# Index

<table>
<thead>
<tr>
<th>Introduction</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Policy Framework</td>
<td>2</td>
</tr>
<tr>
<td>Social and Architectural History</td>
<td>3</td>
</tr>
<tr>
<td>The Estate today</td>
<td>6</td>
</tr>
<tr>
<td>The five discreet areas</td>
<td>8</td>
</tr>
<tr>
<td>• The Central Core</td>
<td></td>
</tr>
<tr>
<td>• Factory Site and Bata Avenue</td>
<td></td>
</tr>
<tr>
<td>• The Avenues (The flat roof houses on Thomas Bata, King George VI, Queen Elizabeth, Coronation and Queen Mary Avenues)</td>
<td></td>
</tr>
<tr>
<td>• The Crescents (The pitched roof houses on Princess, Gloucester and Queen Mary Avenues and Farm Road)</td>
<td></td>
</tr>
<tr>
<td>• Princess Margaret Road</td>
<td></td>
</tr>
<tr>
<td>Community Involvement</td>
<td>13</td>
</tr>
<tr>
<td>Boundary changes</td>
<td>13</td>
</tr>
<tr>
<td>Management considerations</td>
<td>13</td>
</tr>
<tr>
<td>Appendices</td>
<td></td>
</tr>
<tr>
<td>Appendix 1 - Thurrock Borough Local Plan 1997 – Conservation area policies</td>
<td>14</td>
</tr>
<tr>
<td>Appendix 2 - Listed buildings in East Tilbury Conservation Area as shown in the 17th list of Buildings of Special Architectural or Historic Interest (as at January 2007)</td>
<td>15</td>
</tr>
</tbody>
</table>
Introduction

East Tilbury (Bata) Conservation Area was designated in 1993.

The designation of a conservation area should not be seen as an end in itself. It is important that conservation areas are regularly reviewed and the preparation of a character appraisal is a part of this process. An appraisal should be regarded as an opportunity to re-assess a conservation area and to evaluate its special interest and significance. It is the defining of special interest that is the main purpose of the appraisal. The appraisal should also provide a basis for making sustainable decisions about the future of the conservation area through the development of management considerations.

The core of the appraisal is the definition of the special interest of the East Tilbury (Bata) Conservation Area and this is intended to provide a vivid, succinct picture of how it is today together with an evaluation of its key characteristics.

Reference is made to the relevant national and local planning policy framework. An outline is provided of the steps that have been taken to involve the local community and other interested parties in the preparation of the appraisal.

The Conservation Area boundary remains unaltered. An indication of management considerations is provided addressing the issues arising from the appraisal.

It is emphasised that no appraisal can ever be fully comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
Planning Policy Framework

A conservation area is an ‘area of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance’ (Planning (Listed Buildings and Conservation Areas) Act 1990). Designation places certain duties upon local planning authorities. They must review the ‘special interest’ of their areas from time to time and also consider whether new conservation areas should be designated.

The Adopted Thurrock Borough Local Plan 1997 forms part of the development plan for Thurrock and provides the basis for decisions on land use planning. It contains policies regarding the designation, review and enhancement of conservation areas, together with guidance relating to the control of development within them. These Local Plan policies are outlined in Appendix 1.

The Council is currently preparing its Local Development Framework. This will be a range of documents containing policies and proposals to guide the future development and use of land in Thurrock up to 2021, including those relating to conservation areas. It will form part of the statutory development plan and will replace the Local Plan.

With regard to the control of development within conservation areas the Town and Country Planning (General Permitted Development) Order 1995, requires that planning applications be made for certain types of development which are elsewhere considered to be ‘permitted development’. This includes various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; and the installation of radio masts and antennae. The size of house and industrial extensions that may be carried out in conservation areas without a specific grant of planning permission is also more restricted.
Social and architectural history

East Tilbury is situated in the eastern half of the borough of Thurrock in Essex. It lies midway between the historic settlement of Mucking and the modern settlement of Chadwell St. Mary. Developed on former farmland, it is very close to the river Thames.

