

Thurrock - An ambitious and collaborative community which is proud of its heritage and excited by its diverse opportunities and future

Planning, Transport, Regeneration Overview and Scrutiny Committee

The meeting will be held at **7.00 pm** on **17 October 2023**

Council Chamber, Civic Offices 3, New Road, Grays, Essex, RM17 6SL.

Membership:

Councillors Luke Spillman (Chair), Alex Anderson (Vice-Chair), Vikki Hartstean, Tom Kelly, Jacqui Maney and Lee Watson

Substitutes:

Councillors John Cecil, John Kent, Gary Collins, Terry Piccolo and James Thandi

Agenda

Open to Public and Press

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2. Minutes	5 - 20
To approve as a correct record the minutes of the Planning, Transport, Regeneration Overview and Scrutiny Committee meeting held on 4 July 2023, 30 August 2023 (Extraordinary) and 28 September 2023 (Extraordinary).	
3. Items of Urgent Business	
To receive additional items that the Chair is of the opinion should be considered as a matter of urgency, in accordance with Section 100B (4) (b) of the Local Government Act 1972. To agree any relevant briefing notes submitted to the Committee.	
4. Declaration of Interests	
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| 6. | East Tilbury (Bata Village) & Corringham Conservation Areas
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Queries regarding this Agenda or notification of apologies:

Please contact Kenna-Victoria Healey, Senior Democratic Services Officer by sending an email to Direct.Democracy@thurrock.gov.uk

Agenda published on: **9 October 2023**

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DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

Breaching those parts identified as a pecuniary interest is potentially a criminal offence

Helpful Reminders for Members

- *Is your register of interests up to date?*
- *In particular have you declared to the Monitoring Officer all disclosable pecuniary interests?*
- *Have you checked the register to ensure that they have been recorded correctly?*

When should you declare an interest *at a meeting*?

- **What matters are being discussed at the meeting?** (including Council, Cabinet, Committees, Subs, Joint Committees and Joint Subs); or
- If you are a Cabinet Member making decisions other than in Cabinet **what matter is before you for single member decision?**



Does the business to be transacted at the meeting

- relate to; or
- likely to affect

any of your registered interests and in particular any of your Disclosable Pecuniary Interests?

Disclosable Pecuniary Interests shall include your interests or those of:

- your spouse or civil partner's
- a person you are living with as husband/ wife
- a person you are living with as if you were civil partners

where you are aware that this other person has the interest.

A detailed description of a disclosable pecuniary interest is included in the Members Code of Conduct at Chapter 7 of the Constitution. **Please seek advice from the Monitoring Officer about disclosable pecuniary interests.**

What is a Non-Pecuniary interest? – this is an interest which is not pecuniary (as defined) but is nonetheless so significant that a member of the public with knowledge of the relevant facts, would reasonably regard to be so significant that it would materially impact upon your judgement of the public interest.

Pecuniary

If the interest is not already in the register you must (unless the interest has been agreed by the Monitoring Officer to be sensitive) disclose the existence and nature of the interest to the meeting

If the Interest is not entered in the register and is not the subject of a pending notification you must within 28 days notify the Monitoring Officer of the interest for inclusion in the register

Unless you have received dispensation upon previous application from the Monitoring Officer, you must:

- **Not participate or participate further in any discussion of the matter at a meeting;**
- **Not participate in any vote or further vote taken at the meeting; and**
- **leave the room while the item is being considered/voted upon**

If you are a Cabinet Member you may make arrangements for the matter to be dealt with by a third person but take no further steps

Non-pecuniary

Declare the nature and extent of your interest including enough detail to allow a member of the public to understand its nature



You may participate and vote in the usual way but you should seek advice on Predetermination and Bias from the Monitoring Officer.

Our Vision and Priorities for Thurrock

An ambitious and collaborative community which is proud of its heritage and excited by its diverse opportunities and future.

1. **People** – a borough where people of all ages are proud to work and play, live and stay
 - High quality, consistent and accessible public services which are right first time
 - Build on our partnerships with statutory, community, voluntary and faith groups to work together to improve health and wellbeing
 - Communities are empowered to make choices and be safer and stronger together

2. **Place** – a heritage-rich borough which is ambitious for its future
 - Roads, houses and public spaces that connect people and places
 - Clean environments that everyone has reason to take pride in
 - Fewer public buildings with better services

3. **Prosperity** – a borough which enables everyone to achieve their aspirations
 - Attractive opportunities for businesses and investors to enhance the local economy
 - Vocational and academic education, skills and job opportunities for all
 - Commercial, entrepreneurial and connected public services

Minutes of the Meeting of the Planning, Transport, Regeneration Overview and Scrutiny Committee held on 4 July 2023 at 7.00 pm

- Present:** Councillors Luke Spillman (Chair), Alex Anderson (Vice-Chair), Vikki Hartstean, Tom Kelly and Lee Watson
- Apologies:** Councillors Jacqui Maney
- In attendance:** Councillor Ben Maney, Portfolio Holder for Regeneration and Highways
Mark Bradbury, Interim Director for Place
Steven Mair, Interim Chief Financial Officer
Michael Dineen, Assistant Director Counter Fraud, Enforcement and Community Safety
Navtej Tung Strategic Transport Manager
Matthew Boulter, Strategic Head of Democratic Scrutiny and Member Services
Kenna-Victoria Healey, Senior Democratic Services Officer
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Before the start of the Meeting, all present were advised that the meeting was being live streamed to the Council's website.

1. Minutes

The minutes of the Planning, Transport and Regeneration Overview and Scrutiny Committee meeting held on 21 February 2023 were approved as a true and correct record.

2. Items of Urgent Business

There were no items of urgent business declared.

3. Declaration of Interests

The Chair of the Committee declared an interest in Item 6 Call-in to Cabinet Decision 110643: Thurrock Supported Bus Services, in that he was a Member of Cabinet at the time the decision was made and following advice from the Monitoring Officer he would be withdrawing himself from the Chamber when the item took place.

4. Terms of Reference

The Chair of the Committee introduced the Terms of References to the Committee and sought any comments. There were none.

5. Call-in to Cabinet Decision 110643: Thurrock Supported Bus Services
The Chair of the Committee left the Chamber at 7.05pm

The Vice-Chair of the Committee started by advising those present of the call-in procedure.

Each representative was given the opportunity to present their call-in, during which the below was highlighted:

- It was felt the consultation was not carried out appropriately missing several areas which would be affected by the withdrawal of the bus services, including Purfleet, South Stifford and West Thurrock.
- When the discussion of withdrawing funds for the bus services in Fobbing, it was raised that the Ward Member was able to secure a 12 month grace period. It was queried why the same was not offered for other bus services.
- The withdrawal of the bus services would cause a negative impact on local residents' lives, leaving many of them without access to health facilities and local amenities.
- It was felt funding was available through Section 106 funds, which had been used previously to maintain the bus service in East Tilbury.
- By withdrawing the services within areas such as East Tilbury, Horndon on the Hill, Bulphan and Purfleet, the borough's vulnerable residents would be put at risk.

The Portfolio Holder for Regeneration and Highways was given the opportunity to address the Committee, during which he advised:

- The decision to withdraw the bus services was not taken lightly and was a difficult decision to come to.
- The consultation was undertaken for 12 weeks, finishing in October 2022, Officers reviewed the data for several months before the Cabinet decision was reached in March 2023.
- The bus services offered were not statutory or council services, so the decision to withdraw the services was balanced against the interest of the local taxpayer.
- Looking at the results from the consultation it was evident the bus services were not being used to their full capacity.
- When the report was previously presented to the Planning, Transport and Regeneration Overview and Scrutiny Committee, Members of the Committee praised the consultation, which when undertaken went above and beyond standard practice by having paper copies available on the buses with pre-paid envelopes, as well as online and at key amenity sites.
- Section 106 funding was looked at as an option as were other funding streams, however it was noted that this type of funding

had caveats attached to it which meant the council did not have a free hand to spend the funds on certain projects.

The Committee asked the Portfolio Holder to respond to the case that due regard for individuals and communities served by Thurrock were not considered when Cabinet made their decision. The Portfolio Holder stated the decision was not one taken lightly and the decision had considered not only the consultation responses but also the statistical analysis of service usage presented in the original report. An equality impact assessment had been completed and considered as part of the decision, which the portfolio holder felt was balanced, informed and appropriate.

While summarising their cases, the representatives of the call-ins asked that the decision be referred back to Cabinet and for the bus services to be reinstated.

Following the debate and questions on the call-ins, Members voted on the call-ins as follows:

- Councillor Watson's Call-in: No Further Action be taken on the basis of a) Due regard for individuals and communities served by Thurrock and c) Due consultation in line with the council's consultation strategy. (passed 3 votes against 2)
- Resident call-ins: No Further Action be taken on the basis of a) Due regard for individuals and communities served by Thurrock (passed 3 votes against 2)
- Welcom Forum Call-in: No Further Action be taken on the basis of a) Due regard for individuals and communities served by Thurrock (passed 3 votes against 2)

In accordance with Chapter 1, Part 2, Article 3 of the Constitution the Vice Chair accepted a question from a resident. The Question posed was:

Residents in outlying villages in Thurrock rely on buses to access health services, for shopping and to remain part of society. These services are essential, as was highlighted in the council's feedback following the bus users consultation. It is the council's responsibility to consider the needs of all their residents. If the decision to axe these buses is taken, how do councillors perceive their constituents will access vital services?

The Vice Chair agreed to include the question in the report for Cabinet to acknowledge and respond to through their debate.

RESOLVED:

That the Planning, Transport and Regeneration Overview and Scrutiny Committee decide to take no further action.

The Chair of the Committee returned to the Chamber at 7.55pm

6. Fees and Charges Review 2023/24

The Interim Chief Financial officer explained that the Fees and Charges report would be going to Cabinet next week (12 July) and would report on the comments made by the Overview and Scrutiny Committees. In the budget report in March of this year the Commissioners commented that further financial work was needed to improve sustainability of the Council and a full review of fees and charges would need to be completed by the end of quarter 1.

