

About the site

Currently the site of an ageing 80's shopping centre, the site was previously used as the grounds of Barking Football Club, however, its name comes from its historic use as common agricultural land associated with the Vicarage. The site was once part of Barking's market gardening industry.

Over the last decade Barking town centre has undergone substantial change. A number of new developments have come forward such as Barking Central, 360 Barking and Crown House which have contributed to the Borough's Growth Strategy.

Located in the heart of the town centre, Vicarage Field will help shape Barking's long-term future.



Current Vicarage Field Shopping Centre

This 1860 map shows that the site was a Glebe.

Glebe Definition:
- a piece of land serving as part of a clergyman's benefice and providing income

Vicarage Field used to be a football club

Emerging Barking Town Centre

Recent and future developments

- 1 Barking Central/Lemonade Building
- 2 Abbeville Apartments
- 3 360 Barking
- 4 Crown House
- 5 Williams Street Quarter
- 6 Foyer

Barking Conservation

- Conservation Area
- Grade I Listed
- Grade II Listed
- Locally Listed

- 1 St Margaret's Church (Grade I)
- 2 Magistrates Court (Grade II)
- 3 East Street (Locally)
- 4 Barking Town Hall (Locally)
- 5 Barking Station (Grade II)
- 6 Cosco House (Grade II)

Barking Conservation

- Conservation Area
- Grade I Listed
- Grade II Listed
- Locally Listed

- 1 St Margaret's Church (Grade I)
- 2 Magistrates Court (Grade II)
- 3 East Street (Locally)
- 4 Barking Town Hall (Locally)
- 5 Barking Station (Grade II)
- 6 Cosco House (Grade II)

Barking Conservation

- Conservation Area
- Grade I Listed
- Grade II Listed
- Locally Listed

- 1 St Margaret's Church (Grade I)
- 2 Magistrates Court (Grade II)
- 3 East Street (Locally)
- 4 Barking Town Hall (Locally)
- 5 Barking Station (Grade II)
- 6 Cosco House (Grade II)



