

## Planning Committee Report

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### London Thames Gateway Development Corporation

#### London Borough of Barking and Dagenham Conservation Area Appraisals and local list of buildings of special architectural or historic interest in the London Borough of Barking and Dagenham: Consultation Response

##### Report of the Director of Planning

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#### 1. Introduction

- 1.1 The Development Corporation has been consulted by London Borough of Barking and Dagenham on two draft conservation area appraisals and updates to the local list of buildings of special architectural or historic interest. The Conservation Area appraisals are the Abbey and Barking Town Centre Conservation Area Appraisal and the Abbey Road Riverside Conservation Area Appraisal. The documents are available to review through the following link. <http://www.lbbd.gov.uk/8-leisure-envir/planning/urban-design/conservation-areas.html>

#### 2 Abbey and Barking Town Centre

##### 2.1 Background and considerations

- 2.1.1 It is proposed to increase the area covered by this conservation area. The Conservation Area was originally designated in 1975, as the Barking Abbey Grounds and Town Quay Conservation Area. It was extended and renamed the Abbey and Barking Town Centre Conservation Area in 1992. The existing boundary is tightly drawn. It is proposed to extend the area to include the wider setting of the conservation area and encompass all the buildings of historic and architectural interest that also logically read as part of the commercial character and appearance of Barking Town Centre. A map, copied from the appraisal, showing the existing and proposed boundary, is attached at Appendix 1.
- 2.1.2 Officers consider that the proposed extension, in the main makes sense and support the extension, particularly the extension to include the town hall and theatre. Officers note that the whole of East Street is proposed to be included within the conservation area, and that this does include some poor quality buildings. However, the appraisal does state that some of these buildings are neutral and redevelopment could enhance the Conservation Area,

and it is considered that the extension to include East Street should therefore be supported..

- 2.1.3 However, there is one area where officers consider that the proposed boundary has been extended to include a number of buildings that significantly detract from the area's special interest and thus do not merit inclusion within the conservation area. Officers have sought specialist heritage advice on this element of the proposal to extend the Conservation Area, as it has particular implications for what is likely to be promoted through the Barking Interchange Masterplan SPD. The heritage report is attached as background information at Appendix 2 to this committee report.
- 2.1.4 The area of concern comprises 1-27 Station Parade (north side) and the north east side of Linton Road, which includes the Barking Baptist Tabernacle, 26 Linton Road, Crown House and the Barking Tap Public House.
- 2.1.5 In relation to 1-27 Station Parade, the architectural quality and historic interest of the buildings that comprise this terrace varies significantly, but generally all of the ground floor commercial units have over-large advertisements and poor quality shop fronts that detract from their character. Most of these buildings have also been unsympathetically altered.
- 2.1.6 The Conservation Area appraisal identifies the Barking Tap Public House (No 2 Linton Road) as an attractive Victorian pub with some original features. The appraisal states that this is all that remains of the Barking Brewery which was one of the traditional industries in the town and the existing building has been locally listed because of this association. The heritage report carried out for the Development Corporation indicates that although the Council has dated the building as being constructed in 1894, this is some 20 years too early. Ordnance survey plans of 1897 and 1915 show that the site of the public house was open land at the front of Glenny's Brewery until after 1915. Officers consider that as an early 20<sup>th</sup> century Arts and Crafts public house, 'The Brewery Tap' does not display the construction quality and rich detailing normally expected of this style of architecture. Alterations have also devalued its interest. Officers therefore consider that the public house should not be identified as a locally listed building within the conservation area appraisal, or on the list of buildings of local historic or architectural interest.
- 2.1.7 The proposed conservation area boundary also includes 'Crown House' on Linton Road. Officers also consider that this 15 storey office buildings constructed in the 1960s should not be included within the conservation area since it seriously harms the area's character due to its scale and appearance.
- 2.1.8 Also included within the proposed conservation area is No. 26 Linton Road, a two storey domestic building constructed between 1897-1915. While it is the only remaining house along the eastern

end of Linton Road, this rarity value has been diminished by the unsympathetic alterations that have been carried out to this property. Officers therefore consider that it should not be included within the proposed Conservation Area.

- 2.1.9 The Barking Baptist Tabernacle, adjacent to No 26 Linton Road, and marking the north-western extent of the proposed conservation area, was constructed in 1893. Heritage advice to the Development Corporation is that the Baptist Tabernacle is the most important building within any of the proposed extensions to the Conservation Area. Along with the contemporary Magistrates Court in East Street, it is an extremely rare piece of historic architecture in Barking which was never favoured with such set pieces of landmark architecture. Its bold Renaissance style façade in the form of a large segmental pediment with a raised pedimented centre piece and three subsidiary pedimented entrances, produces a remarkable frontage to the street. Its state of preservation with the early interior fittings, may warrant its inclusion on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. It has been identified by the Borough as being a locally listed building. Officers support this designation, and would also support a case being made for its statutory listing.
- 2.1.10 Officers consider that this option should be pursued for its preservation rather than its inclusion within an extension to the Conservation Area. This historic building is somewhat isolated from the other buildings of interest in the town centre and to include it would involve taking in buildings that significantly detract from the quality of the area; notably 'Crown House'.
- 2.1.11 The section above has explained, through an assessment of the architectural and historic interest of the buildings, why officers consider that the Conservation Area should not be extended to include Nos.1-27 Station Parade and the north-east side of Linton Road, from the Barking Tap Public House to the Barking Baptist Tabernacle.
- 2.1.12 It is also worth noting that officers consider that there are reasons for the proper planning of the area that would support the demolition of some of the buildings discussed.
- 2.1.13 Emerging ideas from the Barking Interchange Masterplan SPD that the Development Corporation is funding and bringing forward with the London Borough of Barking and Dagenham, indicates that it would be beneficial to bring forward a comprehensive development including Nos.1-27 Station Parade, Nos. 2-26 Linton Road, including 'Crown House' and 'Cambridge House' on Cambridge Road, and the car parks surrounding the Barking Baptist Tabernacle. Such a comprehensive development would include the following benefits:

- a) Improving the setting of the Barking Baptist Tabernacle through masking the rather utilitarian side and rear elevations of the chapel, thus re-establishing the enclosed setting of the chapel, and the redevelopment of 'Crown House' which has seriously harmed the chapel's setting;
- b) Providing larger retail floorplates as part of the redevelopment that would help provide more space for anchor retail units in the town centre, improving its vitality and viability;
- c) The replacement of the terrace at Nos. 1-27 Station Parade with a high quality design which would significantly enhance this entrance to Barking town centre. Such a scheme could take the opportunity to address the corner of Linton Road and Station Parade with a curved façade similar to that of the three buildings that front on to the three other sides of this important junction.
- d) Recessing the building line of Nos.1-27 Station Parade back as part of the redevelopment to enable more space for public realm improvements, including a potential bus interchange, and opening up views of the listed Barking Station for heritage reasons and to improve wayfinding.

2.1.14 If the London Borough of Barking and Dagenham consider, after analysis of consultation responses to the appraisal, to extend the conservation area as proposed, reference to the objectives above should be made in section 5.11 or elsewhere in the statement, so that there is some guidance about what issues would be considered when assessing any application for the demolition of buildings in the extended conservation area.

## **2.2 General comments**

- 2.2.1 There are some inconsistencies within the document that should be corrected. These include:
- 2.2.2 Inconsistencies between the list of locally listed buildings on page 6 and 7, page 66 and the table pages 46-52
- 2.2.3 Inconsistencies between the boundary proposed as shown on the map on page 11 and the schedule of properties to include in the Conservation Area pages 71 - 75. e.g. 'Crown House' and No. 26 Linton Road are not included on the list, but are on the map. It should be confirmed which is correct.
- 2.2.4 The maps included within the draft Conservation Area appraisal is of a very poor quality and difficult to interpret.

## **3 Abbey Road Riverside**

- 3.1 This conservation area covers a small area adjacent to the River Roding, and includes the Malthouse and Granary buildings that are owned by the Development Corporation. The Development Corporation as local planning authority is currently considering a planning application for development of a new mixed use creative industries quarter and public

transport/pedestrian/cycle bridge over the River Roding which covers the whole of this conservation area. Should planning permission and necessary conservation area consents be granted and development implemented, the appraisal will very rapidly be out of date.

- 3.2 It is therefore recommended that no comments are made by the Development Corporation in respect of consultation on this document.

#### **4 Comments on the Consultation Draft Local List of Buildings of Special Architectural or Historic Interest**

- 4.1 Officers have not considered the merits of all of buildings on this list, as many are outside the Development Corporation's area.
- 4.2 It is recommended that the Development Corporation object to the inclusion of the Barking Tap Public House, 2 Linton Road on this list as it has been incorrectly identified as being constructed in 1894 rather than in the 1920s, and as an early 20<sup>th</sup> century Arts and Crafts public house, 'The Brewery Tap' does not display the construction quality and rich detailing normally expected of this style of architecture. Alterations have also devalued its interest. It is recommended that no further comments are made in respect of the Draft Local List.

#### **5 Recommendation**

- 5.1 That a letter is sent to London Borough of Barking and Dagenham, which incorporates any further comments the planning committee wish to make and the points set out below as the LTGDC response to consultation on the documents:

##### **5.2 Abbey and Barking Town Centre Conservation Area Appraisal**

- 5.2.1 Express support for the conservation area extension to include the town hall and theatre; express support for the conservation area extension to include East Street.
- 5.2.2 Support a case for statutory listing of the Barking Baptist Tabernacle.
- 5.2.3 Do not support the extension of the Conservation Area to cover 1-27 Station Parade and the north east side of Linton Road from the Barking Tap Public House to Barking Baptist Tabernacle for the reasons set out in this report.
- 5.2.4 If the London Borough of Barking and Dagenham consider, after analysis of consultation responses to the appraisal, to extend the conservation area to include 1-27 Station Parade and the north east side of Linton Road from the Barking Tap Public House to Barking Baptist Tabernacle, to request that reference to objectives a-d at 2.1.13 above are made in section 5.11 or elsewhere in the statement, so that there is some guidance about what issues that would be considered when assessing any application for the demolition of buildings in the extended conservation area.
- 5.2.5 Highlight inconsistencies between the list of locally listed buildings on page 6 and 7, page 66 and the table pages 46-52.

- 5.2.6 Highlight inconsistencies between the boundary proposed as shown on the map on page 11 and the schedule of properties to include in the Conservation Area pages 71 - 75. e.g. 'Crown House' and No. 26 Linton Road are not included on the list, but are on the map. It should be confirmed which is correct.
- 5.2.7 The maps included within the draft Conservation Area appraisal is of a very poor quality and difficult to interpret.

### **5.3 Abbey Road Riverside Conservation Area Appraisal**

- 5.3.1 No comments.

### **5.4 Draft Local List of Buildings of Special Architectural or Historic Interest**

- 5.4.1 Object to the inclusion of the Barking Tap Public House, 2 Linton Road on this list as it has been incorrectly identified as being constructed in 1894 rather than in the 1920s, and as an early 20th century Arts and Crafts public house, 'The Brewery Tap' does not display the construction quality and rich detailing normally expected of this style of architecture. Alterations have also devalued its interest.

## **Appendix 1 Map of existing and proposed Abbey and Barking Town Centre Conservation Area**

## **Appendix 2 Heritage Report and Appendices**

**Date:** 02 March 2009