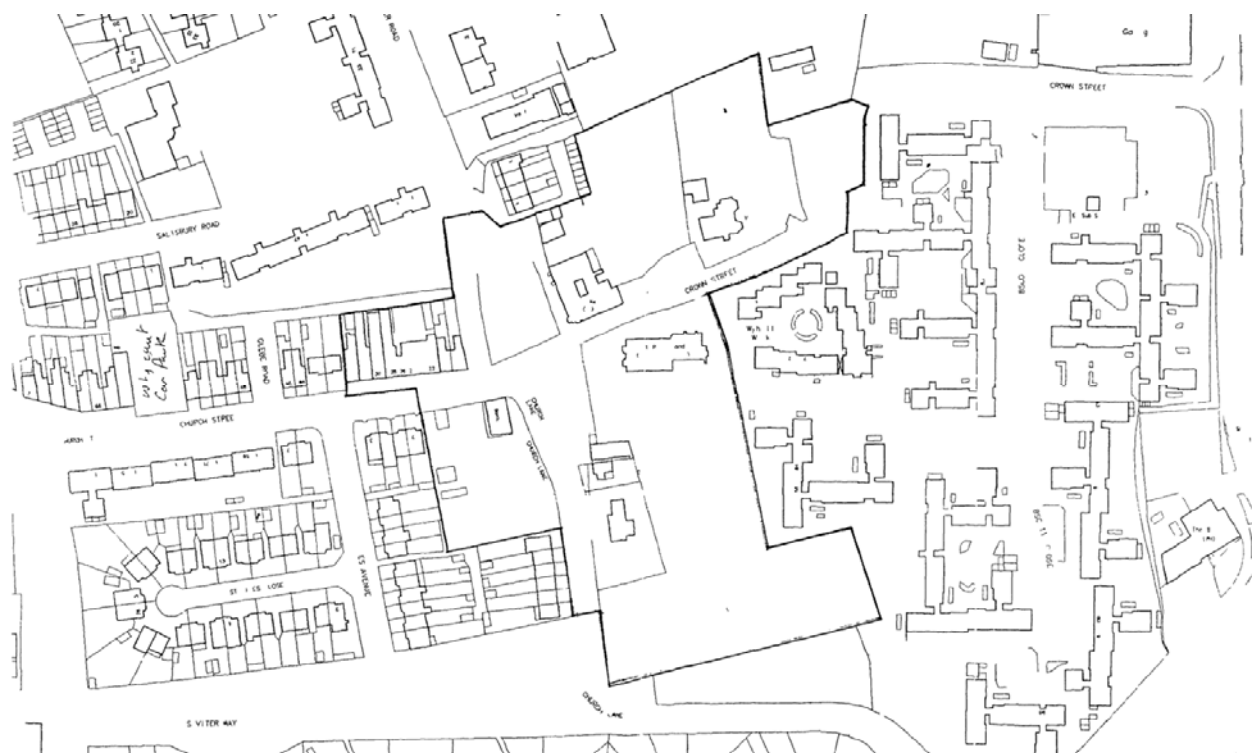


Figure 4 map of Dagenham Village Conservation Area (source: the writer)

## 2.3 General Character and Plan Form

Dagenham Village Conservation Area retains a village character and a sense of it being an ancient settlement but it is evident that much of the village has changed over the years. The Dagenham Village Conservation Area is predominantly comprised of a number of roughly rectangular shapes that reflect the boundaries of the properties it covers such as the church and The Vicarage.

## 2.4 Landscape Setting

Dagenham Village is located on the Wantz Stream which flows into the Beam River. This forms the natural drainage and eastern boundary of the borough and flows from Romford south to the Thames. The Beam was known as the Mardyke in the 13<sup>th</sup> century and the Fleetsmouth or Dagenham Creek in the 16<sup>th</sup> century. The Wantz Stream was formerly called the Wythedene and later Wisdom Water<sup>5</sup>. The Wantz is a gentle open valley although the stream is not very apparent today the village now being dislocated from it by a housing estate and road (Ballards Road). The general topography of the area is fairly flat with a gentle gradient from the north to south. The conservation area has an open aspect, due mainly to the large-scale demolition in the 1970's and lacks the intimacy that it probably once had. A sense of what it once may have been like as rural settlement can be felt when standing outside the church.

The conservation area today is predominantly surrounded by development dating from the Victorian era through to the late 1990's of varying character, layout, height and density. The Victorian shops and houses on Church Street are quite in keeping but some of the more recent developments encroach on the village.

There are no distant views from the conservation area. The main views are fairly short and within the conservation area itself with the church being the main feature.

# 3 Historic Development and Archaeology

## 3.1 Origins and Historic Development

Dagenham or 'Daecca's home' was probably one of the earliest Saxon settlements in Essex<sup>6</sup>. *In 697AD, the King of the East Saxons (Essex) made a land grant to the newly established abbey at Barking. This land included several settlements including a place called Dakenham (farmstead of a man called Daecca). Probably very small and insignificant, Daeccas-ham vanishes for over 500 years. In about 1205, Dagenham and possibly its church is mentioned again. By this time Dagenham seems to have become*

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<sup>5</sup> British History online <http://www.british-history.ac.uk/report.aspx?compid=42731>

<sup>6</sup> British History Online <http://www.british-history.ac.uk/report.aspx?compid=42731>



*a small but thriving village. Like many other villages along the River Thames its lands were divided into 3 parts. In the south were the marshes where cattle and sheep were grazed and reeds grown for thatching. To the north, on the heavy clay lands was Hainault Forest, part of the Royal Forest of Essex and a place to graze cattle, sheep and pigs and collect firewood. In the centre was Dagenham Village built on the drier gravel lands surrounded by small farms. This was the best farming land in Dagenham<sup>7</sup>.*

Dagenham Village is shown in the 1653 plan below and comprised of a single street known as Crown Street. There were buildings along most of the north side with some on the south side including St Peter and Paul's Church, and a few buildings at the junction of the road to Rainham. Dagenham Village was slightly bigger in 1805 but growth was slow in the 19<sup>th</sup> century even after the coming of the railway. The village retained its village character right up until the 1960s when it was to be redeveloped.