The Conservation Area consists of the former factory complex of the British Bata Shoe Company and a large housing development of some 352 houses in a ‘garden village’ setting. This planned settlement was designed by architects of international importance from Zlin in Moravia (now in the Czech Republic) and home of the parent shoe company, which is the only entire constructivist town in the world. The original master plan for the Bata estate at East Tilbury mirrors that of Zlin, although the design of some of the houses did change with time. Although recent housing has been built to the east of the Bata estate, the surrounding land on the north, west and south is flat, open countryside.

A Vision of One Man

The estate was established in 1933 by the Czech, Tomas Bata, who came to East Tilbury in 1932 to establish a British branch of the Bata Shoe Company and subsequently built the township on land acquired from a local farmer. The estate was built to an original master plan in the international modern movement style. All the buildings on the estate and their locations were carefully designed to work as a self-contained social mechanism.

Although Tomas Bata was killed in a plane crash in 1933 and never saw his creation at East Tilbury, his plans for the estate were continued by his brother and eventually his son, Tomas Bata junior. The industrial processes, which Tomas Bata had put in place, were based on ‘Fordism’ and mass marketing. The master plan for the estate was designed by the Czech architects, Vladimir Karfik and Frantizek Gahura, who made significant contributions to the international modern movement in the 1920’s and 1930’s. Karfik had worked with Le Corbusier and Frank Lloyd Wright and was influential in the Eastern European branch of modern movement architecture.

Using the slogan “living separately - working together”, the Bata Company generated a great community spirit amongst employees, the emphasis being placed on “healthy competition” in the workplace and “wholesome pursuits” outside the working environment.
Phases of Housing Development

The original master plan had been changed with the passage of time and was ultimately never fully realised. The original plan, proposed and drawn up by Vladimir Karfik, shows a development many times bigger than the estate, which was constructed and exists today, and would have constituted a complete new constructivist town on par with the parent company in Zlin.

The housing was built in stages between 1933 and the mid 1960’s. The oldest properties (in Bata Avenue) are very much in the Czech style and set in a staggered ‘chequerboard’ layout to maximise the garden space to each property. The Avenues (Thomas Bata, King George VI and Queen Elizabeth) were set in straight rows leading out from the centre of the estate.

The pitched roof houses were largely built after the outbreak of the Second World War and represented a more English taste and the changing architectural fashions of the time. The Crescents and Princess Margaret Avenue properties departed from the international modern movement designs contained in the original master plan.

Hierarchy of Accommodation and Social facilities

All the social facilities necessary were provided by the Bata Company for their employees. Of paramount concern however, was that all employees be housed.

This was dealt with on a sliding scale of importance and status. Single people and migrant workers were accommodated in single sex dormitory buildings or the Bata Hotel (formerly Community House, now known as Stanford House). Married people with families were provided with rented accommodation as soon as possible, which grew with the family. The cluster of larger plots and properties, with their integral garages, near to the roundabout, were used to house Bata managers and their families. All the social facilities, however, were communal and included the following:

- A cinema which seated up to 396 people
- An outdoor swimming pool and changing rooms
- Tennis courts and associated pavilion
- Sports ground and football stand
- A large formal park and war memorial
- A 300 acre farm with dairy herd and fruit orchards supplying produce for residents to purchase
- A large hotel with integrated shops, restaurant, suite for the Bata family and a ballroom for company functions
- A college and school
- A medical centre
- A cafe and separate tea shop
- A children’s playground
- A fire station

The Bata Estate in the 1950s
The Estate Today

The factory complex is still intact, although the Bata Company no longer owns any buildings or land on the estate. The three 5 storey factory buildings (the administration block and former rubber and leather factories) are in low occupancy and are in need of repair. It is not clear what the new owners intend to do with the site and the land holdings purchased from Bata in 1998. Many of the smaller buildings in the factory complex are now let to small companies.

