

7.0 MANAGEMENT PLAN

7.1 INTRODUCTION

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

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

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

7.2 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

7.2.1 RESTRICTIONS ON PERMITTED DEVELOPMENT

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

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

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

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

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

7.2.2 ARTICLE 4 DIRECTIONS

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

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

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

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

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

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

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

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

7.2.3 LOCAL DEVELOPMENT ORDERS

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

7.3 ADVICE ON CONSERVATION AND REPAIR

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

7.3.1 MAINTENANCE

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

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

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

7.3.2 REPAIR

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

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

⁰¹ Historic England, *Conservation Principles, Policies and Guidance* (April 2008)

⁰² Ibid

The following should be considered when planning repair works:

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

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

7.4 ADVICE ON DESIGN AND NEW DEVELOPMENT

7.4.1 DEMOLITION, ALTERATION AND EXTENSION

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

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

Demolition or Removal

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

Alteration

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

Extension

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

7.4.2 NEW DEVELOPMENT

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

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

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

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

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

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

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

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

7.4.3 ARCHAEOLOGY

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

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

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

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

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

7.4.4 SHOPFRONTS

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

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

Shopfront Design

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

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

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

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

Shopfront Design - Key Points

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

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

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

Components of a Traditional Shopfront



Single shopfront



Double shopfront

Advertising and Signage

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

Canopies

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

Security Features

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

7.4.5 WINDOWS, DOOR AND DRAINAGE GOODS

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

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

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

7.5.6 AERIALS, SATELLITE DISHES AND SOLAR PANELS

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

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

7.4.7 REMOVAL OF DETRACTING FEATURES

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

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

7.4.8 OPEN SPACES, PUBLIC REALM AND STREET FURNITURE

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

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

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

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

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

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

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

7.5 FUTURE REVIEW OF CAA AND CONSERVATION AREA BOUNDARY

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

7.6 RECOMMENDATIONS

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

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

MANAGING CHANGE

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

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

PRESERVING AND ENHANCING THE CONDITION AND APPEARANCE OF THE CONSERVATION AREA

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

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

MONITORING AND REVIEW

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

FURTHER INFORMATION AND SOURCES

GLOSSARY

ARCHITRAVE Moulded surround to an opening or recess.

In classical architecture the lowest part of the entablature.

ASHLAR Masonry of smooth squared stones in regular courses.

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

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

CASTELLATED Decorated with battlements.

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

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

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

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

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

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

GLAZING BARS Bars dividing window sashes into smaller parts.

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

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

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

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

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

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

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

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

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

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

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

FURTHER INFORMATION AND SOURCES

BIBLIOGRAPHY

Abbey and Barking Town Centre Conservation Area Appraisal, 2009

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

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

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

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

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

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

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

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

FURTHER INFORMATION

NATIONAL PLANNING POLICY AND GUIDANCE

Planning (Listed Buildings and Conservation Areas) Act 1990 National Planning Policy Framework (2019): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

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

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

LOCAL PLANNING POLICY

Barking and Dagenham Core Strategy (DPD) (2010)

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

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

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

HISTORIC ENGLAND GUIDANCE

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

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

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

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

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

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

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



FURTHER INFORMATION AND SOURCES

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

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

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

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

OTHER GUIDANCE

Oxford Character Assessment Toolkit:

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

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