Crown Street was one of the most important roads in the area, the London to Tilbury road with a crossing point over the River Beam at Dagenham Bridge. The 1777 map above shows how the village was linked to the important manors and settlements in the area. The Manor of Parsloes just to the west of the village was owned by the Fanshawe Family who have been associated with Barking and Dagenham for over four hundred years<sup>8</sup>. One of the family Thomas Fanshawe became Lord of the Manor of Barking when his father died in 1651. The Manor of Barking comprised of Barking, Ilford, and Dagenham (including Dagenham Village)<sup>9</sup>.

The core buildings of this early settlement of St Peter and St Paul's Church, the Cross Keys pub, and The Vicarage survive, but the majority of the buildings that formed the main part of the village and dated back to the 1300's have been lost.

Part of the historic road pattern survives today although Crown Street has been truncated by the construction of the Ibscott Close housing estate and as such has lost its strategic function.

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<sup>7</sup> LBBB Archive <http://www.lbbd.gov.uk/4-heritage/archive-photo-ga/photo-gallery-menu.cfm?id=3311289F-1422-C1AB-D3BC527AECEB66FA9>

<sup>8</sup> LBBB Archive <http://www.lbbd.gov.uk/4-heritage/archive-photo-ga/photo-gallery-menu.cfm?id=33113BD9-1422-C1AB-D39E4F0E57642E73>

<sup>9</sup> From a map of Barking Manor made for Thomas Fanshawe in 1653 copies available in Essex Records Office

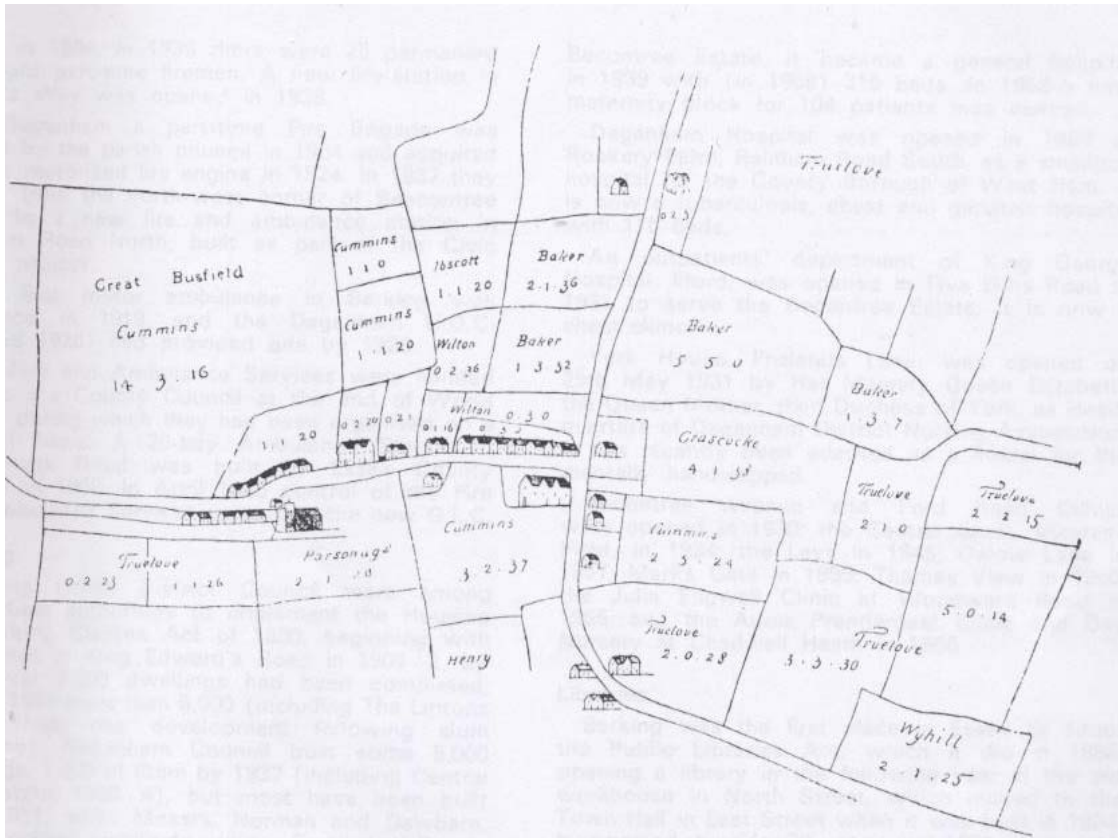


Figure 5 plan of Dagenham Village dated 1653 showing the plan form of Dagenham Village with Crown Street as the main street with the church and vicarage identifiable and a number of other buildings along it linking through to what is now Rainham Road South (source: Howden, J. (1975) *A Brief History of Barking and Dagenham* London: London Borough of Barking and Dagenham page 23).