Members heard the Council had begun a three-part review of fees and charges. The first stage was to examine benchmarking and some price reviews. In the second stage there would be further price reviews. The third stage would be a longer-term piece of work which normally took around 2-3 years and this would look at the profitability of all services and that the Council was actually charging what it could charge for. The policy recommended full cost recovery.

Following the update from the Chief Financial Officer, Members were invited to ask questions. Key points raised included:

- When parking in Resident parking permit zones, it was only for the zone applied and paid for where parking was permitted.
- Clarity was sought as to the cost of parking permits for HMO's. Officers advised they were looking into the cost of permits for HMO's, it was believed that the cost was £15 per permit per HMO.
- The 26% raise in the NHS permit, was issued by the NHS and had been increased to bring the permit in line with other services.
- Following a query it was confirmed that the parking permit scheme was reviewed annually during which residents were asked what they liked and disliked about the scheme.

Action 1 – Officers to email Members with results following the investigation of cost for parking permits for HMO's

RESOLVED:

- 1. That Planning, Transport and Regeneration Overview and Scrutiny Committee note the proposed Fees and Charges policy, Appendix 1, in particular agreeing the commitment to full cost recovery and annual CPI inflation increases as the default.**
- 2. That Planning, Transport and Regeneration Overview and Scrutiny Committee note the proposed Fees and Charges increases for the material areas, Appendix 2.**
- 3. That Planning, Transport and Regeneration Overview and Scrutiny Committee note the proposed new Charges in section 8 of this report.**

4. That Planning, Transport and Regeneration Overview and Scrutiny Committee note the requirement for a further detailed review & analysis of remaining Fees and Charges by Quarter 4 2023/24.

7. Work Programme

Members discussed the work programme listed within the agenda.

Action 2 – Democratic Services Officer to email the Monitoring Officer with regards to additional meetings in September and November 2023

RESOLVED:

That the following items be included on the work programme for 2023/2024:

- Local Plan
- Freeport
- Update on the BVI report
- Purfleet
- Tilbury and Grays Town Funds
- Grays underpass
- Stanford Le Hope Station
- Regeneration Project update
- Housing Company – PRL
- Integrated Transport Block
- Update on A13

The meeting finished at 8.30 pm

Approved as a true and correct record

CHAIR

DATE

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Minutes of the Meeting of the Planning, Transport, Regeneration Overview and Scrutiny Committee held on 30 August 2023 at 7.00 pm

Present: Councillors Luke Spillman (Chair), Alex Anderson (Vice-Chair), Tom Kelly, John Kent (Substitute for Vikki Hartstean), Jacqui Maney and Lee Watson

Apologies: Councillors Vikki Hartstean

In attendance: Abu Siddeeq, Customer Experience Director, C2C
Councillor Ben Maney, Portfolio Holder for Regeneration and Highways
Mark Bradbury, Interim Director for Place
Mat Kiely, Strategic Lead for Transportation Services
Kenna-Victoria Healey, Senior Democratic Services Officer

Before the start of the Meeting, all present were advised that the meeting was being live streamed to the Council's website.

8. Items of Urgent Business

There were no items of urgent business.

9. Declaration of Interests

There were no declarations of interest.

10. Question and Answer Session with C2C - Potential Impact of Ticket Office Closures in Thurrock

The Chair of the Committee opened the session explaining that the C2C representative had to leave early due to a prior commitment and with this in mind asked that the presentation be circulated to all Committee Members by Democratic Services and sought questions from the Committee.

During questions from Members the following was highlighted:

- At the present time there was no closing of stations, it was reducing the hours the ticket offices were open.
- There were another 13 train companies in the UK and of them C2C had the least number of staff, the changes to be made were not to include redundancies it was changing the roles of staff to make a better service for customers.
- It was clarified that no changes to the ticket offices would happen until all stations on the line (London Fenchurch Street to Southend Central) were contactless, which could be implemented as early as December 2023.

- With regards to staff assisting customers, with the proposed new opening hours of the ticket offices, should there be no staff physically present there would be a mobile member of the staff who could be contacted to give assistance and advise.

The C2C representative commented the consultation was due to close on Friday 1st September and as a company C2C had been encouraging as many people as possible to participate and express their views. He continued by stating the roles of ticket office staff was changing and it was intended to keep staff as they held a wealth of knowledge but to be able to retrain staff for a more diverse role. Members heard how it could take a number of years for the process to take effect, it was not something which could be envisaged immediately.

The Committee concluded that it could not support the proposed changes without the following reassurances:

- Clarification of the safeguard procedures in place should elderly, disabled or vulnerable rail users arrive at a station, seeking support, at a time when no staff member was present in the front of station areas.
- Clarification of the procedures that would be in place to secure best value to customers seeking assistance when purchasing complex tickets.

The questions and comments raised by PTR O&S Members, and those collated by the Transport Development Team, were to be collectively submitted to the London Travel Watch and Transport Focus consultation portals in advance of the consultation deadline.

11. Work Programme

The Chair of the Committee advised Members of the dates for the September and November Extraordinary meetings, and these were agreed by the Committee.

Members further agreed for the Interim Director of Place and Democratic Services to advise of the items to be presented at the September meeting so that that collated with being presented to Cabinet.

RESOLVED:

That the Extraordinary Committee meetings be held on 28th September and 15th November 2023.

The meeting finished at 7.43 pm

Approved as a true and correct record

CHAIR

DATE

**Any queries regarding these Minutes, please contact
Democratic Services at Direct.Democracy@thurrock.gov.uk**

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Minutes of the Meeting of the Planning, Transport, Regeneration Overview and Scrutiny Committee held on 28 September 2023 at 7.00 pm

Present: Councillors Luke Spillman (Chair), Alex Anderson (Vice-Chair), Vikki Hartstean, Tom Kelly, Jacqui Maney and Lee Watson

In attendance: Mark Bradbury, Interim Director for Place
Kevin Munnelly, Assistant Director, Regeneration and Place Delivery
Alec Scragg, Place & Design Manager
Kenna-Victoria Healey, Senior Democratic Services Officer

Before the start of the Meeting, all present were advised that the meeting was being live streamed to the Council's website.

12. Items of Urgent Business

There were no items of urgent business.

13. Declaration of Interests

Councillor Kelly declared that he worked at DP World and they were referred to within Item 5 (Stanford-le-Hope (SLH) Station / Interchange Update) of the agenda.

14. Stanford-le-Hope (SLH) Station / Interchange Update

The Assistant Director, Regeneration and Place Delivery presented the report outlining when officers reviewed the project in relation to the excessive spend to date in relation to the overall budget, the decision was taken to protect the existing selected funding, retain it and to focus on securing the design for phase two, which was the interchange element. Following this a new business case could be provided, which would include revised costings for the overall project. Members were informed the recommendations within the report were to keep them updated as to the position the project and the progress which could now be made.

During the discussion the following was acknowledged:

- Conversations were also being had with the C2C and Network Rail in relation to potential delivery options for the project, which would be reported back at a later stage.
- Additional funding options were being sought from SELEP and Freeport funding.
- Timelines for the project had taken longer and been more complicated than anticipated. Officers gave assurances they had been in constant

communication with SELEP and were on track to meet the February 2024 deadline for approval of the revised Business Case.

- In relation to the new business case due to be submitted, Officers confirmed they did not want to end up in the same position as other projects and were investigating all possible options. They were confident that funding could be secured to enable them to deliver the scheme.

Members thanked Officers for the report and for their honesty within the report. The importance of delivering the project for the people of Stanford Le Hope was highlighted by the Committee.

Action 1 – Officers agreed to circulate a breakdown of the current costs of the design stage of the project to Members.

RESOLVED:

- 1. That Planning, Transport and Regeneration Overview and Scrutiny Committee note the outcomes of the project review process and funding options set in Paragraph 8.8.**
- 2. That Planning, Transport and Regeneration Overview and Scrutiny Committee note the Phase 2 SLH Transport Interchange design option and the submission of the planning application.**

15. Grays Underpass Update Report

The report described the findings of the recent review process into the Underpass scheme and detailed in its current form that it was not in a technical state for the project to move forward and did not continue to represent value for money.

During the discussion the following was highlighted:

- Members agreed with the recommendations given costing of the project to date and welcomed the outcome of the review and that Officers were learning lessons from this.
- It was noted that conversations were being had with National Rail and C2C as to funding the project and moving forwards with the scheme. It was commented there were plenty of benefits and opportunity to regenerate Grays Train Station and surrounding area of the town and dialogues were to be kept open.
- It was Officers understandings that most of the land used to deliver the new CO3 office building was owned by the Council, however there was some land which was required to be purchased to allow the build to go ahead in the best interest of the regeneration of Grays.
- Redevelopment of the High Street was still a possible opportunity. Discussions would need to be had with business owners as to possible options.

Action 2 – Officers agreed to circulate a breakdown of the current costs of the project to date to Members of the Committee.

Action 3 – Officers agreed to keep the Committee updated with regular reports as to the progression of the project.

RESOLVED:

- 1. That Planning, Transport and Regeneration Overview and Scrutiny Committee notes the action to cease further development work on the Underpass scheme and withdraw the planning application.**
- 2. That Planning, Transport and Regeneration Overview and Scrutiny Committee notes the delegation to the Director of Place, in consultation with the Portfolio Holder for Regeneration, Strategic Planning and External Relationships and Commissioners authority to implement the development strategy set out in Paragraphs 4.1- 4.3 and to negotiate the terms of a Memorandum of Understanding cover a potential Station Quarter development partnership with Network Rail and other strategic partners.**

16. Purfleet-On-Thames Regeneration

The Assistant Director, Regeneration and Place Delivery presented the report outlining in order for Purfleet Centre Regeneration Limited (PCRL) to fulfil its role as lead developer and deliver the planned programme set out in the Development Agreement, they were required to access sufficient additional levels of funding to bring the project forward. PCRL had insufficient funding and had sought investment from several third parties.