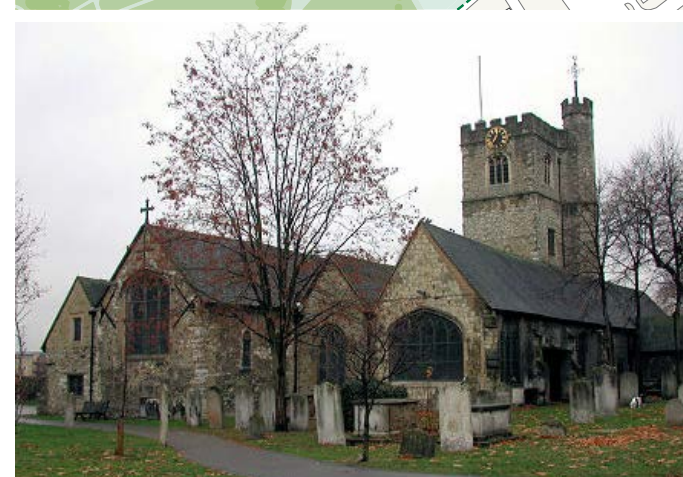
Barking Central



360 Barking



Crown House



Abbey Green

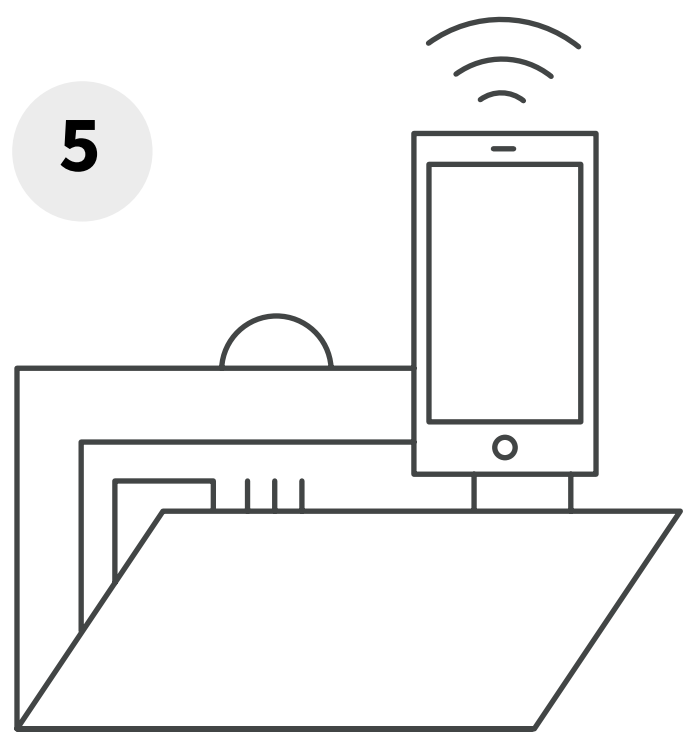


Barking Station



Cosco House

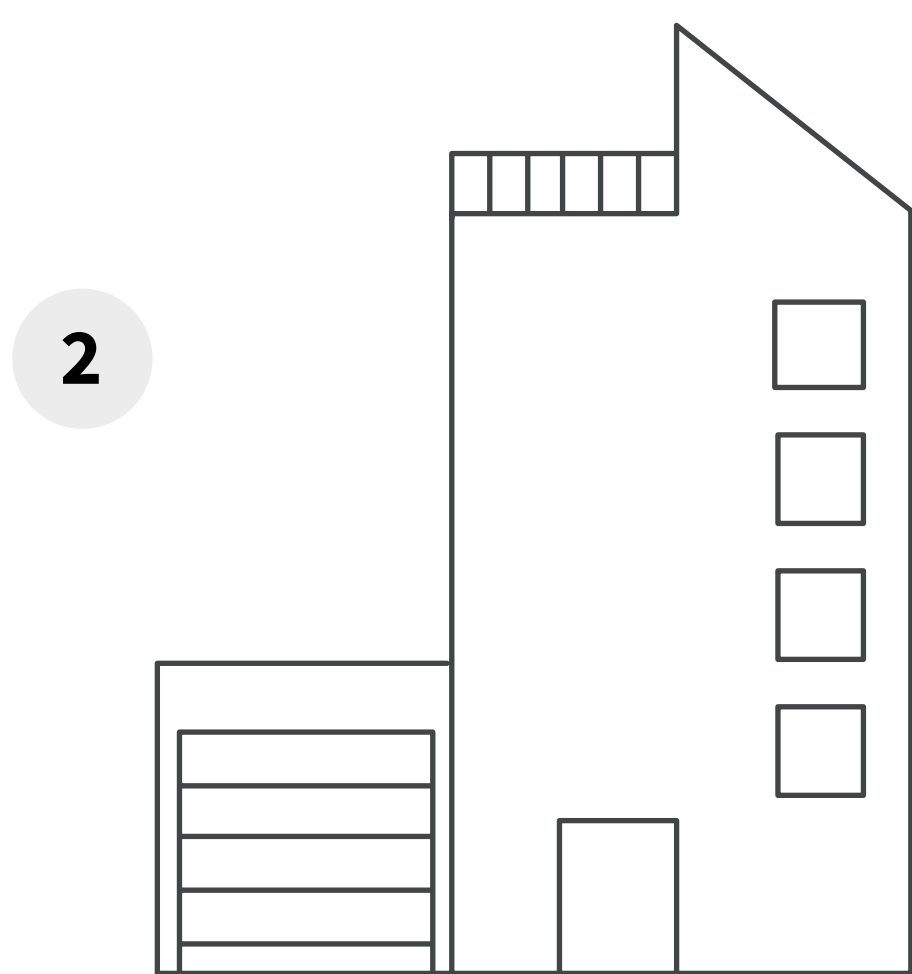
The Borough's Vision



5

Education & Enterprise

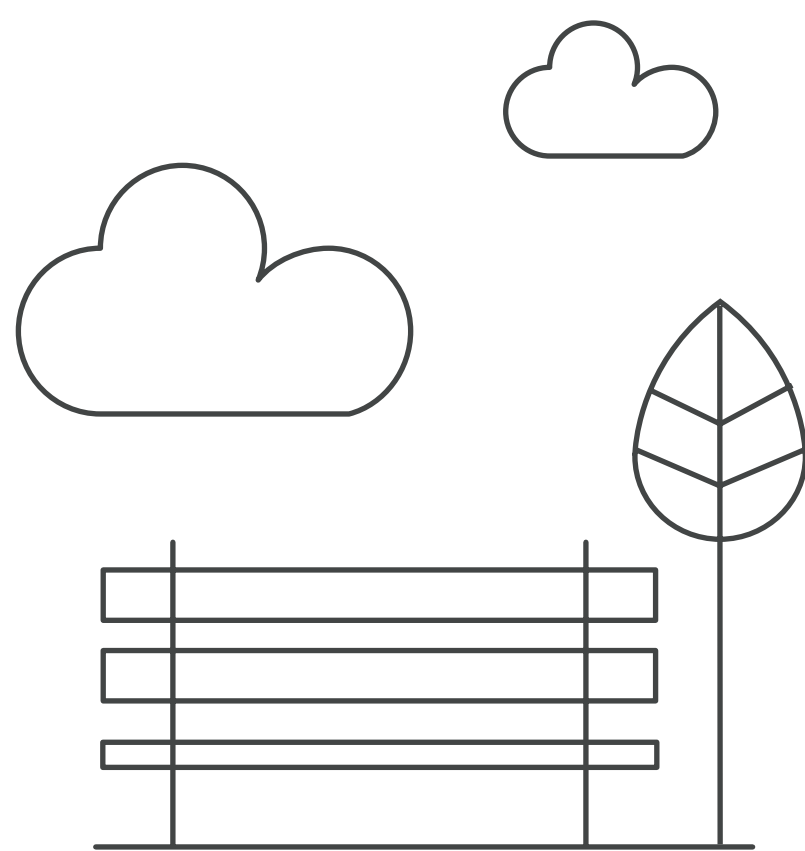
- Improving education facilities by investing in new schools;
- Delivering a new one-form entry primary school;
- Support accessibility to school places to ensure children are well-educated.