### 3.2 Development in the 19th and 20th Centuries

The nave and south aisle of the church were demolished in 1800 when the tower which had been crumbling for a number of years collapsed. Rebuilding which necessitated an Act of Parliament to effect efficient repairs, was completed by 1805 and included a spire, with the addition of six new bells. The spire was eventually removed for safety reasons in 1921.

The school that was built beside the church by the vicar in 1835 ran until about 1878 with the aid of Government and National Society grants when it was replaced by other schools in the area. The school was then used as a parish office and is now also used as a community hall.

The Cross Keys public house was completely refurbished in 1962, but still retains a room with the original 17<sup>th</sup> Century panelled walls.

In the 1930's new terraced housing was built adjacent to the conservation area in St Giles Close and St Giles Avenue and in the 1960's prefabricated

dwellings were erected nearby in the Rookery Crescent Estate off Siviter Way.

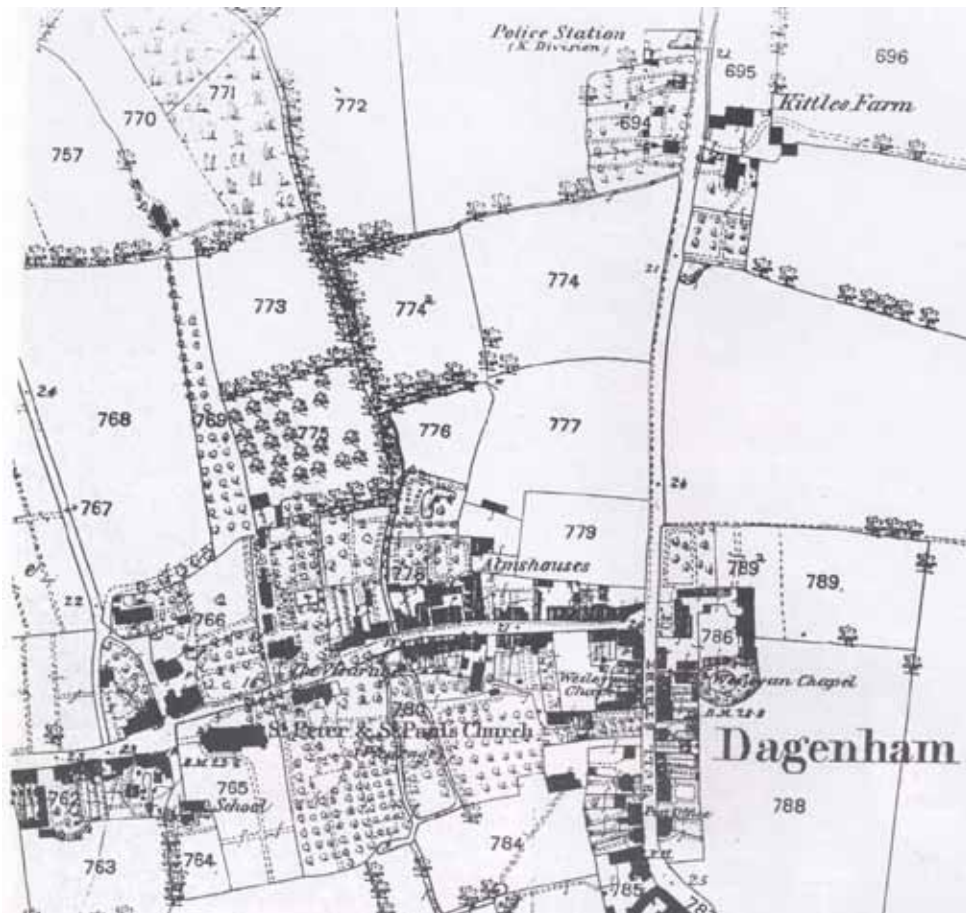
By far the most significant change however was the large-scale demolition of properties in the village to assist the comprehensive redevelopment of the area which led to the development of Ibscott Close. The 1972 phased development proposals included the creation of a more open space aspect to the church, two new shopping parades, three car parking areas, and new housing<sup>10</sup>. This effectively destroyed the historic integrity and structure of the village reducing it to a few key components.

A small terrace of new housing was developed within the conservation area opposite the church in Church Lane in the late 1990's. This housing has a large communal car parking area to the rear accessed off Church Street.

The Council, the Dagenham Village Partnership, and the British Legion implemented a number of environmental improvement works in 1999 using Single Regeneration Budget (SRB) bid funding. This included public realm, boundary, and shop front improvements, and the provision of facilities for children and young people in the local area. In addition the Millennium Green and War Memorial was established in the year 2000 on land adjacent to the Cross Keys and vital repairs were carried out to St Peter and Paul's Parish Church using lottery funding.

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<sup>10</sup> London Borough of Barking (1972) *Dagenham Village the Future* London: London Borough of Barking page 8)



Figures 6 and 7 the village was little changed by the coming of the railway as shown in the maps dated 1866 and 1887 (source: Clifford, T. (1992) *Buildings Past and Present* pages 16 and 19 respectively)



Figure 8 Dagenham Village in 1972 showing buildings along Crown Street that have since been demolished (source: London Borough of Barking (1972) *Dagenham Village the Future* London: London Borough of Barking page 7)

### **3.3 Archaeology**

The conservation area lies within an Area of Archaeological Significance reflecting the ancient settlements of the area where important archaeological remains relating to the areas development have been found.