All of the houses are also privately owned, either by the occupants or private landlords. The houses in Bata Avenue used to belong to the company, but these too have been sold, although the tenants are some of the original Bata residents and retired employees. The original Community House, which became the Bata Hotel and is now Stanford House, has been sub-divided into flats and studio apartments and the former ballroom on the ground floor is now a parade of retail shops. Many communal facilities are gone or rundown. The previously Bata owned communal spaces are now largely in private control, however, the Council maintains the Memorial Park.

The setting of the whole Conservation Area is enhanced by the central area of open spaces and the original ‘garden village’ layout can still be appreciated. The estate still has the very spacious feel of the original design, so evident in plan form. Although the swimming pool and tennis courts are now gone, the tennis courts remain open and the landscaping is still apparent, however flats have been built on the swimming pool site. Although some ‘modern’ improvements have occurred, these are mostly confined to the privately owned properties. The overall design and infrastructure is still very much in evidence.

Although there have been a number of alterations and extensions, the layout and street (or avenue) character, the regular plot and building line character and the block form of the houses have been retained.
The five discreet areas

The design of the buildings is characteristically uniform in both style and layout within each street or group of buildings. Decoration and embellishment plays a relatively minor part, although there are some subtleties and changes in design details between each zone. In all cases the layout is formal. Distinct housing areas were planned around central open spaces and an integrated village centre where most of the social facilities were located.

The Conservation Area has five discreet areas - all with their own distinct character, based on the design and layout of the buildings and the time at which they were built.

- **The Central Core** (containing all the social facilities)
- **Factory Site and Bata Avenue** (the earliest part of the estate)
- **The Avenues** (modern movement housing)
- **The Crescents** (pitched roof house design)
- **Princess Margaret Road** (most recently built housing)

**Area 1 - The Central Core**

All the built facilities of the original estate were located in and around Stanford House (formerly Community House), the largest building outside the factory complex. This is the ‘heart’ of the Conservation Area and contains all the remaining social facilities on the estate. There are large areas of open space around the village centre and the presence of uniform rows of poplar trees is characteristic of the original landscape design. These trees delineate the boundaries between the various elements of open space and help to balance and enhance the appearance of the larger buildings.

![Stanford House (formerly Community House)](image)

The central open spaces are visually important, not only in providing a setting for the whole of the Conservation Area, but also in separating the various components of the estate housing. While these spaces play an important visual and recreational role, many of the built facilities (including the swimming pool and tennis courts) have been lost. The loss of these facilities, together with a general deterioration of grassed areas and the addition of large areas of hard surfaces gives an impression of neglect and decline.

Other characteristic features include concrete bollards and privet or box hedges, which outline the boundaries of the different areas. These are a unifying feature.

**Memorial Park**

The Memorial Park was a large, formal open space, incorporating the central War Memorial to the men of East Tilbury who lost their lives in the Second World War. The park was originally twice the size it is today. The area now occupied by the East Tilbury Infants and Junior Schools once formed part of the park. The layout of the paths can still be seen. The remaining park is now used as an informal recreation area by residents.

The park is bounded on two sides (Princess Margaret Road and Gloucester Avenue) by hedges and mature poplar trees, a feature of the original landscape design. Although the hedge is retained around the memorial, the original ground cover has been replaced by mown grass. Vehicles are restrained to a strip at the western edge of the park.

**Coronation Avenue open spaces**

The various open spaces adjacent to Coronation Avenue are at the heart of the Conservation Area and provide a central setting for Stanford House and an open view into the Conservation Area. These spaces also separate the various components of the estate housing and provide a focus and centre for residents.

**Hard Surfaces**

Concrete paving and tarmac occurs in large areas within the central core area. These areas are predominantly car parks. However, much of this was once laid to grass in formal shapes to complement the buildings.

**Trees**

The central core has remnants of the former lines of mature poplar trees, many of which fitted in with the original estate master plan. It is believed that these trees were also necessary to prevent the soil from becoming waterlogged. The existence of these trees is an important vertical element in a landscape dominated by horizontal emphasis.
Hedges

Privet or box hedging are very characteristic of the original landscape design. They delineate the boundaries of properties and factory buildings as well as the open spaces and are a unifying element within the Conservation Area.