2

Better housing

- Supporting Barking's Housing Zone designation;
- Encourage new jobs with the increased spending power through the provision of new homes;
- Improve the borough's perception by encouraging aspirational communities to come to Barking.

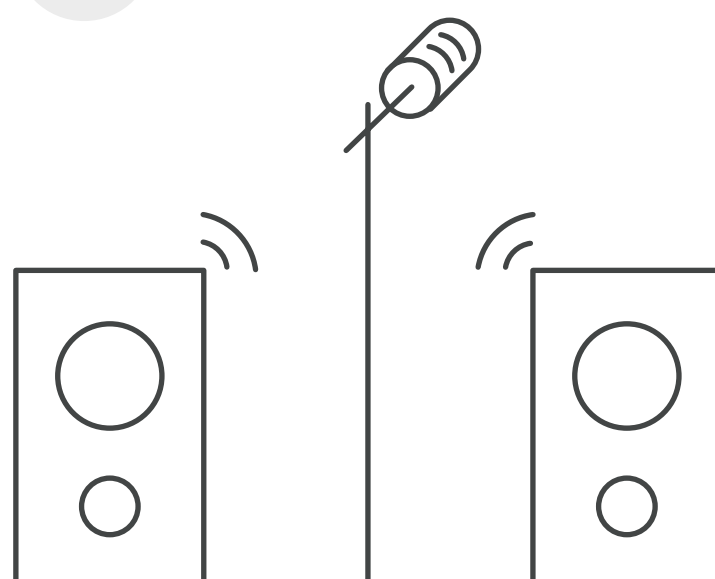


4

Accessible Public Spaces

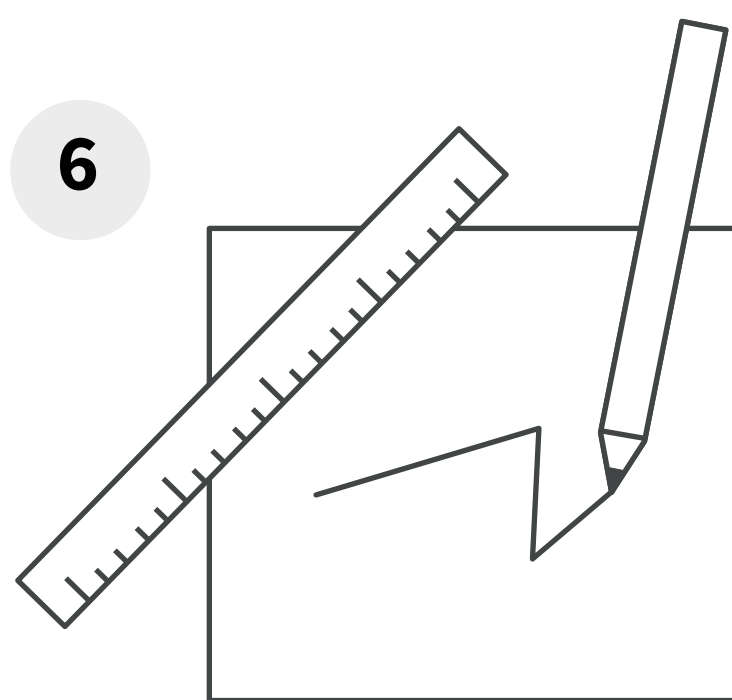
- Creating quality green spaces around the shopping core;
- Encourage civic pride by creating vibrant environment with places to sit and enjoy;
- Promoting welcoming and safe public spaces.

3



Leisure & Cultural destination

- Integrating leisure with retail;
- New music venue and 6-screen cinema;
- Opportunities for creative entrepreneurs to utilise cultural space.