## **4 Spatial Analysis**

### **4.1 Character and Interrelationship of Spaces**

The conservation area is relatively small and encompasses the main part of Crown Street within the core of the village and expands to include the main parts of the areas on either side of Crown Street. The church is at the centre of the conservation area and the predominant feature. The juxtaposition of the church, pub, and the vicarage indicates that this was the centre of the village at one time.

### **4.2 Key Views and Vistas**

The predominant views and vistas from within the conservation area tend to focus on the church, the tower of which can be seen from most angles within the conservation area. The main view into the conservation area is along Church Street looking towards the church. Other predominant views are of the Cross Keys pub and the church from the War Memorial. Glimpses of the pub and the church are available from the eastern end of Crown Street from the Ibscott Close direction.





Figure 9 view along Church Street to St Peter and St Paul's church (source: the writer)



Figure 10 view from the War Memorial towards the Cross Keys and the church (source: the writer)

## **5 Character Analysis**

### **5.1 Definition of Character Areas or Zones**

The conservation area is just one character area or zone. St Peter and St Paul's is located at the centre of the conservation area and the main feature and point of reference. Overall the conservation area lacks cohesion, an appropriate scale, and sense of enclosure that the village once had.

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

The village is predominantly residential and on the whole can be described as a quiet place. The main thoroughfare is via the church and the main activity associated with attending the church, families visiting graves or walking through the churchyard and going to the small number of local shops or the pub. The Wildlife Trust are at the churchyard on a regular basis to maintain it.

There is a one way system and traffic calming which tends to encourage drivers to go round the conservation area rather than through it. Access to Rainham Road South via Crown Street can only be made on foot. Exeter Road provides connections through to the housing areas to north of the village but is not used much. The presence of the District Line limits movement further north. The footbridge crossing the railway from Exeter Road provides a link to Pondfield Park.

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

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

- **Church of St Peter and St Paul**

The oldest remaining building in the village is the Church of St Peter and St Paul dating back to the early 13<sup>th</sup> Century. It has been modified many times since. In 1475 Dagenham Parish Church underwent its first major alteration, with the construction of a new aisle at the north-east end of the Church. It was partly rebuilt in a Strawberry Gothic style which makes it a distinctive feature in the village. The church contains some important artefacts. It is statutorily listed (Grade II\*) and is a positive contributor to the conservation area. Characters and features associated with the church are:

- Sir Richard Alibon – monument (by famous Dutch sculptor John Nost 1686-1729) Catholic Judge on the (Protestant) King's Bench, Alibon school, tried a former archbishop for treason and lost
- Thomas Bonham of Valence House – tomb in church, rogue – Bonham Rd
- Reverend Fanshawe – tomb, Old Dagenham National School, school teachers house next door to school

- Farmer William Ford – tomb, current William Ford Church of England Junior School founded later
  - Uphill – monument, standard bearer to 4 monarchs Dagenham, founder of the Uphill Charities.
  - Sir Thomas Urswick – tomb of Sir Thomas Urswick who was the recorder of London, MP for the City and Chief Baron of the Exchequer in the late 1400's and lived in the Manor House of Marks at Marks Gate
  - Elizabeth Fry - took tea at The Vicarage
  - James & Nathaniel Rogers descendants of translator of Matthews's Bible 1<sup>st</sup> Protestant martyr under Queen Mary buried at St. Paul's/ Westminster Abbey.
- Flags/ Old standards (Authority: Paul Bloomfield especially on 'The Old Contemptibles': War Museum)
  - Bell tower
    - Bells
    - Ringers
      - John Armstrong (St. Paul's/Westminster Abbey/ Royal occasions)
      - Paul Bloomfield (St. Paul's/ Westminster Abbey/ Royal occasions) (Authority on WW1 graves)<sup>11</sup>



Figure 11 the interior of St Peter and St Paul's (source: the writer)

The Old Churchyard is important because it is a designated nature reserve managed by the London Wildlife Trust and a winner in the Borough of the national Green Flag Award. More importantly, it also provides, through its

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<sup>11</sup> DONS lottery application form

geography and tombs, the only intact, social in-situ record of the diverse residents of the Old Village after much of it was demolished.

- The stone used for the tombs has fossilized oyster shells embedded in it. As well as the messages on the tombs and the diverse types of tomb provide a rich history of the strata of village life right through to (and beyond) the First World War.
- The churchyard associations include PC George Clark (a local pc murdered in 1846, subject of The Dagenham Murder a national prize winning book 2006); PC Terry Furnell (murder)
  - Archbishop of Canterbury Dr George Carey's parents
  - Childrens graves from a local barn fire
  - WW1 service graves
  - The 1<sup>st</sup> Dagenham Scout grave
  - The 1<sup>st</sup> Eastern Region railway fatality: William Bennet
- Bottle tombs (shaped to stop grave-robbers)
- Family table-top tombs and vaults
- West & Co funeral directors churchyard burial map
- List of all the tombstone inscriptions are at the local studies library at Valence House Museum. There is also a map to show where each tomb lies.