Landmark Buildings within the Central Core

Within the central core, there are three ‘landmark’ buildings.

**Stanford House** - the former Bata Hotel and Community House. This five-storey building dominates this part of the Conservation Area and represents the largest building outside the factory complex. Of similar design and style to the factory buildings, it provides an important link between the factory site and estate housing.

**Village Hall** - the former cinema building is in a prominent location in Gloucester Avenue. It still retains many design details and internal fittings. A Heritage Lottery Grant was successfully won by the Council who instigated full repairs, reinstatement of original paving details and landscaping, new disabled access and complete refurbishment of the hall interior (summer 1998)

**Former Espresso Bar** - this building remains intact. It has had a variety of other uses since the original bar closed. This building represents the remnant of the former social facilities and has group value with the former cinema and company hotel within the central area.

Area 2 - Factory Site and Bata Avenue

**Factory Site**

The factory complex consists of 13 large buildings ranging between 1 and 5 storeys in height (and other smaller associated buildings and structures), which were built between 1933 and the late 1950’s. The standardised design and proportions of the 5 storey buildings are a dominant feature of the factory complex and are very good examples of the modern movement style of architecture.

**Former Bata factory buildings**

The grid layout of the factory site is an important design element. The measurements both of the buildings and the proportions of spaces are built into the design and are crucial to maintain the visual balance between the sheer size of the buildings and their surroundings.

The three largest buildings on the factory site are the leather factory (1936) the rubber factory (1938) and the central office and administration block (1933), which is a listed building. These buildings are very characteristic of the modern movement style and very much mirror the design and scale of building in the parent company town of Zlin. The characteristic blue
and white buildings and red logo are visible for some distance, in what is an otherwise flat landscape.

The gatehouse, clock and barriers at the entrance to the factory complex are an important component to the factory area. These details are clear indicators of the role and original function of this part of the estate and reminders of the regime and control of the employer.

Another interesting building within the complex is the boiler house, built in 1956 from which the whole complex was powered and heated. Its size reflects the size of boilers required, which have so quickly been outdated and modernised. It is currently used by an engineering company.

The landscaped gardens at the front of the main administration building, reinforce the concept of ‘factory in a garden’. It houses the statue of Tomas Bata and the gardens are maintained in the way that they have always been, with low clipped hedging and conical trees, so that the company logo and image could clearly be seen. Park benches are located outside the factory, set in the original concrete paving and formal grassed areas.

The Bata logo has been removed from the administration building and its long association with the estate is far less obvious. New signage has appeared and the new owners lease various smaller buildings to a variety of companies who use spaces within the factory complex to park their vehicles and display their own signs, so that the overall coherent approach is gradually diminishing.

The three 5 storey landmark buildings are decaying and their continued low occupancy is a threat to their long-term future, as well as being detrimental to the overall character and appearance of the Conservation Area.

The downsizing of Bata and introduction of new companies and processes within the factory area present an opportunity for the regeneration of these larger buildings which are no longer needed for the manufacturing of shoes.

Although of a particular style of architecture their overall size and spacious interiors are capable of adaptation and subdivision and with the input of design guidance (particularly as one of the buildings is statutorily listed) the strong design ethos and overall character of the industrial zone can be maintained.

Bata Avenue

These properties are the oldest houses on the estate. Although some of the houses closest to the factory site were demolished by Bata, they were replaced with replicas of the originals. The remaining properties, on the other side of the avenue, have been listed as buildings of Special Architectural or Historic Interest. The 20th century replacement buildings have successfully replicated the Bata Avenue character, the spacing, setting back or forward, building size, style and detail of the original.