Members heard that PCRL had continued to attempt to address the funding situation, however the Council was mindful to examine alternative funding options, the latest being a proposal involving the English Cities Fund (ECF). Officers were therefore recommending that the Council work with PCRL and ECF, over a period of up to 3 months, to establish whether there were firm proposals that could be brought back to Members to enable the project to continue.

Following the update from the Assistant Director, Regeneration and Place Delivery, Members were invited to ask questions. Key points raised included:

- It was raised how frustrating it was that officers had not been able to get to this situation sooner, given a partner of project was unable to secure the funding required.
- This was an area of prime real estate within the borough and had great potential for development.
- The scheme was designed by local residents for local residents and if the best situation was to withdraw from the current partnership, then

this was something that should be reviewed, however Members specified they did not want the area left as it was and for the scheme to not to be completed.

- The Interim Director of Place advised Members he had been speaking with the Purfleet Forum and had agreed that he would meet with local residents and to keep the community engaged with the project.

RESOLVED:

- 1. That Planning, Transport and Regeneration Overview and Scrutiny Committee notes the written legal opinion, and the financial risk assessment and delegates authority to the Director of Place, in consultation with the Director of Law and Governance and the Portfolio Holder for Regeneration, Strategic Planning and External Relationships and Commissioners (1) to endeavour to negotiate a tripartite exit agreement with Homes England and Purfleet Centre Regeneration Limited and if that is not a viable option to agree a mutual withdrawal, with Homes England, from the Purfleet Housing Grant Determination Agreement which will lead to the determination of the Back to Back GDA with Purfleet Centre Regeneration Limited and (2) to take all steps necessary to terminate the Development Agreement and other associated agreements following the termination of the Grant Determination Agreement and the Back to Back GDA.**
- 2. That Planning, Transport and Regeneration Overview and Scrutiny Committee notes the development option being proposed by PCRL and English Cities Fund and delegates authority to the Director of Place, in consultation with the Director of Law and Governance and the Portfolio Holder for Regeneration, Strategic Planning and External Relationships to negotiate and bring back to Cabinet an alternative development proposal no later than 13th March 2024 Cabinet Meeting.**

17. Draft Thurrock Design Charter

The report was presented by the Place & Design Manager who explained the Charter establishes principles for good design and the quality of developments in the borough. The Charter reflects recent changes to national policy, guidance, and best practice in relation to design and place-making as well as aligning with more recent published Council strategies. The development of the Charter and its consultation aligns with the development of the Local Plan and helps inform and provide a baseline for strategic policies on design. The Charter acts as a vision document for the more detailed and, forthcoming borough-wide design code.

During the discussion the following was highlighted:

- The Design Charter set out high level principles and expectations for design quality.

- The Design Charter recognises that places are different in every part of the borough, with the countryside, the riverfront, villages and urban areas. What the design standards tried to do is incorporate the consideration of these aspects into the design process of a planning application and how it could look.
- It also considered how to incorporate the heritage of the local area, such as the riverfront, within the design of developments.
- The document set out the Council's expectations around design quality should a developer come into a Ward wishing to pursue a development within the area.
- It was commented that the Design Charter should be promoted within the Borough as it was there to protect communities and areas across the Borough such as Greenbelt.
- It was commented that the issues and opportunities expressed in the Design Charter were complex but important to local communities. Care should therefore be taken in the language used and the means in which the Charter is communicated and explained within the forthcoming public consultation.

RESOLVED:

- 1. That Planning, Transport and Regeneration Overview & Scrutiny Committee note progress on the draft Thurrock Design Charter and provide comment that will help shape this work.**
- 2. That Committee note that the draft Thurrock Design Charter will be used to inform wider community engagement.**
- 3. That Committee note the opportunity to discuss this work in greater detail as the draft document is developed and engagement feedback is received.**

The meeting finished at 9.05 pm

Approved as a true and correct record

CHAIR

DATE

Any queries regarding these Minutes, please contact Democratic Services at Direct.Democracy@thurrock.gov.uk

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17 October 2023	ITEM: 5
Planning, Transport and Regeneration Overview and Scrutiny Committee	
Thurrock Scheduled Ancient Monuments: Assessment of Settings – April 2023	
Wards and communities affected: All	Key Decision: Yes
Report of: Alec Scragg, Place & Design Manager	
Accountable Assistant Director: Tracey Coleman, Chief Planning Officer	
Accountable Director: Mark Bradbury, Director of Place	
This report is Public	

Executive Summary

Thurrock is host to 17 Scheduled Ancient Monuments, designated by the Secretary of State for Culture, Media and Sport (via the recommendation of Historic England) under the 1979 Ancient Monuments and Archaeological Areas Act.

The Thurrock Scheduled Ancient Monuments: Assessment of Settings is a technical baseline document that provides a detailed assessment of the significance and setting of these Scheduled Ancient Monuments (SAMs), as well as initial recommendations as to how the setting and significance of each SAM can be preserved and enhanced. It has been prepared to support the plan-making process as well as to better enable evidence-led decision making within Development Management.

No objections were received to the SAM assessment public consultation document. Historic England were complimentary of the consultation document and provided minimal comments on points of detail, suggestions for further actions, and links to updated best practice and guidance.

- 1. Recommendation(s)**
 - 1.1 That the Planning, Transportation and Regeneration Overview and Scrutiny Committee note and provide comment on the Thurrock Scheduled Ancient Monuments: Assessment of Settings report (April 2023) (Appendix 1)**
- 2. Introduction and Background**

- 2.1 Thurrock has 17 SAMs ranging in date from the neolithic causewayed enclosure at Orsett to Coalhouse Fort, Tilbury Fort, and the WWII Bombing Decoys on Fobbing Marshes. All are of national importance, either because they are particularly intact examples of their type of monument or because they are a rare survival of that monument form. All significantly contribute to the understanding and enjoyment of the archaeology and history of Thurrock and provide an important and tangible link with the past.
- 2.2 The Department for Culture, Media and Sport (advised by Historic England) is responsible for the identification and designation of SAMs (under the 1979 Ancient Monuments and Archaeological Areas Act). As a Local Planning Authority, Thurrock Council has specific duties regarding heritage as captured within the National Planning Policy Framework (NPPF). This includes the need for the Local Plan to set out a positive strategy for the conservation and enjoyment of our historic environment (para 190), maintain or have access to a historic environment record (para. 192), make information about the historic environment gathered as part of policymaking or development management publicly accessible (para. 193) and identify and assess the particular significance of any heritage asset (including SAMs) that may be affected by a proposal (including by development affecting the setting of a heritage asset) considering the available evidence and any necessary expertise (para.195).
- 2.3 The Thurrock SAM Assessment of Settings report seeks to provide a technical baseline that can act as robust evidence to Thurrock Council in its role as a Local Planning Authority, both within the development of its emerging Local Plan but also within its Development Management function. The assessment is designed to be used by planners to understand the nature of each of Thurrock's SAMs, their setting and importance. Focus is given to definition of the setting of the SAMs which can be used, along with advice from the Local Planning Authority's historic environment advisor (ECC Place Services) to guide whether development with the potential to impact the SAM (if proposed) can be achieved without causing significant harm to the monument.
- 2.4 For each of Thurrock's SAM, the assessment provides a description of the monument, an assessment of the heritage asset's significance, an assessment of the contribution of the setting to this significance, an understanding of the experience of the asset, an appreciation of the rarity of comparable survivals of setting, high-level identification of future developments and other impacts within the setting of the heritage asset, and initial recommendations for the preservation and enhancement of the SAMs setting. Key viewpoints for appreciation of the SAMs have been identified and recorded through site visits and photography.
- 2.5 The Thurrock SAM Assessment of Settings report is an important enrichment to our historic environment record (maintained by ECC Place Services as part of the wider Essex Historic Environment Record). As a baseline document, it provides critical evidence to support the following wider streams of work:

- Many of the SAMs lie within or close to sites that have been submitted to the Council as part of the Call for Sites process that forms part of the development of the emerging Local Plan. Under the NPPF, Thurrock Council has a duty as a Local Planning Authority to identify and assess the particular significance of any heritage asset (including SAMs) that may be affected by a proposal. The evidence provided by the SAM assessment is critical to ensure we properly consider the wider setting of the SAMs when considering growth options and allocations as part of the developing Local Plan.
- Several SAMs are in proximity, or within, the proposed Lower Thames Crossing DCO boundary. Additionally, the visual and aural impact of the Lower Thames Crossing has the potential to negatively impact the setting of other SAMs in the borough. An up-to-date assessment of setting and heritage significance is critical to enable Thurrock Council to properly provide evidenced representations to the Planning Inspectorate as part of the DCO process.

3. Issues, Options and Analysis of Options

- 3.1 The Council, as a Local Planning Authority, has to take account of the policies in the NPPF to identify, assess, and set out a positive strategy for the conservation and enjoyment of the SAMs within the borough (as a key component of our historic environment). The Thurrock SAMs Assessment of Settings is considered a necessary and important technical baseline to enable evidence-led decision making in pursuit of these duties. While the policies in the NPPF include that Thurrock Council should maintain and have access to a historic environment record and to publish any information gathered about the historic environment as part of policymaking or development management, there is no specific statutory requirement to undertake a specific SAM Assessment of Setting.
- 3.2 As a result, two options have been considered:
- To publish the Thurrock Scheduled Ancient Monuments: Assessment of settings report, as updated following public consultation.
 - To not publish the Thurrock SAM Assessment of settings report and rely solely on Essex Historic Environment Record and advice from our historic environment adviser (ECC Place Services) on a case-by-case basis regarding impact on our SAMs.
- 3.3 There are no identified risks in regards the first option (publication of the Thurrock SAM Assessment of settings report) as the report represents a technical heritage assessment that only supplements our historic environment record. Publication of the assessment (which has already undergone public consultation) would have the added benefit of creating a shared and public baseline that would enable better collaboration between the Council and other stakeholders.