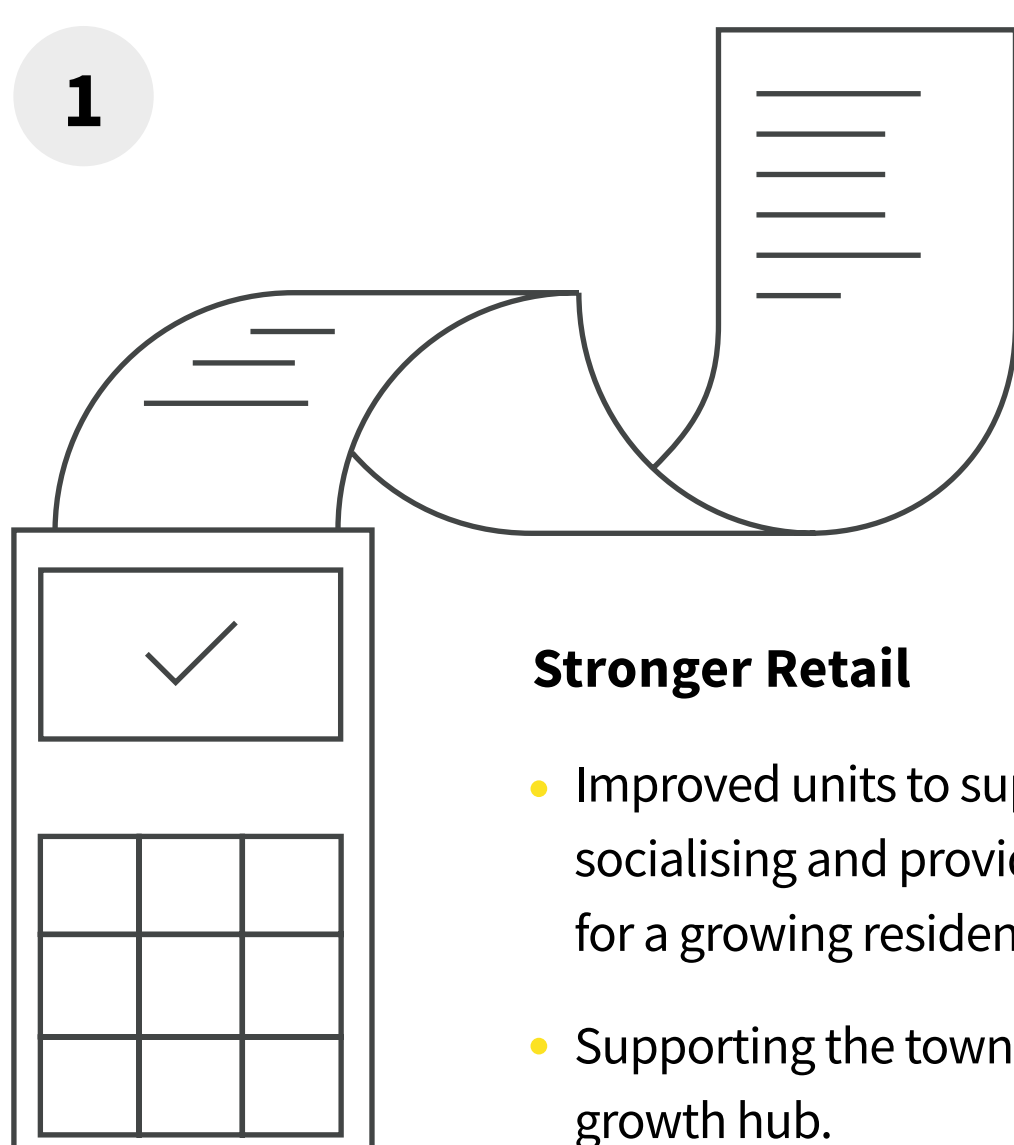


6

High Quality Design

- A corner-stone for Barking and Dagenham's wider regeneration;
- Supporting the delivery of high quality residential developments.

1



Stronger Retail

- Improved units to support dwell time, socialising and provide convenient shopping for a growing resident population.
- Supporting the town centre's position as a growth hub.

Barking & Dagenham Growth Commission

The London Borough of Barking & Dagenham asked the Growth Commission – an independent panel of experts – to review the Council's ambition to be London's growth opportunity and to recommend how to maximise the contribution of the Borough and its people to the London economy. In a 2016 report, the Growth Commission identified Barking town centre as a key location of priority for development and investment.

Below are some of the Commission's suggested goals for 2035 for the Council:

- Create a new city district in Barking town centre with the variety and interests of London's best centres;
- Develop a destination attraction for London with national and international visitors;
- Build 35,000 new homes and create 10,000 new jobs.