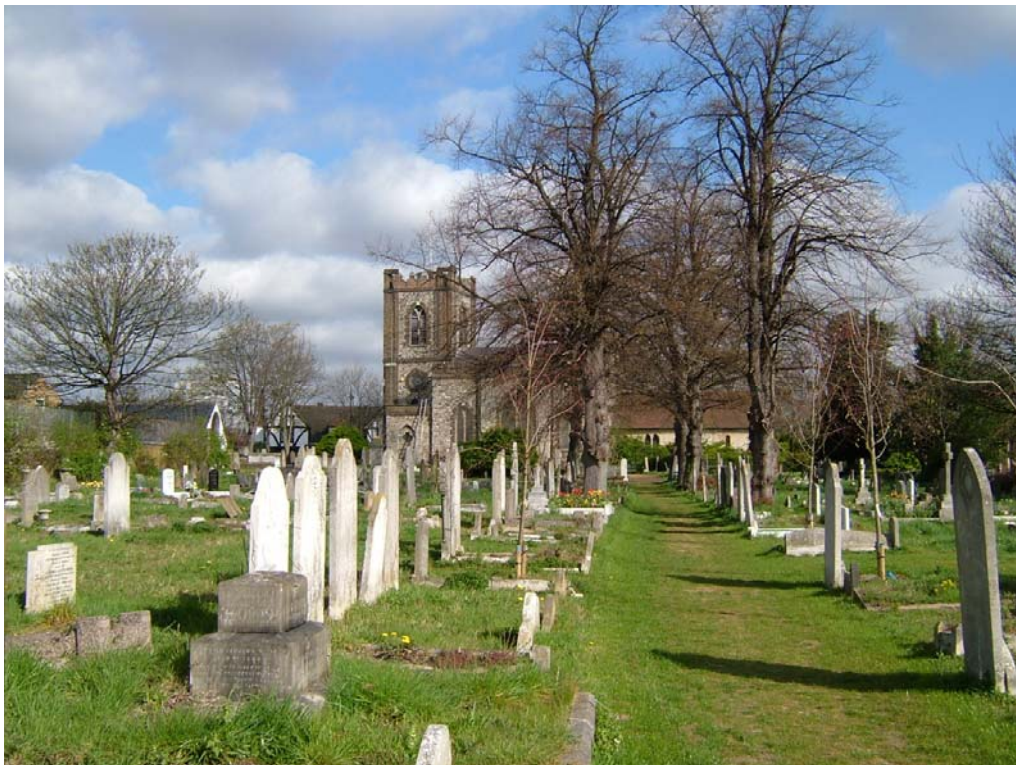


Figure 12 the churchyard is a nature reserve and provides a green backdrop for the church (source: the writer)



- The Vicarage

Next to the Cross Keys is The Vicarage a timber framed house of early 17<sup>th</sup> century origin with a substantial garden. The front of the house was rebuilt in 1665 as shown by the date on the porch. The Vicarage is located on Crown Street and is the only building left on that street from the original village. It is just to the east of the pub and is hidden behind high walls and mature trees. It has many later additions. The building is currently in private ownership. The Vicarage is statutorily listed (Grade II) and a positive contributor to the conservation area.



Figures 13 and 14 Bamfords drawing of the Vicarage circa 1895 and a view of the of the Vicarage today (source: LBBB Archives and the writer respectively)



- The Cross Keys Pub

The oldest secular (non-religious) building in the Borough is thought to be the Cross Key's pub located on Crown Street opposite the church. This was once a tannery house. It is a timber-framed hall house with gabled and formerly cross jettied cross wings, probably dating from about the 15<sup>th</sup> century. One of the rooms has 17<sup>th</sup> century panelling. It was owned by the Comyns family in 1670 who were prominent in Dagenham and Romford and became an inn the Queens Head in about 1700. It was called the Cross Keys about 1785. The name comes from the crossed keys, the symbol of the keys to heaven of St Peter to whom the Parish Church is dedicated<sup>12</sup>. The Millennium Green is adjacent to the pub and comprises of a central grass area defined by hedges, tree and shrub planting, decorative seating and lighting. The layout provides an appropriate setting for the War Memorial and historic buildings nearby. The Cross Keys pub is statutorily listed (Grade II) is a positive contributor to the conservation area.

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<sup>12</sup> British History Online <http://www.british-history.ac.uk/report.aspx?compid=42731>



Figure 15 the Cross Keys about 1900 and neighbouring buildings (source: Clifford, T. (1996) *Dagenham Pubs Past and Present* London: London Borough of Barking and Dagenham page 10



Figure 16 the Cross Keys public house today (source: the writer)

- Dagenham Old National School

The school is located adjacent to the church and abuts the churchyard wall. The Old National School is important because it was the first school in Dagenham. It was built in 1835 by a former vicar, the Revd Thomas Lewis Fanshawe, from the historically important Fanshawe family, whose portraits have been bequeathed to the local museum at Valence House, Dagenham. The Old National School was built in the face of competition from wealthy farmer and disgruntled parishioner, William Ford, who bequeathed a far greater sum to establish another school after his own death. Although the original William Ford school has since been demolished (as part of the 1970s clear up of the area), funds were provided for another one to be rebuilt in his name that is a church school to this day. The National School was described in the Dagenham Village Master Plan (1998/99) as *providing a significant contribution to the village landscape and as such warrants protection*<sup>13</sup>. It is a brick building which once had a thatched roof. There were two entrances presumably one for the boys and one for the girls. The school has been restored to enable its continued use as a community centre. This reinstates its position as an important building in the village. The Old School is locally listed and is a positive contributor to the conservation area.