3.4 Regarding the second option, this would create several significant risks to the Council:

- As a Local Planning Authority, the Council's policy and practice would not be in line with the government policy contained in para 193 of the NPPF if we were to rely on the evidence contained within the assessment informally for policymaking and development management but fail to publish it.
- It would entail additional expense to the Council, as it does not currently employ a heritage/conservation officer and would have to rely on its external historic environment advisor (currently ECC Place Services) or another external consultant to provide additional advice on SAM assessment of settings on a case-by-case basis and at cost.
- Failure to provide robust and clear evidence on the impact of potential development on the setting of our SAMs would create risks to the Council in terms of providing the necessary evidence to support the emerging Local Plan process. These risks include being challenged at examination, such as by Historic England as the statutory consultee on heritage matters.
- It would create immediate risks in terms of supporting the Council's Development Management function. An up-to-date baseline on potential development impacts on our SAMs is necessary to ensure evidence-led decision making and minimise risks to the Council that may arise in potential planning appeals.

3.5 Given the balance of risks, the preferred option is to progress with publication of the Thurrock SAM Assessment of Settings (**Appendix 1**).

4. Reasons for Recommendation

4.1 Publication of the Thurrock Scheduled Ancient Monument: Assessment of Settings (April 2023) would provide a critical evidence base to support Thurrock Council's duties, as a Local Planning Authority, under the National Planning Policy Framework to ensure the conservation and enhancement of the borough's historic environment.

5. Consultation (including Overview and Scrutiny, if applicable)

5.1 Public consultation on the Thurrock SAM Assessment of Settings was undertaken by the Council for 6 weeks in 2022 (from 24th January to 6th of March). This was facilitated via our consultation portal, Engagement HQ. The consultation was publicised via press releases, emails to Elected Members and Community Forums, and to those who had signed up to the associated mailing list.

5.2 The online public consultation was viewed 438 times, with the survey for responses receiving 52 unique visitors, of which 16 provided responses. One response submitted 'no comment', another response refers to technical issues

with access to the document via the engagement website. The remaining 14 comments all relate to Coalhouse Fort, including:2

- A desire, from 1 respondent, to see Coalhouse Fort designated a World Heritage Site.
- Concern, from 5 respondents, over the closure to the public of Coalhouse Fort and a desire to see it reopened
- Concern, from 9 respondents, over the condition and need of maintenance at Coalhouse Fort
- A desire, from 9 respondents, to give an active role to local volunteers and community groups in the maintenance and upkeep to Coalhouse Fort.

5.3 Those comments relating to World Heritage Site designation, the closure to the public of Coalhouse Fort, and the desire for a more active role to local volunteers and community groups in the maintenance and upkeep to Coalhouse Fort, are considered outside the scope of the report. The report is intended as a focused and technical assessment on the setting of the SAMs (including Coalhouse Fort) and not on the condition and use of the monuments themselves. It is not the purpose of the assessment to provide detailed Conservation Management Plans for the SAMs, which would be the more appropriate instrument for detailing how Coalhouse Fort could be maintained, opened to the public and the opportunities for engaging local volunteers and community groups in the preservation and enhancement of the Fort. The comments on the condition of Coalhouse Fort are relevant where they refer to the setting of the monument, but it is felt that this has been mentioned and appropriately covered within the assessment.

5.4 Historic England were not originally consulted during the public consultation window as they had not been readded to the consultation database following the move from Objective to Engagement HQ, as their email address had changed in the interim. Historic England were instead consulted following the close of the public consultation. Their response was complimentary and positive of the report, and requested minor amendments in terms of formatting, graphics, and references to external sources. Historic England provided further clarity as to current best practice guidance to be referred to in the assessment, and on the role of Heritage Impact Assessments within any development at risk of impacting the setting of the SAMs. Historic England also suggested that seven of the SAMs would benefit from listing enhancement within the National Heritage List for England.

6. Impact on corporate policies, priorities, performance and community impact

6.1 The Thurrock SAM Assessment of setting report aligns with Thurrock Council's priorities around 'place' in terms of a 'heritage-rich borough which is ambitious for its future', by providing an updated assessment of the heritage significance of Thurrock's important heritage assets. The report helps create a positive plan for the protection and enhancement of our SAMs, as well as

provide more public information about them which helps engender civic pride and anchor a community's identity.

- 6.2 The report is a technical baseline assessment of the setting of SAMs within the borough. It does not propose additionally scheduling of monuments (which is outside the authority of Thurrock Council) and does not create any additional burdens to landowners or owners of the monuments

7. Implications

7.1 Financial

Implications verified by: **Laura Last**
Senior Management Accountant

There are no financial implications represented by publishing the Thurrock SAM Assessment of Settings

7.2 Legal

Implications verified by: **Linda Saunders**
Planning Solicitor

Paragraph 193 of the NPPF says that 'local authorities should make information about the historic environment, gathered as part of policy making or development management, publicly accessible.' Option 1 of the report complies with paragraph 193, which is a national policy. The Council's own policies should comply with the NPPF, as it is a material consideration.

7.3 Diversity and Equality

Implications verified by: **Rebecca Lee**
Team Manager, Community Development Team

There are no direct implications to diversity and equality.

7.4 Other implications (where significant) – i.e. Staff, Health Inequalities, Sustainability, Crime and Disorder, and Impact on Looked After Children

There are no other implications associated with publication of the Thurrock SAM Assessment of settings

8. Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):

- Thurrock Scheduled Ancient Monuments: Assessment of Settings – July 2019 (Public Consultation Document):
([b4be472386c4ec960f16ce79b298f4bf_220202_Thurrock_Scheduled_Ancient_Monuments_Assessment_Web.pdf](https://s3.amazonaws.com/b4be472386c4ec960f16ce79b298f4bf_220202_Thurrock_Scheduled_Ancient_Monuments_Assessment_Web.pdf) (amazonaws.com))

9. Appendices to the report

- Appendix 1: Thurrock Scheduled Ancient Monuments – Assessment of Settings – April 2023

Report Author:

Alec Scragg, Place & Design Manager

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Assessment of Settings

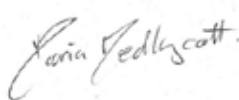
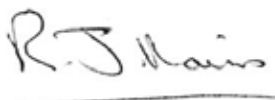
Thurrock Scheduled Ancient Monuments

April 2023

Authored by Historic Environment Team,
Place Services, Essex County Council



 thurrock.gov.uk

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1. Introduction

The assessment has been undertaken in accordance with the guidelines set out in the National Planning Policy Framework (2021) and the Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice Note in Planning: 3.

The report makes use of a number of sources, including the Essex Historic Environment Record (EHER) and Historic England's data on designated historic environment assets. For the purposes of this study the following table defines the periods as defined by the EHER:

Prehistoric	
Palaeolithic	900,000 - 12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 1,800 BC
Bronze Age	1,800 - 700 BC
Iron Age	700 - AD 43
Historic	
Roman	AD 43 - 410
Anglo Saxon/ Early Medieval	AD 410 - 1066
Medieval	AD 1066 - 1536
Post Medieval	AD 1536 - 1900
Modern	AD 1900 - Present

1.1 USE OF THE REPORT

This report was undertaken in order to provide a detailed assessment of the significance of the setting of the Scheduled Monuments of Thurrock in response to the developing Thurrock Local Plan, which includes both housing as well as commercial development along the Thames. The report provides a description of the monuments and their setting thus providing a report on all of the Scheduled nationally important sites across Thurrock to be identified in order to support the Local Plan and decision-making within the Planning Process. The monument types range from the large and imposing, as is the case with Tilbury and Coalhouse Fort, to below-ground archaeological remains which have a less visual presence in the landscape. They all however have a setting that is integral to their significance and for understanding the

monument. Site visits were undertaken to all of the monuments with photographs taken of each from accessible viewpoints (numbered view symbols on the figures). However not all of the site areas or their environs were publicly accessible, further view-point symbols (not numbered) have therefore been added to the plans where important views are identified based on the desk based assessment only.

The report is designed to be used by planners to understand the nature of the scheduled monument and their importance. The viewpoints are designed to show the potential setting of the monument and where it can be appreciated from. This information can be used, along with the advice from the Historic Environment advisors to guide where development can be achieved without causing significant harm to the monument. However any development proposal that impacts the setting of a Scheduled Monument should be accompanied by an heritage impact assessment (HIA) appropriate to the scale and nature of that development, including visualisations of the potential impact. These should be prepared by appropriately qualified specialists and in line with national guidance provided by Historic England.

Similarly developers in close proximity to Scheduled Monuments should consider the potential for enhancement of both the monument themselves or their setting. Historic England provides a pre-application service where the impact on Scheduled Monuments, or the potential for the enhancement of monuments can be discussed. There is also potential for non-designated archaeological remains to be disturbed by new development within the setting of scheduled monuments. The Local Planning Authority's historic environment adviser, ECC Place Services, takes the lead in advising on the identification, assessments and scope for mitigation on non-designated buried archaeological remains. Where applicants are proposing developments which impact the scheduled monuments it is advisable to consult both Historic England and the Local Authority historic environment advisors at the earliest opportunity.

2. Assessing significance & setting

An assessment of significance explains what matters, why and to whom. It includes a description of those features that matter and an appraisal of why they are important. This provides the essential information needed to determine the type of management a site requires in order to sustain and enhance its significance.

The NPPF defines significance (for heritage policy) as: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (NPPF 2021 glossary).