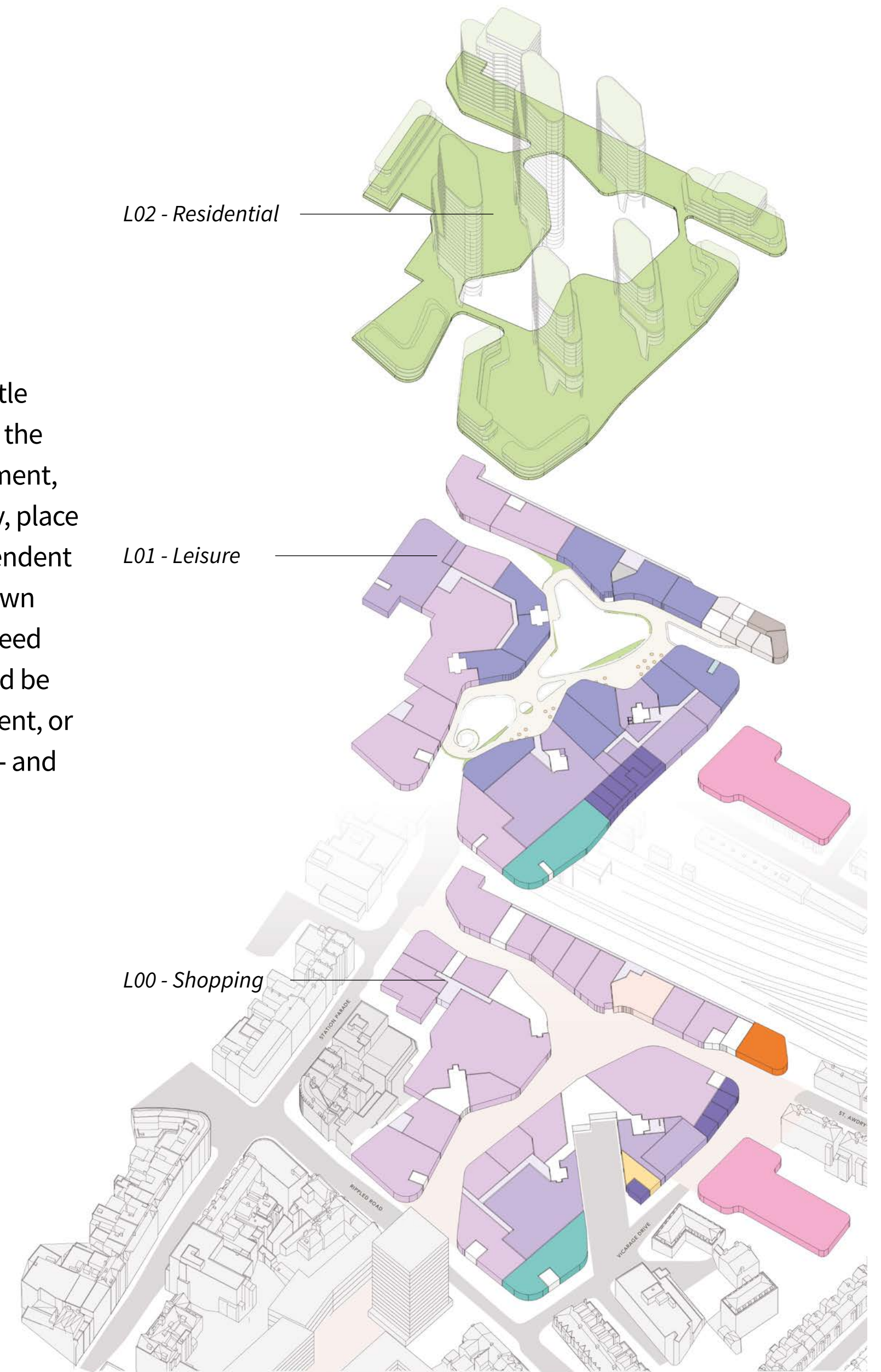
The Approved Masterplan

A comprehensive development masterplan received outline planning consent in 2017.

The development transforms Vicarage Field into a new residential and commercial destination for east London, providing many new facilities and benefits for local people including;

- Up to 855 new homes;
- An 150-room hotel;
- Replacement retail and restaurant space for emerging new business models;
- A multi-screen cinema and new music venue;
- Enterprise workspace for small and start-up businesses;
- A new healthcare facility;
- A three-form entry primary school;
- Extensive high quality public realm and green space;

Benson Elliot and development managers Londonewcastle will deliver a scheme of exemplar quality which supports the Council's bold vision for growing prosperity and employment, through stimulating housing delivery, commercial vitality, place making and arts and culture. In responding to the independent Growth Commission's recommendations, the Council's own Ambition 2020 programme pulls no punches about the need for change; "The Borough is not where it could and should be in areas such as employment, skills, educational attainment, or health. Our performance is well below London averages – and residents tell us they have higher expectations."