The properties are widely spaced semi-detached houses, set in a staggered layout. All have large gardens and there are remnants of the original privet hedging. All are painted render in off white or cream, although the wooden windows and doors were painted in blue, yellow and green when the Conservation Area was first designated. However, following a successful English Heritage funded Conservation Area Partnership Scheme and grant award to many of the Bata Avenue houses, the original finished colour scheme of the houses was carefully investigated. The paint analysis process revealed that the original colours were a cream painted render and a peppermint green finish on all woodwork. The grant-aided properties have all been restored to their original colours. In later years Bata used blue, red, yellow and green paint.
Area 3 - The Avenues

The Avenues contain the most representative forms of the flat roofed housing. The cubic form of the houses is a strong feature of the modern movement and there are 104 pairs of semi-detached properties in the Avenues (208 homes) making this type of property the most characteristic of the area as a whole. Central to this design concept, were the wide spaces between the buildings. A large number of the houses are red painted brick, although there are some that are part rendered. These variations in external house finishes are in substantial blocks and represent phases of building.

The Avenues

The balcony type houses, with integral garages were constructed for managers and their families and are clustered at the south end of Queen Elizabeth and King George VI Avenues.

Former manager's houses

Originally, the doors and windows of whole streets were fitted with a standard design. There is evidence of original doors and windows. Most have been replaced with new double glazed units of various styles and designs. However, there are also a variety of 'original' styles, which were first installed to open inwards. It seems these were subsequently replaced with a choice of standard styles and explains why some adjoining properties had slightly different window types, which were all in period. Some are painted wooden windows and others are metal Crittal frames, but all are typical of the thirties era.

The Avenues house type

Many properties have also had extensions or porch additions, some with pitched roofs, although this has been largely resisted to date and a detailed Design Guide should facilitate appropriate forms of extension.

Front boundary walls are mostly of the type illustrated at figures 1-3 and represent the original low single course of brick walls put in at the time of construction. Many boundary walls have been breached to facilitate off road car parking or vehicular access to garages within the property boundary. These low boundary walls are an important design detail of the Avenues.

Brick Walls

Walls delineate the boundaries of the front gardens of the properties. Often backed by hedges, these were characteristic of the original landscaping. These are low, single course of brick walls, usually in sand-faced bricks and occur in the following styles:

Figure 1

Figure 2

Figure 3
Another unifying feature is the type of lamp posts used in all parts of the Conservation Area typically shown at figure 4. (except Princess Margaret Road – the main road into East Tilbury).

There are no communal open spaces in The Avenues. However, the front gardens are generous and thoughtful planting provided the framework for adequate tree presence in The Avenues. Bata originally planted a cherry tree in the front garden of each pair of ‘semis’. The loss of the trees is noticeable. The only other green spaces are the small verges formed at road junctions. The private gardens are the only source of landscaping, which was not a problem when Bata owned the whole estate. Sadly, this is a concept that has been eroded over time.

Area 4 - The Crescents (Avenues with pitched roof houses)

(Princess, Queen Mary and Gloucester Avenues and Farm Road)

The properties in this area are small semi-detached houses with hipped roofs and were built between 1939 and the mid 1950’s. They are quite close to the road. There are 2 basic designs;

Type 1:
Princess Avenue, Gloucester Avenue and Queen Mary Avenue

Type 2:
Princess Margaret Road

A number of these properties have been altered or extended and there are a number of replacement windows and doors.

Figure 4

Gloucester Avenue

The only soft landscaping is provided within front gardens, although the triangular verge at the junction of Farm Road and Gloucester Avenue is important and retains the feeling of spaciousness evident elsewhere on the estate.

Area 5 - Princess Margaret Road

The properties in this area are the most recent, having been built during the 1960’s. They are wide fronted and set well back from the road line in spacious gardens. Princess Margaret Road forms the entrance and gateway into the Conservation Area. Many of the gardens are well maintained and have mature trees, which is important to the amenity value and overall character of the estate.

Princess Margaret Road

The boundary walls were all in sand-faced bricks in the style typically shown at figures 1-3. Some of these are now being replaced and there is a mixture of materials and colours appearing which creates a piecemeal approach alien to the otherwise regular street scene.
Community involvement

Involving the local community and raising public awareness has been an integral part of the process of preparing the character appraisal.

This took the form of sending consultation letters to all residents and occupants in the Conservation Area requesting views on the following:

- What features are important to East Tilbury Conservation Area and make it special
- What adds to the character
- What takes away from the character

Included with the consultation letter was a questionnaire together with a plan of the Conservation Area and a summary of the considered character and possible issues.