Understanding the significance of the Scheduled Monument and the heritage interests that contribute to them is fundamental to the planning process, and is vital when considering approaches to management interventions, since it may not be possible to sustain all the values equally. The NPPF identifies four types of heritage interest:-

- Historic interest
- Architectural interest
- Archaeological interest
- Artistic interest

The National Planning Policy Framework (NPPF 2021) defines that the setting of a heritage asset is the surroundings in which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary).

Further detail and advice on these aspects of the NPPF is also provided within the Planning Practice Guidance relating to the historic environment, available here: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Historic England has provided advice on The Historic Environment in Local Plans, Historic Environment Good Practice Advice in Planning 1, Managing Significance in Decision-taking in the Historic Environment, Historic Environment Good Practice Advice in Planning 2, and The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3. These advice notes includes a '(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance'. As the advice note 3 states, 'only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.'

The contribution of setting to the significance of a heritage asset is often expressed by reference to views (while acknowledging that other factors such as noise and light also contribute to the setting of heritage assets). A purely visual impression of an asset or place can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

In order to reduce repetition, the assessment of the settings of the identified heritage assets will be considered together where appropriate. Those attributes listed by Historic England's advice note on setting that are pertinent to the significance of the heritage assets have been considered as part of this study. However, the assessments are quite broad brush in nature; in the event of a specific planning application further assessment would be required from the applicant in order to establish the potential impacts of any specific development on the setting of the heritage asset.

Significant views have been identified by this study. There are however numerous other views that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so these should not be considered as a definitive list and the impact of individual planning proposals on the setting of the Scheduled Monument will need to be considered on a case by case basis.

2. Assessing significance & setting

There are 17 Scheduled Monuments in Thurrock, ranging in date from the Neolithic Causewayed Enclosure at Orsett to the World War II Bombing Decoys. They are distributed across the Thurrock landscape, from the higher ground to the north down to the coastal marshes. Some have been subsumed within more recent development, whilst others remain isolated within their original setting. All are of national importance, either because they are particularly intact examples of their type of monument or because they are a rare survival of that monument form. All significantly contribute to the understanding and enjoyment of the archaeology and history of Thurrock and provide an important and tangible link with the past. This report assesses how the role of the setting of the individual monuments contributes to its significance.

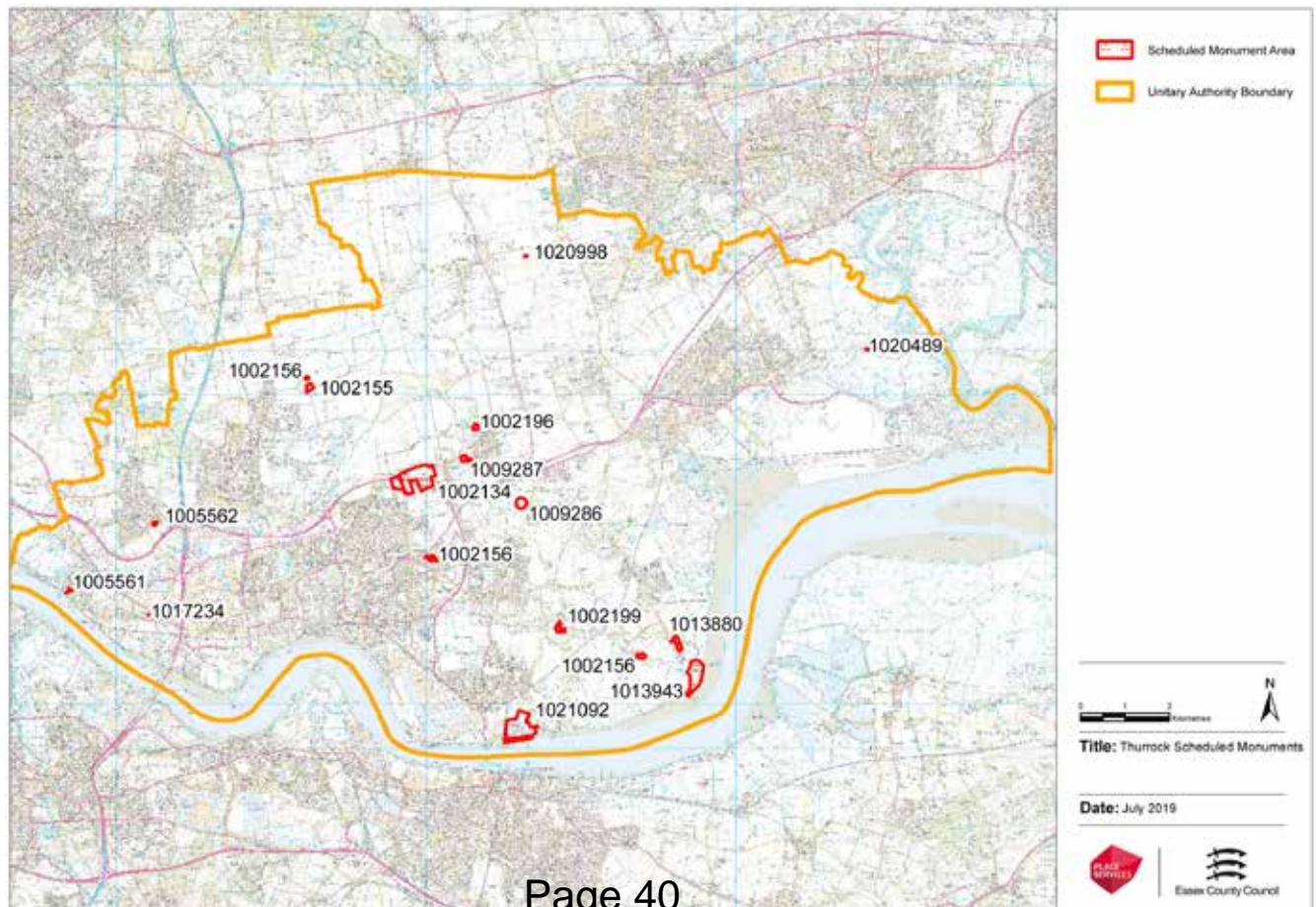
The Essex Historic Environment Record, which contains information on all known archaeological sites (whether designated or undesignated) within the Thurrock Unitary Authority can be accessed via the Heritage Gateway website:

<https://www.heritagegateway.org.uk/gateway/>

Additionally, the National Heritage List for England (NHLE) is the official, up-to-date register of all nationally protected historic buildings and sites in England. This is available at:

<https://historicengland.org.uk/listing/the-list>

Figure 1: Distribution of Scheduled Monuments in Thurrock



3. Scheduled Monuments

3.1	(SM1002196)	BISHOP BONNER'S PALACE
3.2	(SM1002196)	BULPHAN WORLD WAR II BOMBING DECOY
3.3	(SM1009286)	CAUSEWAYED ENCLOSURE AND ANGLO-SAXON CEMETERY 500M EAST-NORTHEAST OF HEATH PLACE
3.4	(SM1013943)	COALHOUSE FORT BATTERY AND ARTILLERY DEFENCES
3.5	(SM1002134)	CROPMARK COMPLEX, ORSETT
3.6	(SM1002156)	DENE HOLES IN HANGMAN'S WOOD
3.7	(SM1017234)	DOVECOTE AT HIGH HOUSE, PURFLEET
3.8	(SM1002199)	EARTHWORKS NEAR CHURCH, WEST TILBURY
3.9	(SM1013880)	EAST TILBURY BATTERY
3.10	(SM1002155)	GATEHOUSE AND MOAT OF SOUTH OCKENDEN OLD HALL
3.11	(SM1005561)	PURFLEET MAGAZINE
3.12	(SM1002156)	ROMAN BARROW 260M NE OF SOUTH OCKENDEN HALL
3.13	(SM 1002156)	SECOND WORLD WAR ANTI-AIRCRAFT BATTERY AT BOWATERS FARM
3.14	(SM1005562)	SITE OF MOATED MANOR HOUSE EAST OF ST MICHAEL'S CHURCH, AVELEY
3.15	(SM1009287)	SPRINGFIELD STYLE ENCLOSURE AND IRON AGE ENCLOSURES SOUTH OF HILL HOUSE, BAKER STREET
3.16	(SM1021092)	TILBURY FORT
3.17	(SM1020489)	WORLD WAR II BOMBING DECOY ON FOBBING MARSHES, 1.11KM AND 1.15KM NORTH WEST OF OOZEBARN