Layering of uses to create a vibrant mixed use development

KEY	
■	Retail
■	Restaurants
■	Leisure
■	Enterprise
■	Clinic
■	Bike Hub
■	School
■	Residential Amenity level



Illustrative visual coming from St. Awdry's Road into the central open space Vicarage Square



Illustrative visual of residential amenity space



Illustrative visual of skyline looking from across the railway



Illustrative visual down Vicarage Drive looking North

Consultation



Public exhibition in the current Vicarage Field Shopping Centre



Masterplan Consultation stats:

9 events including meetings, exhibitions, roadshows and presentations

6 weeks of pop-up activities

Nearly 1,300 people engaged with us

243 people provided feedback

74% supported the proposals

The First Phase of Development

Phase 1 - Reserved Matters Application

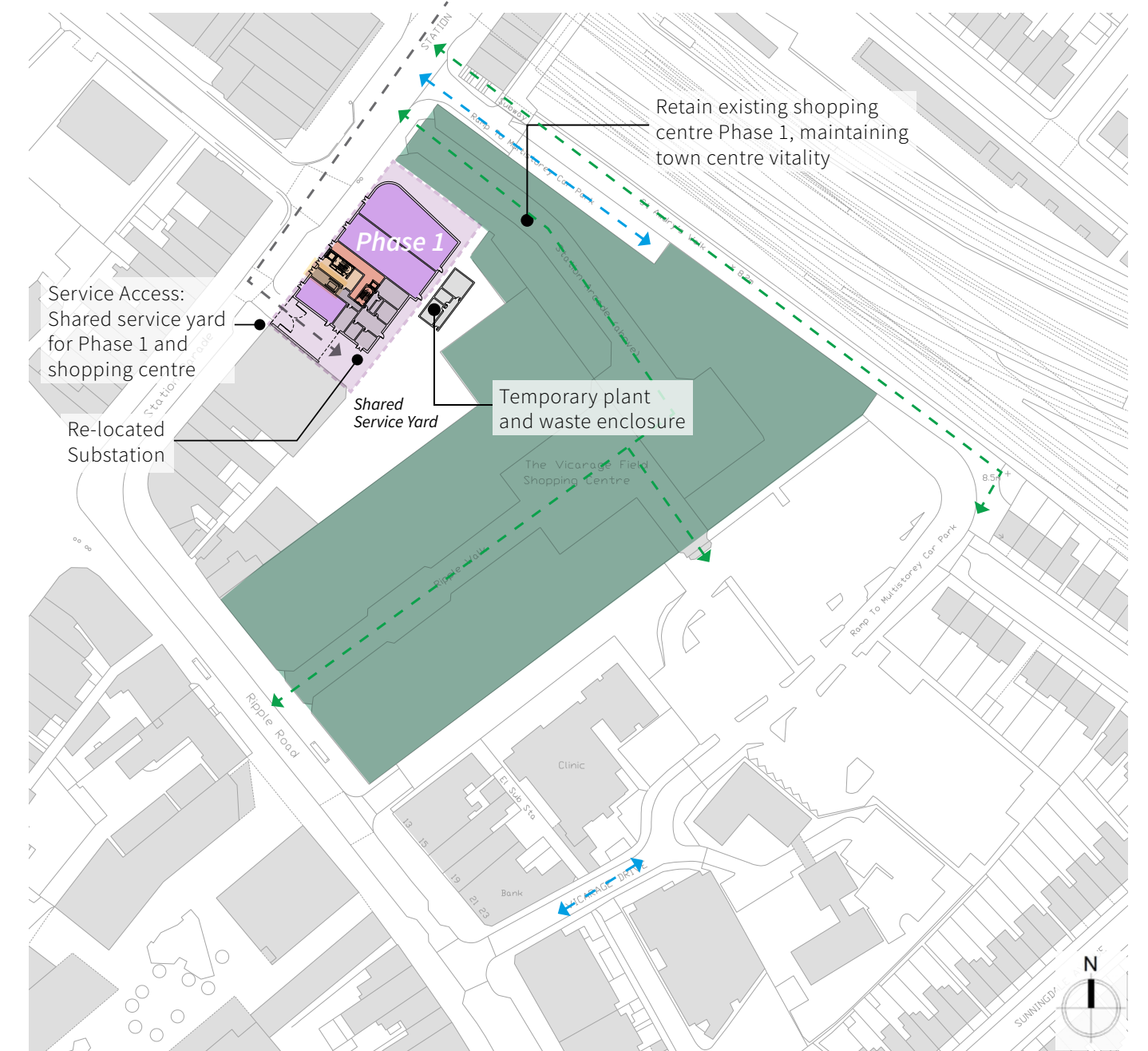
In 2017 we gained planning permission for the approved masterplan which meant we could start planning to take things forward and delivering the project.