Figure 17 the Dagenham Old National School has been restored

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<sup>13</sup> Dagenham Old National School lottery application form

- Petronne House

Petronne House is a different style of building probably dating from the 1930's, of stone and brown brick, with a mansard slate roof behind a brick parapet. It is occupied by a property maintenance company and has been sensitively refurbished with appropriate signage. It is located at the corner of Church Street and Church Lane and helps to define the beginning of the retail area. Petronne House is locally listed and a positive contributor to the conservation area.



Figure 18 view of Petronne House from Crown Street

#### 5.4 Unlisted Buildings

- Schoolmasters house

The schoolmasters house is a detached Victorian brick property. It was obviously very small when first constructed and because of this has been extended to the side and front. The porch though is disproportionately large and being painted a bright colour appears intrusive. The house can be described as a neutral contributor to the conservation area.

- Vicarage

The current vicarage is located adjacent to the Church Hall and is a late 20<sup>th</sup> century building of brick construction, fairly bland and devoid of character. It is of standard construction and can be described as a neutral contributor to the conservation area.

- Retail premises on Church Street

There are a number of retail premises on Church Street to the north side of the Road and Petronne House a former National Westminster Bank building to the south side. These premises were once part of a much more extensive and thriving retail and commercial centre but now seem to be struggling to survive. They are not part of the regeneration of shopping parades underway in the borough.

The premises on the northern side of Church Street are a mixture of shops including a general store, newsagents, and some vacant premises. The shops are in a two storey Victorian terrace and contribute to the setting of the conservation area being older style properties but could be improved to further enhance it.

- Residential properties on Church Lane.

There are two terraces of housing on Church Lane. These are quite different in architectural style. Directly opposite the Church a terrace of two storey houses was built in the 1990's and although there have been some efforts to create a cottage feel the yellow buff brick and modern use of materials detracts from the conservation area. There is car parking to the rear and disproportionally small front gardens which with poor boundary treatments which often attract windblown litter.

## **5.5 Local Details**

Many of the original details that would have been characteristic of the old village have gone, such as the weatherboard cottages depicted in the photographs, however the remaining buildings retain most of their features such as the decorative barge boards on The Vicarage, the shaped battlements on the church tower of Jacobean character, and the shape of the roof of the pub that portrays its original form.

## **5.6 Prevalent and Traditional Building Materials and the Public Realm**

The Church is predominantly built of stone. The Cross Keys and Vicarage are timber framed. The Old School and school house are built of London Stock Brick as are the Victorian shops and houses on Church Street. Some of the slate roofs have been replaced with tiles and surfaces rendered over. The 50s semi detached houses on Church Lane are also brick built. The more recent flats and houses on Church Street are built of buff and yellow brick.

The main public realm areas are the Millennium Green and the area in front of the church. It is paved in Tegula blocks which extend into the road surface and provide a link between this area and the Millennium Green. The use of mottled brown herringbone paviers, granite setts and kerbs, lighting columns and hedging, complement the colours and materials of the historic buildings. Whilst this is mostly car parking it does provide an appropriate



setting for the church. A number of other materials were used as part of SRB improvements include different types of surfacing, bollards, boundary treatments and lighting.

## **5.7 Contribution Made to Green Spaces and Biodiversity**

The main spaces are the Millennium Green and the churchyard. The trees at front of the churchyard frame the view of the front of the church. The trees in the pub garden, vicarage, and churchyard together create quite a green backdrop generally to Crown Street.

There are two main footpaths within the area one from the Ibscott Close Estate at the end of the Crown Street and the other to the east of the Church. There are no statutory footpaths crossing through the conservation area.

The grass verge along Church Street is planted with trees which contribute to the view towards the Church. There are a number of large grass verges adjacent to the roads immediately outside of the conservation area along Siviter Way and amenity space within Ibscott Close with some mature trees.

Dagenham Old Park is located about five hundred metres to the south of the conservation area and extends across Ballards Road to connect to the Eastbrookend Country Park and greenbelt beyond.

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

The demolition of most of the properties in the 1970s has been the most damaging factor. The developments that have built up since such as Ibscott Close have been constructed right to the boundary of the conservation area and encroach upon it. Many of the Victorian buildings have been altered with slate roofs replaced by tiles, windows changed, and brick surfaces rendered over.

## **5.9 General Condition**

The general condition can be described as variable. The church has had some repairs carried out on it and has been taken off the Heritage at Risk list. The churchyard is a pleasant place to visit being regularly maintained. The Vicarage though is in poor state and continues to be included the Heritage at Risk list. The list is maintained by English Heritage (EH) who request an update each year from Local Authorities for addition or deletions. EH aim for a year on year reduction of the number of items on the list focussing on the ones that are regarded as high risk. Listed Buildings and Heritage at Risk are the responsibility of the Local Authority and can insist on repairs being carried out to keep the building weatherproof by issuing Urgent Repairs Notices. Some may be eligible for grant aid. Some interest has been shown in the Vicarage as a result of it being on the at-risk list. The long term objective is to remove the Vicarage from the Heritage at Risk list when it is repaired and brought back into use. A scheme that is sensitive to

the character of the house and conservation area could enhance the area as a whole. Liaison with a developer to provide a suitable scheme may enable this to happen.