In addition, the entire public consultation process took place online on the Council’s website. Notice of the public exhibitions was given in the local press.

Local ward members, the MP and other interested parties were also consulted.

An exhibition with historic maps, photographs and documents was held on 21 and 23 September 2006 at East Tilbury Village Hall, East Tilbury where Officers were available to talk through issues and answer questions.

The consultation responses affirmed the following issues:

- The importance of the designated Conservation Area
- The possible expansion to include other areas of special interest
- Involvement of the public in the process of character appraisals
- Involvement of the public in the production of management proposals
- The preservation and management of the special issues
- Any new proposal should respect and not detract from the existing character

Boundary changes

An important aspect of the appraisal process is the consideration of where the boundary of the Conservation Area should be drawn. The appropriateness of current boundaries should be regularly reassessed, perhaps on a five-year cycle (Guidance on conservation area appraisals – English Heritage 2006).

No boundary changes are considered necessary at this time.

Management considerations

In East Tilbury Conservation Area the following management issues should be considered:

1. Retention of the important existing characteristics of the historic industrial model garden village settlement form, the roads, avenues, lanes, plots, buildings, spaces, vistas, trees, hedges, and surrounding fields of the industrial, commercial and residential development.

2. Replacement of the avenues of trees, which were integral with the original design concept, and

3. Review of the existing Design Guide and further appropriate protection be proposed for identified features.

Once a conservation area is designated, additional planning controls can be introduced by limiting permitted development rights through the issue of an Article 4(2) direction under the Town and Country Planning (General Permitted Development) Order 1995. Planning permission would then be required for the works that are specified.

The original character of some buildings in the Conservation Area has already been altered, through for example replacement windows, concrete roof tiles, and the painting or rendering of brickwork. It is important to try and prevent further erosion from such changes.

The restoration of original features should be promoted. The spread of the use of UPVC, a material that is neither sympathetic in appearance nor sustainable should be checked.

Poor maintenance means that there will be a need to replace windows in many buildings and in such circumstances the opportunity should be taken to ensure the new windows are in character.
The appearance of properties that have already undergone alteration would be greatly improved if new windows were inserted to the original pattern. Front doors can also contribute greatly to the appearance of houses and controls to ensure that they are not replaced unsympathetically may also be valuable.

Exposed and prominent boundary treatments in the Conservation Area are important and their alteration has the potential to be a problem. The Council will consider the production of design guidance with regard to matters of the nature outlined and reserves the right to consider the use of Article 4 directions if necessary.

It is intended to produce Management Proposals for East Tilbury Conservation Area. The Management Proposals will outline general and specific issues relevant to the Conservation Area and may include recommendations for action.

**Appendix 1 – Thurrock Borough Local Plan 1997 – Conservation Area policies**

**BE22 – Conservation Areas – Designation, Review and Enhancement**

‘The Council will regularly review conservation area boundaries, amend them when necessary and examine the need to designate new conservation areas using the following broad criteria to assess the special interest of areas:

(i) The origins and development of the topography of the area;
(ii) Archaeological significance and potential;
(iii) Prevalent building materials, character and hierarchy of spaces;
(iv) The quality and relationship of buildings in the area including the contribution of unlisted buildings;
(v) The contribution made by trees and other green features.

Using the above criteria, the Council will also formulate and publish proposals for the preservation and enhancement of conservation areas’.

**BE23 – Development affecting Conservation Areas**

‘Development proposals within, adjacent to, or affecting the Borough’s conservation areas will be expected to preserve and enhance their character or appearance. The Council will not permit any development that would be in conflict with this objective.

In this regard, special attention will be paid to the following:

(i) The retention and protection of all buildings, whether listed or not, trees and any other features which are important to the character or appearance of that area;

(ii) The position of new buildings, which should enhance the character and appearance of the area and be in scale and harmony with the adjoining buildings and the area as a whole;

(iii) The use of materials, which should be appropriate to the area and sympathetic to adjoining buildings.