The planning permission envisaged building the scheme in phases - this makes sense from a construction and local impact point of view. We're delighted to say that we are now getting close to the first phase of construction.

Building B4 will comprise of retail units on the ground floor, space for a gym and 26 new homes including larger 3 bedroom and duplex apartments suitable for families.

Since outline planning approval, we have been working with Barking & Dagenham on our energy strategy for the site, as well as considering the short-term vitality of the town centre during construction, and a long-term placemaking strategy that will benefit not only Vicarage Field but Barking as a whole.

Now, we are ready to implement the Reserved Matters process across the project, starting with the proposed first phase, Building B4, which encompasses part of the shopping centre and 24-36 Station Parade. The new Vicarage Field's journey is ready to begin.



Phase 1 : Shopping Centre Remains Open

Location of Phase 1



Illustrative view from Station Parade



Klencke, Netherlands by NL Architects



Klencke, Netherlands by NL Architects

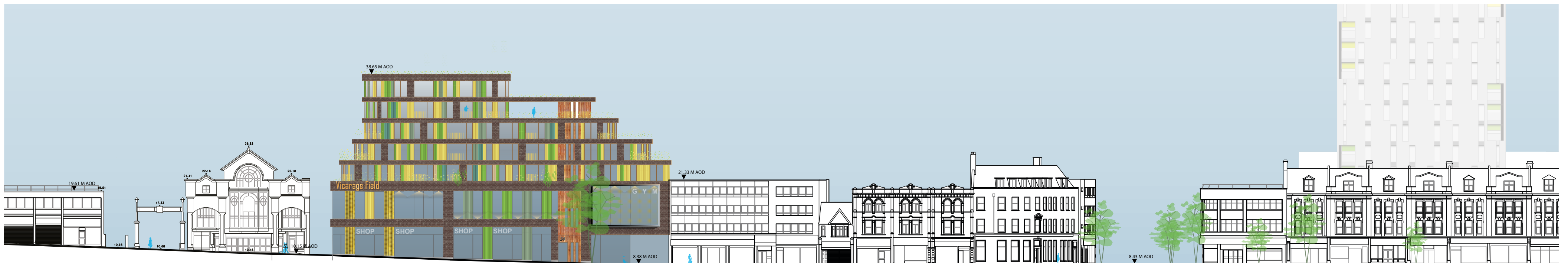


46 Social Houses, Seville by Gabriel Verd Architects



Lunds District Court, by FOJAB

Appearance & Inspiration

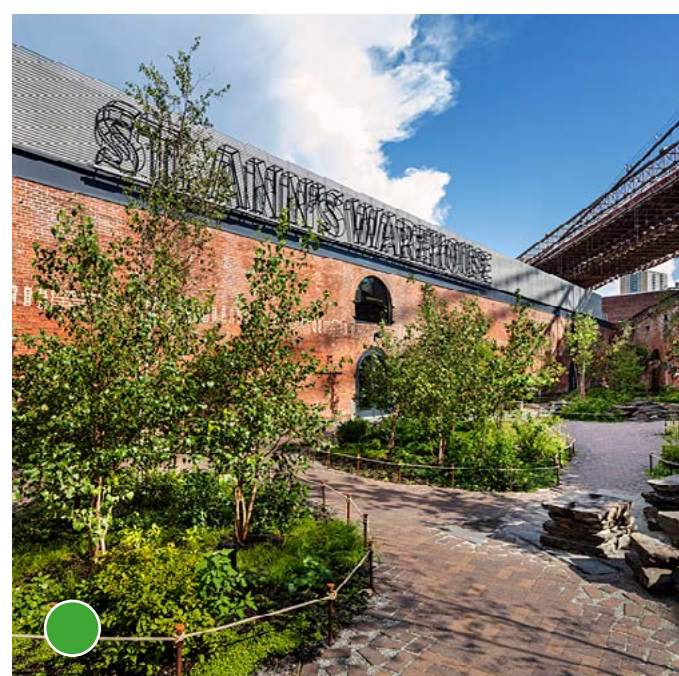