#### **5.10 Problems Pressures and Capacity for Change**

The main issue is the pace of change. There is pressure to develop in Dagenham also and inappropriate development that has already taken place around the village. The issue is how to prevent further encroachment.

#### **5.11 Community Involvement**

A targeted consultation was carried with a number of specific groups and organisations that have an interest in the historic environment. Meetings were held with stakeholders English Heritage, and expert groups from the LDF consultation data base such as the Dagenham Village Partnership and the DONS. The group was consulted on an earlier draft of the appraisal and the proposed management actions. The village is regarded by the local community as an important part of their area and a place to be looked after. The comments received have been considered and the appraisal amended where necessary. The purpose of the consultation was to involve people in the conservation area appraisal process, to develop the management proposals and help to secure the long term future of the conservation area.

#### **5.12 Summary of Issues**

The main issues are the earlier demolition of the village, protecting and enhancing the remaining heritage buildings especially those at risk, and preventing further encroachment. Any future development should enhance the conservation area.

## 6 Management Proposals

### 1. changes to conservation area boundary

As part of the appraisal process the existing conservation area boundary was inspected and it is considered the boundary should remain the same.

Action: the Council will review the boundary of the conservation area in five years time in accordance with Best Practice and guidance on the management of the historic environment (by April 2009).

### 2. loss of original architectural details

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

The appraisal identified that the following alterations pose a threat to the special character of the area:

- Loss of original timber windows and doors
- Alteration to window/door openings
- Painting of brickwork or application of render

Action: the Council will seek to consider the need for Article 4 directions to ensure that the special qualities of all locally Listed Buildings are protected (by April 2010).

### 3. setting, views and gateways

The setting of the conservation area is very important and development which impacts in a detrimental way upon the immediate setting and longer views into and from the conservation area will detract from its special character. The important views have been identified in the appraisal and are described in 3. Character Appraisal above.

There are two identifiable arrival points or gateways to the west, and south east of the conservation area. The western point is the junction of Heathway and Church Elm Lane, and the south eastern point is the junction of Ballards Road and Rainham Road South at the Bull Roundabout.

Action: the Council will seek to ensure that all development respects the setting of the conservation area and important views within, into and from the conservation area, as identified in the appraisal. The Council will seek to ensure that these remain protected from inappropriate forms of development and that due regard is paid to these views in the formulation of public realm works or enhancement schemes. Policy BP2 covers Conservation Areas and Listed Buildings, and BP3 Archaeology.

#### 4. shopfront design

The Dagenham Village Conservation Area contains a small number of shops. In some cases the shopfronts have been designed with little regard for the host building or the streetscene and detract from the historic character and appearance of the building and street.

Action: when considering the replacement of a shopfront, the following guidelines must normally be followed:

- New shopfronts should follow the traditional relationship of pilaster, fascia, moulded cornice above a stallriser, and glass window
- Shop signs should be located where the fascia is, not on other parts of the building, and retain the traditional size of the fascia
- Shutters should, where they are considered necessary, be incorporated into the design of the shopfront and be a grill rather than solid construction to allow light from the shop to help illuminate the street after hours
- The use of uPVC or other modern materials should be avoided

With regard to proposals for living over the shop where a shared access exists, its removal will be resisted. If required, a new or additional access will be sought by negotiation.

Occasionally, a simple modern shopfront may be more appropriate than a reproduction 19<sup>th</sup> century design. However, these should still follow the basic principles governing the historic relationship between the fascia, glazing, pilasters and stallriser, as well as the use of colour, materials, and signage.

#### 5. advertisement control

PPG15 recognises that all outdoor advertisements affect the appearance of the building or neighbourhood where they are displayed.

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

#### 6. building maintenance and repair

There is evidence of some neglect of routine maintenance and repair of some buildings especially above ground floor in the town centre generally and within the conservation area.

Action: the Council will seek to monitor the condition of all historic buildings and, through the Heritage at Risk Register, will report findings and advise action as necessary. Where the condition of a building gives cause for concern, appropriate steps will be sought to secure the future of the buildings, including the use of statutory powers. A Historic Building Repair Grant is available to assist owners of historic buildings with part of the cost of eligible repair work. The Council will encourage owners and occupiers of buildings on the statutory and local list to repair and maintain their buildings (April 2010).

### 7. design of new development

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

Action: the Council will use available policies to improve the quality of the built environment of the conservation area by ensuring that new development is responsive to its neighbourhood and site context.

Where a building or site has been identified as having a negative effect on the conservation area, the Council will seek to enhance that building or site by encouraging the owners or developer to enhance it (April 2010).

### 8. public realm

The design of the public realm should enhance and re-enforce the historic identity of the conservation area. The treatment of the public realm should aim to create better cohesiveness and reduce clutter in the village and conservation area. The treatment should enhance the setting of the historic buildings and special features. Links to the nearby open space should be enhanced.

Action: the Council will take a coordinated approach to implementing proposals to ensure elements such as surfacing, street lighting, furniture and highways are considered as part of the whole.