3.1 BISHOP BONNER'S PLACE (SM1002196)

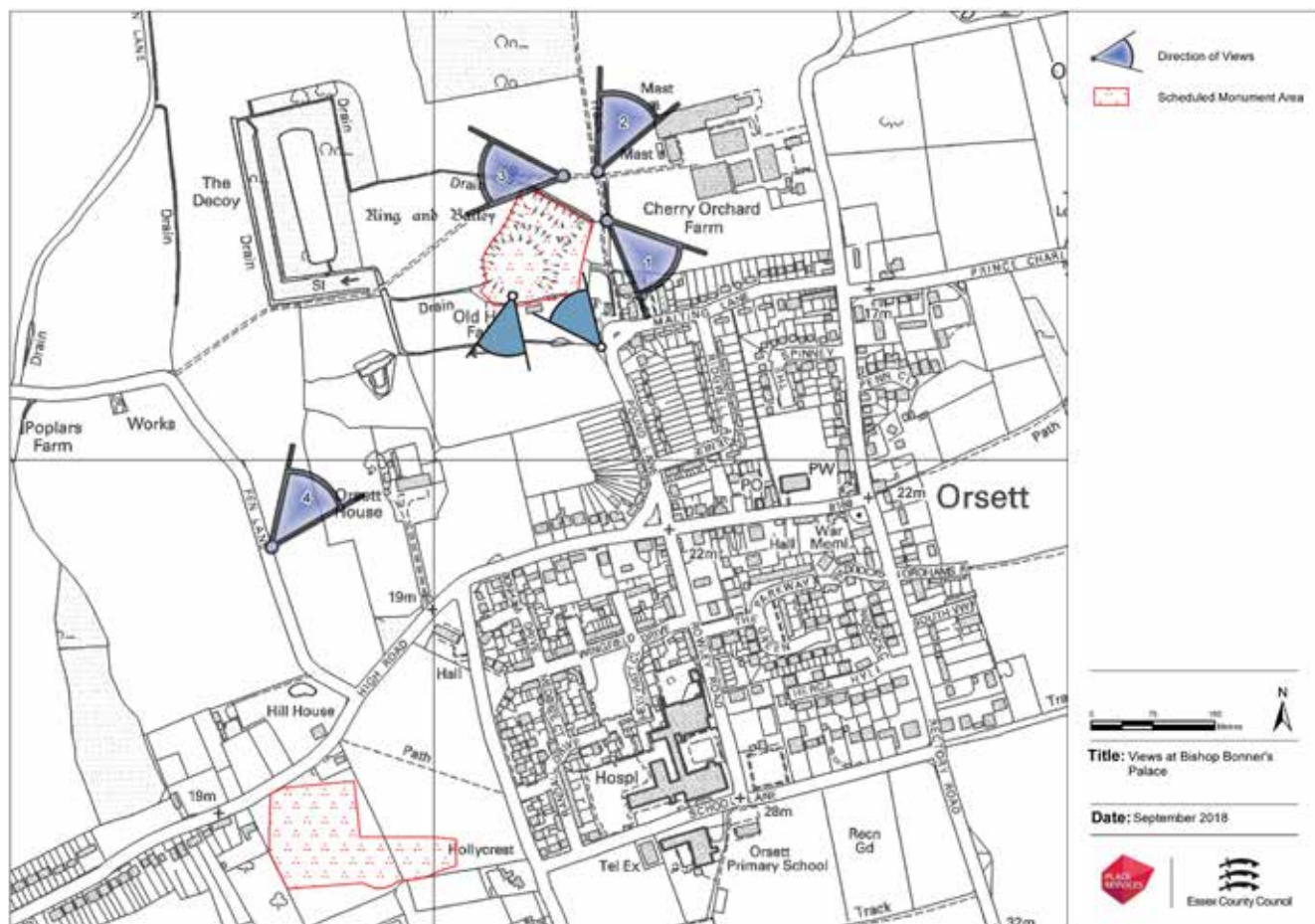


Figure 2: Location plan showing the principal views to and from the monument (other significant views are indicated by the smaller view-point symbols)

3.1.1 Location and topography

Bishop Bonner's Palace (centred TQ 641822) comprises a ring and bailey earthwork located some 400m to the north-west of the centre of the historic settlement of Orsett. It is sited on a gentle slope, between the 10-15m contours. To the south the ground rises gently to Orsett village (OD 22m). The site is located on head deposits, overlaying London Clay.

3.1.2 Description

Bishop Bonner's Palace Scheduled Monument is a medieval ring and bailey earthwork (EHER 1855). It comprises a circular enclosure (200ft internal diameter), surrounded by a ditch c. 50ft wide. To the north is an oblong bailey enclosed by a well-defined ditch, on the northern side of which defences are strengthened by a second ditch. The work is said to be the site of a palace of the Bishops of London, who held the vill of Orsett from the late Saxon period onwards. The only building remains consist of a fragment of rubble

foundation on the north-west side of the ringwork. In a wood, 200yds to the west, is a large oblong fish pond, known as The Decoy, which is linked to the ringwork by a network of drainage channels. It is not Scheduled, but appears to have formed part of the overall complex.

3.1.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.1.3.1 Archaeological interest

The monument comprises a medieval ring and bailey earthwork. The site has surviving earthworks, and it can be presumed that below-ground survival of archaeological features is correspondingly good. The built structures that would have been present only survive as a fragment of rubble foundation, the superstructure is thought to have been



(Left) Figure 3 Aerial view of Bishop Bonner's Palace looking southwards, the ringwork is clearly visible, with the bailey located under the trees beside it. In the top-left of the photo is Orsett Church, Old Hall Farm is located immediately above the earthwork and The Decoy in the bottom-right of the photo.

built of timber and no trace of this survives. Waterlogged deposits can be expected to be localised in nature, being confined to deeper features such as wells and very deep pits. The soil-type of head deposits and the underlying geology of London Clay are conducive to the preservation of bone and shell and man-made artefacts. There has been little archaeological study of the Scheduled site.

The significance of the site is, however, not confined to the Scheduled area; there are further earthworks in the form of a rectangular fish-pond located to the west, which is linked by a complex of drainage ditches to the Scheduled Monument. There are numerous cropmarks to the south of the Scheduled Monument, demonstrating a densely and continuously settled landscape from the Neolithic period onwards. It is probable that this activity extended into the immediate area of the monument.

3.1.3.2 Historic interest

Bishop Bonner's Palace, Orsett is of national importance archaeologically and historically

as evidenced by its Scheduled Monument designation. The site is one of only eleven ring-works recorded in Essex and one of eight Bishop's Palaces recorded for the county. Ringworks are medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century. They comprised a small defended area containing buildings which was surrounded or partly surrounded by a substantial ditch and a bank surmounted by a timber palisade or, rarely, a stone wall. Occasionally a more lightly defended embanked enclosure, the bailey, adjoined the ringwork. Ringworks acted as strongholds for military operations and in some cases as defended aristocratic or manorial settlements, as appears to have been the case at Orsett. They are rare nationally with only 200 recorded examples and less than 60 with baileys. As such, and as one of a limited number and very restricted range of Anglo-Saxon and Norman fortifications, ringworks are of particular significance to our understanding of the period.



View 1: Looking from north-east corner of Bishop Bonner's Palace looking south-east along footpath to historic Orsett, the church tower is visible above the roofs of the houses



View 2: Looking from north-east corner of Bishop Bonner's Palace looking northwards across open countryside, this view can be seen in reverse from Conway's Road looking back towards the Palace

Bishopric of London date to the original conversion of Essex to Christianity in the seventh century, with St Paul's being the original Cathedral for the region. The place-name link to Bishop Bonner refers to Edmund Bonner, Bishop of London during the reign of Queen Mary I.

3.1.4 Contribution of the setting to the heritage assets significance

3.1.4.1 Topography

Bishop Bonner's Palace is sited on a gentle slope, between the 10-15m contours. There are wide views in all directions. To the north it overlooks the former Orsett Fen, now drained and farmed. To the south the ground rises gently to Orsett village (OD 22m). The site is located on head deposits, overlaying London Clay. To the east the land rises gently to a high point at Horndon-on-the-Hill. The topography makes a major positive contribution to the setting of the heritage asset.

3.1.4.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

There are numerous heritage assets within the immediate area of the Scheduled Monument. Old Hall Farm appears to be the successor to The Palace, it comprises a Grade II Listed 15th or early 16th century jettied farmhouse. The Decoy to the immediate west of the site comprises further earthworks in the form of a rectangular fish-pond which is linked by a complex of drainage ditches to the Scheduled Monument. Also contemporaneous with the site and associated with it, either economically or socially, is the 12th century Church of St Giles and All Saints, and the historic settlement of Orsett, which contains a significant group of Listed Buildings ranging in date from the 15th to the 19th centuries. These make a major positive contribution to the setting of the heritage asset.

There is considerable evidence in the form of extensive cropmark complexes, including three groups which have been Scheduled, to the south of the site on the gravel ridge. These demonstrate that the immediate area

had been a densely and continuously settled landscape from the Neolithic period onwards. These make a minor-moderate positive contribution to the setting of the heritage asset.

Later monuments include a Cold War Nuclear Listening Post and the Orsett Union Workhouse. These make a minor positive contribution to the setting of the heritage asset.

3.1.4.3 Land use, greenspace, trees and vegetation

The site is partially down to lawn and partially under rather scrubby woodland. There has been recent planting of standard willows to the north-west, beside the avenue to Cherry Orchard Farm and the grass is mown to form a park-like aspect. To the north and east there is open farmland and the barns, etc. associated with Cherry Orchard Farm. To the south is the house and gardens of Old Hall Farm and beyond them the settlement of Orsett. These together make a major positive contribution to the setting of the monument

3.1.4.4 Functional relationships and communications

The primary functional relationship is with Old Hall Farm and the complex of water management features associated with that site and the adjoining Decoy. There is also a clear functional relationship with the historic settlement of Orsett and its 12th century Church. There is also a link to the wider agricultural landscape of fields, footpaths and farms. These together make a major positive contribution to the setting of the monument

3.1.4.5 Integrity

The immediate setting of the site is largely unchanged, with the Grade II 15/16th century Old Hall Farm located to the immediate south and the surviving links both to the historic settlement of Orsett and the agricultural landscape. The earthworks that comprise the Scheduled site survive well, as do a complex of associated earthworks and water features. The integrity of the setting makes a major positive contribution to the setting and significance of the heritage assets.



View 3: Looking from north-east corner of Bishop Bonner's Palace looking westwards along the entrance road to Cherry Orchard Farm and the new tree-plantation, views are curtailed by the hedge and the trees around The Decoy



View 4: Looking from Fen Lane looking northeastwards to the trees around the Palace and The Decoy, the house in the middle distance is the 11 Orsett House*

3.1.4.6 **Associative relationships between heritage assets**

As discussed above there is a wealth of other heritage assets in the vicinity of the Scheduled site, the contemporaneous features, which includes the historic settlement and church at Orsett makes a major positive contribution to the setting and significance of the heritage assets. The earlier features make a minor to moderate contribution to the setting and significance of the heritage assets.

3.1.4.7 **History and degree of change over time**

The original setting of Bishop Bonner's Palace is still discernible in the modern landscape. The relationship with Old Hall Farm is still intact. The inter-relationship with the historic settlement and church at Orsett is still present, albeit with the addition of modern housing development between the historic core and the Palace. The wider landscape to the north, east and west are still extensively rural. To the north there are wide views, which are largely uninterrupted by modern intrusions, although there has been some boundary loss.