The desirability of preserving or enhancing the area will also be taken into consideration by the Council in the handling of development proposals which are outside the area but would affect its setting, or views into or out of the area.’

**BE-23A-Demolition in Conservation Areas**

‘The Council will not grant consent for the total or substantial demolition of a building in a conservation area unless it can be shown to their satisfaction that the building is wholly beyond repair; incapable of reasonably beneficial use; or where its removal would enhance the character or appearance of the area.

If necessary, the Council will impose a condition on the grant of any consent providing that any development shall not take place before a contract for carrying out the works of redevelopment on the site has been granted for the development for which the contract provides.’

**BE24-Article Four Directions in Conservation Areas**

‘In exceptional circumstances, including where there are real and specific threats to the character of the conservation area, and subject to approval by the Secretary of State, the Council will make direction under article 4 of the General Development Order to restrict permitted development rights in conservation areas.’
Appendix 2- Listed Buildings in the East Tilbury (Bata) Conservation Area as shown in the 17th list of Buildings of Special Architectural or Historic Interest (as at January 2007)

BATA AVENUE
No 2. (known as ‘the hostel’)

Grade II GV

House. 1930-1933. Designed by Vladimir Karfik and Frantizek Gahura and built by a variety of local contractors. Flat roofed. Hybrid construction, with front and side walls of concrete poured in lifts of about one metre in height; interior partition and rear walls appear to be made from brick and then faced in concrete. International Style. Two storeys and four-window range with half landing window on centre axis above main entrance. Entrances on returns. Thin projecting cornice. All openings flat arched. One of a pair of gateway buildings to Bata Avenue, their design was unique. Forms a group with nos 4-34 (even) Bata Avenue.

BATA AVENUE
Nos 4 and 6 (even)

Grade II GV

Semi-detached houses. 1930-33. Designed by Vladimir Karfik and Frantizek Gahura, and built by various local contractors. Flat roofed. Hybrid construction with concrete poured in lifts of roughly one metre in height to front and side walls; interior partition and rear walls of brickfaced with concrete. Two storeys and two-window range to the pair; rectangular bay to each sitting room; entrances on the returns with one small window to each floor. Four-window range to the rear. Stack to party wall. International Style. Nos 2-34 (even) Bata Avenue form a group.

BATA AVENUE
Nos 8 and 10 (even)

Grade II GV

Identical to nos 4 and 6 Bata Avenue. Forms a group with nos 2-34 (even) Bata Avenue.

BATA AVENUE
Nos 12 and 14 (even)

Grade II GV

Identical to nos 4 and 6 Bata Avenue. Forms a group with nos 2-34 (even) Bata Avenue.

BATA AVENUE
Nos 16 and 18 (even)

Grade II GV

Identical to nos 4 and 6 Bata Avenue. Forms a group with nos 2-34 (even) Bata Avenue.

BATA AVENUE
Nos 24 and 26 (even)

Grade II GV

Identical to nos 4 and 6 Bata Avenue. Forms a group with nos 2-34 (even) Bata Avenue.

BATA AVENUE
Nos 28 and 30 (even)

Grade II GV

Identical to nos 4 and 6 Bata Avenue. Forms a group with nos 2-34 (even) Bata Avenue.

BATA AVENUE
Nos 32 and 34 (even)

Grade II GV

Identical to nos 4 and 6 Bata Avenue. Forms a group with nos 2-34 (even) Bata Avenue.

PRINCESS MARGARET ROAD (south west side)
Building 13, Bata Factory, Bata Estate

Grade II

Factory. 1933, to the designs of Czechoslovakian architect Frantizek L. Gahura. Reinforced concrete frame with painted brick spandrel and metal framed windows; flat roof with shallow projecting cornice. Rectangular plan, three bays by thirteen bays, with thin, full-height pilaster strips articulating each. Left return with centre three bays projecting forward to form circulation spine; centremost bay projects further and is glazed. Utility sheds to roof above. External fire stair to right return of an authentic design. An exceptionally early and complete example of International Style building in Britain.