### 9. monitoring and review

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

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



## Appendices

### 1 Bibliography

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English Heritage (2006) *Guidance on Conservation Area Appraisals* London: English Heritage [http://www.english-heritage.org.uk/upload/pdf/Conservation\\_area\\_appraisals\\_20060320130154.pdf](http://www.english-heritage.org.uk/upload/pdf/Conservation_area_appraisals_20060320130154.pdf)

English Heritage (2006) *Guidance on Management of Conservation Areas* London: English Heritage [http://www.english-heritage.org.uk/upload/pdf/Management\\_of\\_Conservation\\_Areas\\_20060320130528.pdf](http://www.english-heritage.org.uk/upload/pdf/Management_of_Conservation_Areas_20060320130528.pdf)

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Howden, J. (1975) *A Brief History of Barking and Dagenham* London: London Borough of Barking and Dagenham

London Borough of Barking (1972) *Dagenham Village the Future* London: London Borough of Barking

Shawcross, J.P. (1904) *The History of Dagenham in the County of Essex* London: Skeffington and Son

Revd. Hanna, S. (2004) *A Taste of Dagenham Village, through the eyes of it's Church* (former Curate of Dagenham Parish Church) leaflet

London Borough of Barking and Dagenham *The London Borough of Barking Official Guide* 3<sup>rd</sup> Edition (undated but about 1972/3)

## 2 Sources of Further Information

DONS Heritage Lottery application form for the Old School

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

[http://www.opsi.gov.uk/acts/acts1990/Ukpga\\_19900009\\_en\\_1](http://www.opsi.gov.uk/acts/acts1990/Ukpga_19900009_en_1)

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

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

Government Circular 01/01: Arrangements for handling heritage applications-notifications and directions to the DCMS

<http://www.communities.gov.uk/publications/planningandbuilding/circulararrangements>

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

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

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

Archive Photo Gallery [www.barking-dagenham.gov.uk](http://www.barking-dagenham.gov.uk)

British History Online [www.british-history.ac.uk](http://www.british-history.ac.uk)

DONS Heritage Lottery application form

Heritage at Risk <http://www.helm.org.uk/server/show/nav.19627>

### 3 Listed Buildings, Locally Listed Buildings

(NB the descriptions for the local list and buildings are not definitive and do not describe every feature as they are only meant to be brief. The townscape merit buildings have now been incorporated into the local list)

Grade II\*

*Church of St Peter and St Paul, Crown Street, Dagenham*

Listed 28 June 1954.

Medieval origin, part re-built 1800. Nave of church and western tower a good example of Strawberry Hill Gothic built in 1800 to the designs of William Mason. Signed and dated over door. Rubble with brick dressings. Three stage tower of stock brick with angle piers, pointed belfry windows with stock brick rustifications. Oval porch set in pointed recess with quadrupled pillars. Shaped battlements of Jacobean character. Chancel C13 with north aisle of late C15 with fine monument with life size statues to Sir Richard Alibon 1688 and his wife. No old fittings in Nave save early C19 west gallery. Monument with brasses to Sir Thomas Urswycke of Marks Hall.

Grade II

*The Vicarage, Crown Street, Dagenham*

Listed 28 January 1980.

C17 – dated 1665. Two storeys rendered. Two gables and central 2 storey gabled porch. Bargeboards. Three modern windows and modern tiled roof. Eastern side has miscellaneous windows of different dates, irregularly placed. Two flat topped C18 sash bays. Gable to left C19 porch.

Grade II

*The Cross Keys Public House, Crown Street, Dagenham*

Listed 28 June 1954.

C15, timber framed hall house with gabled jettied cross wings. Two storeys, gable ends with exposed restored timber framing with leaded windows. Ground floor of whole of modern character with modern doors and windows, Old tile roof with central 3-light casement dormer with hipped roof. Panelled room inside C17<sup>14</sup>.

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<sup>14</sup> English Heritage Listed Buildings Online <http://lbonline.english-heritage.org.uk/Login.aspx>

## Locally Listed Buildings

There are 133 locally Listed Buildings in total in LBBB. There are 2 in the Dagenham Village Conservation Area:

- Office adjacent to Dagenham Parish Church, Church Street, Dagenham - Designated in 1995. Built in 1835 as a church school by the Revd. Thomas Lewis Fanshawe. He was a descendant of the famous Fanshawe family of the Manors of Barking and Parsloes. It is still in use as a parish office.
- Petronne House- probably dates from the 1930's, former bank, good corner building.

There are a further 2 locally Listed Buildings within the vicinity of Dagenham Village:

- 334, The Heathway, Dagenham- formerly Pettit's Farmhouse, rebuilt around 1870
- Nos 1-5 The Broadway, Dagenham-dates back before 1862

#### **4 Relevant Policies**

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



## **5 Initiatives/strategies/masterplans/studies**

Planning for the Future Dagenham Heathway Area Action Plan public Realm Study  
Library Feasibility Study draft October 2004 by Atis Real Weatheralis, Witherford  
Watson Mann Architects, J&L Gibbons, Ken Worpole, Hyder

Heritage Strategy LBBD 2003

## **6 Useful Addresses**

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

English Heritage,  
1 Waterhouse Square,  
138-142 Holborn,  
London EC1N 2ST.  
Tel. 0207 973 3000  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

The Essex Records Office  
Wharf Road,  
Chelmsford,  
Essex CM2 6YT.  
Tel. 01245 244644  
[www.essexcc.gov.uk](http://www.essexcc.gov.uk)

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Out of hours emergencies only  
Phone: 020 8594 8356  
Fax: 020 8227 3470  
E-mail: [3000direct@lbdd.gov.uk](mailto:3000direct@lbdd.gov.uk)  
Web: [www.barking-dagenham.gov.uk](http://www.barking-dagenham.gov.uk)

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