3.1.5 **Experience of the asset**

As set out in Historic England's guidance The Setting of Heritage Assets, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.

3.1.5.1 **Views from, towards, through, across and including the assets**

3.1.6 **The rarity of comparable survivals of setting**

Ringworks are an early and rare form of medieval fortification. Bishop Bonner's Palace is unusual in that much of its original rural setting remains relatively intact. There has been modern encroachment between it and historic Orsett, but the original links in the form of tracks and roads are still present, as are some of the views.

3.1.7 **Future developments and other impacts within the setting of the heritage asset**

Lower Thames Crossing: The closest point of the proposed route of the Lower Thames Crossing is located approximately 500m to the north-west of Bishop Bonners Palace. This will have a detrimental impact both visually and aurally on the rural setting to the west and north-west of the heritage asset.

Housing: Known impacts at present comprise potential house allocations to the immediate south of the heritage asset, as well as other planning applications. These could have a detrimental effect on the immediate setting of the monument and how it is understood within the rural landscape.

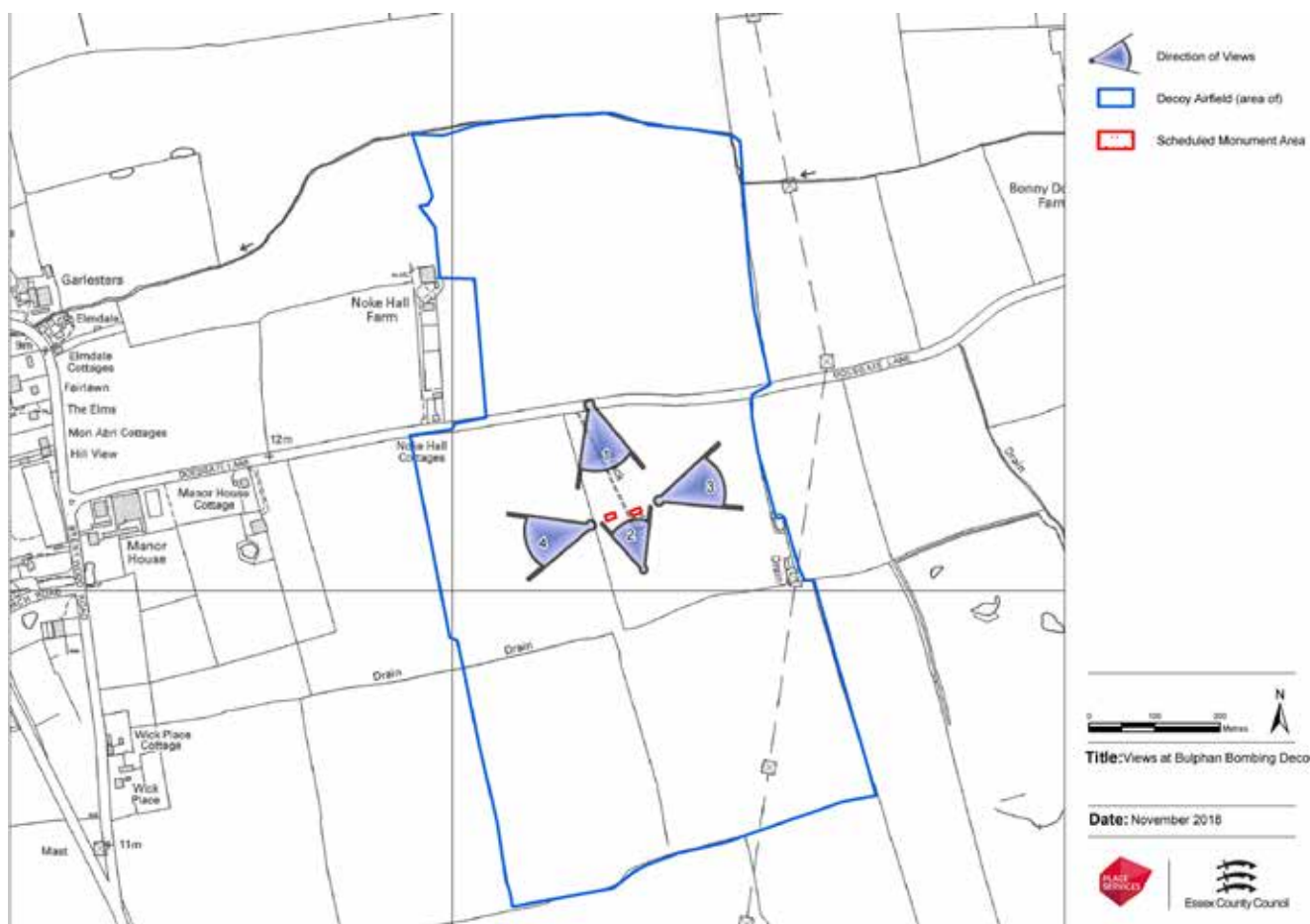
3.1.8 **Recommendations**

There is a need to consider the impacts of the Lower Thames Crossing, liaison is required between Historic England Highways Agency consultants and the Local Authority to minimize the impact of the road corridor on the setting of the monument.

For any future development including large scale residential schemes the setting of the monument needs to be taken into account, and where the setting cannot be preserved or the impacts appropriately mitigated the allocation should not be approved.

Opportunities should be sought to preserve and enhance the setting of the heritage asset. The site and its immediate vicinity would benefit from a programme of scrub management.

3.2 BULPHAN WORLD WAR II BOMBING DECOY (SM1002196)



3.2.1 Location and topography

The monument lies on the edge of a west facing hill 1 km east of Bulphan, at about 20m above sea level. The geology is Head deposits over London Clay. The northern edge of the dummy airfield is formed by a tributary of the Mar Dyke. The site is gently undulating.

3.2.2

Description

The monument includes two shelters, in separate areas of protection, designed to control a wartime decoy or 'dummy' aerodrome located on the lower slopes of a hillside, 850m and 890m south west of Doesgate Farm. This site is documented in contemporary records from World War II, 'Bulphan' was constructed to replicate and thus draw bombing raids away from RAF Hornchurch located about 11km to the west. The decoy was both a 'K' site, designed for daytime use, and a night-time 'Q' site. During the day the decoy displayed grassed runways, sandbagged defence positions, ammunition dumps and plywood dummy aircraft among their simulations. At night the decoy had electric lighting illuminating two traversing 'runways', obstruction/recognition lights and moving 'headlamps'. Most of these structures

were ephemeral and are no longer present on the site. However, the decoy airfield was controlled from two bunkers, known as night shelters which have both survived and are included in the scheduling.

The first night shelter to be built was constructed below ground level. Of concrete construction it had two entrances, one with steps halfway along the southern face and one taking the form of an escape hatch with vertical steel ladder (the former is now infilled). These gave access to at least two underground rooms. The only part of this shelter visible above-ground is the escape hatch and a steel chimney pipe. This structure was found to be prone to flooding and was replaced by an above-ground night shelter, located to the east, during the course of the war.

The above-ground shelter is constructed of brick rendered with cement and measures 13m long by 6m wide. The design is to a known wartime standard (Type 3395/40) comprising an Engine (or Generator) Room and an Operations Room, but with the addition of a small toilet cubicle just inside the entrance in



(Left) Figure 4: Location plan showing the principal views to and from the monument

(Right) View 1: View looking south across the night-shelters (above-ground in the centre and the top of the below-ground on the right), also showing the modern pylon and the wind sock to the left.

the southern wall. The easternmost room, the Engine Room, has survived in its original form complete with engine plinth set into the floor. The Operations Room retains the original escape hatch in the roof at its westernmost end. Local residents recall that the decoy airfield at Bulphan was manned by six airmen. The decoy was in use throughout much of the war, being successful on at least one occasion when it drew upon itself the incendiaries and high explosives of a heavy night-time bombing raid intended for nearby RAF Hornchurch.

The monument is largely in good repair, with the above ground shelter currently being used as the club house for a model aeroplane club. The below ground shelter is difficult to access and there was some standing-water on the floor. It is known that there has been some dumping of waste materials into this part of the structure.

3.2.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.2.3.1 Archaeological interest

Apart from the scheduled concrete structures nothing further survives from the bomb decoy itself, largely due to these being ephemeral surface-laid structures, such as grass runways, lines of electrical wires, and movable lighting.

3.2.3.2 Historic interest

'K' sites (also known as Dummy Landing Grounds [Day] or DLG[D]) were intended to replicate RAF satellite airfields, rudimentary landing grounds used as an adjunct to permanent stations for the dispersed operation of aircraft. As such, the decoy consisted of simulated grass runways, simple technical and defensive structures including trenches, dummy aircraft, a windsock, petrol and bomb dumps represented by conspicuous dug-up areas, and a limited range of facilities for the crew manning the decoy. There were ten dummy aircraft allocated to each site, the type reflecting the function of the 'parent' station. Forty-two decoys in England are recorded as having a 'K' component, located mostly in eastern counties.



View 2: View looking northwards past the night-shelter to right, showing the long view over the former decoy airfield and beyond to open countryside.



View 3: Looking eastwards across the dummy airfield to the Langdon Hills, which are to the south-west of Basildon.

The 'Q' sites were intended to simulate the flare-path lighting of permanent RAF stations as a lure to attack by night bombers and intruder aircraft. The programme lasted until August 1944 during which time the lighting configurations changed periodically to shadow developments on real airfields. Common features of Q sites included the lighting arrangements and a night shelter. The night shelter is generally all that survives. In all, 236 sites with a 'Q' component are recorded in England. These are distributed mostly in the east, and in central and southern England. Very little now survives of any of these decoys, most having been cleared after the war. The survival of the two successive Bulphan World War II bombing decoy night shelters provides a lasting reminder to the ingenuity of the home defences employed.