Illustrative Station Parade Elevation - Phase 1

The Field



Social Space



Planted Space



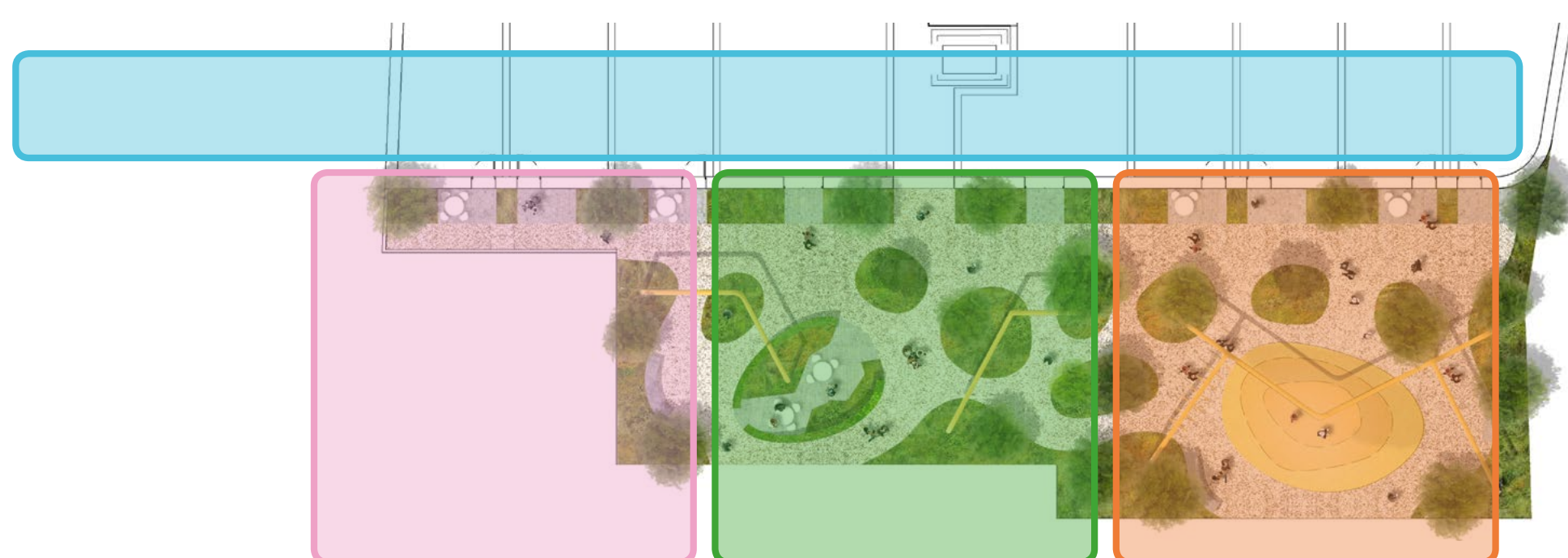
Play Space



Duplex Front Gardens



Illustrative sketch showing relationship of homes with the Field



Field level character areas



Roof plan showing stepped landscape towards the Field

Thank You & Next Steps



Thank you for viewing the plans.

Please do let us know if you have any feedback or questions. We will be submitting a reserved matters application to the London Borough of Barking & Dagenham later this summer.

Please feed all comments back to us by 31st July.

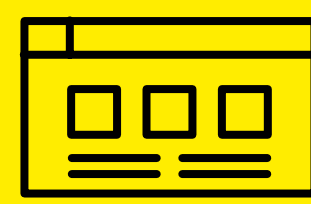
There are lots of ways to get in touch:

- Fill out a comment card and either leave it with a team member or send it back in a pre-stamped envelope at a later date;
- Send your comments to our dedicated email address newvicaragefield@londoncommunication.co.uk;
- Call our Freephone number on 0800 307 7582;

You can also view the boards and all of our previous consultation material online on our website:
www.newvicaragefield.co.uk

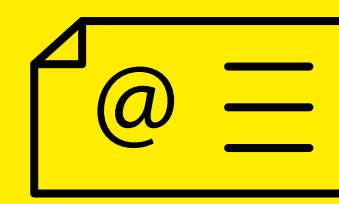


Vicarage Field: View From Station Parade



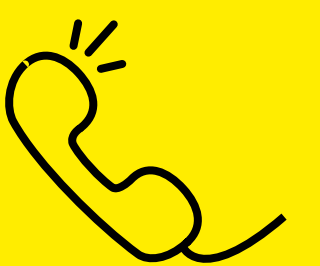
Visit our website

www.newvicaragefield.co.uk



Email us at:

newvicaragefield@londoncommunication.co.uk



Call us on:

0800 307 7582



Vicarage Field, Barking