Bulphan is of great significance to the study of the evolution of bombing decoy design. The underground design of the earlier shelter, although affording better protection from bombing raids than the later above-ground design, proved unsuitable for the surrounding geological conditions and was prone to flooding. This was therefore superseded by a replacement night shelter of above-ground earth-covered design which proved more successful, whilst still providing camouflage and protection against bombing raids. The Bulphan shelters provide a graphic illustration of the wartime process of trial and error design, the success of which was a vital component in providing a quick and effective defence against the German airborne offensive.

3.2.4 Contribution of the setting to the heritage assets significance

3.2.4.1 Topography

The immediate setting of the monument is open grassland, on a gently undulating side of a west facing hill. There are long, wide views all around, appropriate for the function of a dummy airfield. This makes a major positive contribution to the setting of the heritage asset.

3.2.4.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

The site of a medieval moat immediately to the north of Noke Hall Farm is adjacent to the north-west edge of the dummy airfield. Doesgate Farm house to the east is a 17th-century Grade II listed building. North of Doesgate is Lower Dunton Hall, an 18th-century Grade II Listed building. To the west is The Old Plough House, which is a 15th-century, Grade II* hall house, and Garlesters, a 16th-century Grade II house. These features make a minor positive contribution to the setting of the heritage asset.

Contemporary to the historic assets are three rectangular features discovered as cropmarks to the south but still on the dummy airfield. It is unclear what these represent. There is the site of a road block to the west on Doesgate Lane, and to the south-east the site of a bomb crater, and the site of a Heavy Anti-Aircraft gun site. These make a moderate positive contribution to the setting of the heritage asset.

3.2.4.3 Land use, greenspace, trees and vegetation

The immediate area around the heritage asset is grassland. Around this are hedgerows and trees with a rural agricultural landscape beyond. Currently the site is used by a model airplane club, who has a wind sock on the site in the same way as a functioning airfield. These together make a major positive contribution to the setting of the monument. The line of electric pylons running along the west side of the site, makes a minor negative impact on to the setting of the monument

3.2.4.4 Functional relationships and communications

There is an integral relationship with the surrounding landscape and the road which crosses the site. The need to draw enemy fire away from Hornchurch dictated the location of this site in open rural countryside and this is integral to the understanding of the monument. This relationship makes a major positive contribution to the monument.



View 4: Looking south-west across the dummy airfield.

3.2.4.5 Integrity

The immediate setting of the bombing decoy site remains largely unchanged, with the original extent of the dummy airfield still intact. The site itself comprises two surviving structures, two night-shelters, one above ground and one below ground. The remainder of the elements which made up a decoy site of this nature were largely ephemeral and surface-based. There a line of electric pylons and cables which run along the west side of the site, but this does not impinge on the essentially rural nature of the site. The wider landscape still remains largely rural in nature. The integrity of the setting makes a major positive contribution to the setting and significance of the heritage assets.

3.2.4.6 Associative relationships between heritage assets

As discussed above there is a relationship between the Scheduled bombing decoy and the contemporary WWII features. These however no longer survive and therefore these relationships make a reciprocal minor to moderate positive contribution to each other.

3.2.4.7 History and degree of change over time

The setting of the Bulphan bombing decoy site has remained relatively unchanged in the 70 years since the end of WWII. The airfield and surrounding agricultural land remain much as they were when the bombing decoy was built to draw bombs away from Hornchurch, although there has been the introduction of electricity pylons crossing the edge of the airfield. The wider backdrop has also changed little, with only a very distant view of the cranes at Mucking Creek indicating modern development.

3.2.5 Experience of the asset

As set out in the Historic England guidance The Setting of Heritage Assets, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.

3.2.5.1 Views from, towards, through, across and including the assets**3.2.6 The rarity of comparable survivals of setting**

Very little now survives of any of the decoys which were constructed around London, most having been cleared after the war. The survival of the two successive Bulphan World War II bombing decoy night shelters in their virtually intact setting is very rare indeed.

3.2.7 Future developments and other impacts within the setting of the heritage asset

Housing: Known impacts at present comprise potential house allocations on the outskirts of Bulphan, which will have a minor detrimental effect on the wider setting of the monument. Other planning applications also have the potential to have a detrimental impact on the setting of the heritage asset.

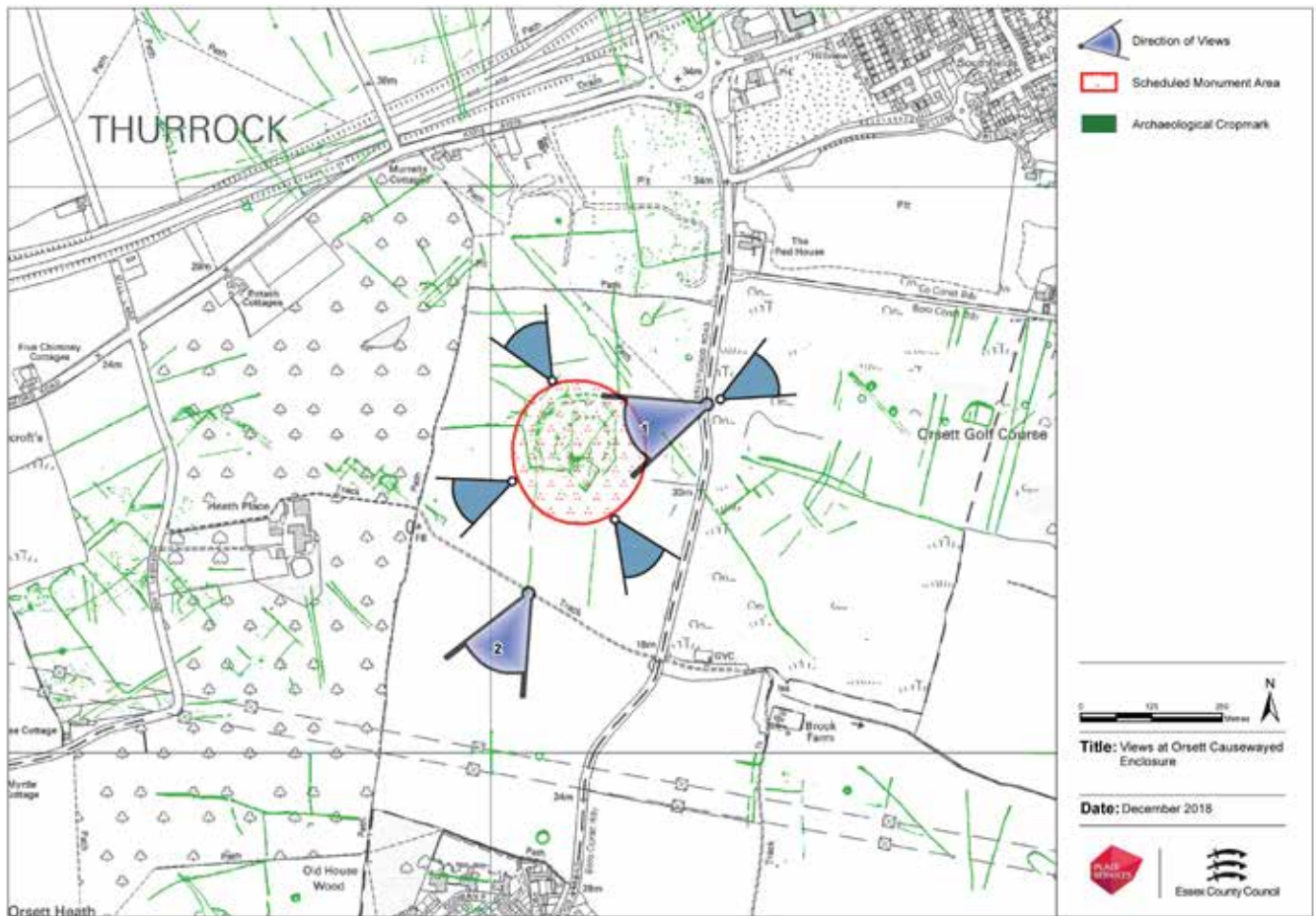
Parts of the site are deteriorating with water ingress into the asset. These structures were not expected to survive for a long period and as such are deteriorating over time.

3.2.8 Recommendations

For any development schemes the setting of the monument needs to be taken into account, and where the setting cannot be preserved or the impacts appropriately mitigated the allocation should not be approved.

Opportunities should be sought to preserve and enhance the setting of the heritage asset. The site itself would benefit from a programme of consolidation and restoration.

3.3 CAUSEWAYED ENCLOSURE AND ANGLO-SAXON CEMETERY 500M EAST-NORTHEAST OF HEATH PLACE (SM1009286)



3.3.1 Location and topography

The Causeway Enclosure is located 500 metres to the east of Heath Place lying to the south of the A13. The land slopes gently away from the monument towards the south into the valley of a small tributary of the Thames. To the east and west it slopes into smaller dry valleys. The field which contains the site has a hedge along the north edge.

3.3.2 Description

The monument comprises a Neolithic causewayed enclosure, Iron Age settlement and an Anglo-Saxon round barrow cemetery situated on a natural platform on the Thames terraces. Although there are no visible earthworks at ground level the monument survives as buried features which have been identified as cropmarks from aerial photographs. These include three roughly circular concentric interrupted ditches (i.e. they are not continuous but are crossed by causeways at irregular intervals), enclosing an area at least 160m in diameter.

The outer two ditches are 10m apart. A palisade trench lies between the inner and middle ditches. This palisade trench has three

breaks in it, coinciding with those in the outer ditches. The inner ditch is between 30m and 40m from the middle ditch and encloses an area measuring between 80m and 95m across.

Other internal features such as postholes and pits can be seen within the enclosed area on aerial photographs. Also visible on aerial photographs, within the southern half of the inner circuit, are at least 5 round barrows represented by ring ditch cropmarks. These are between 8m and 13m in diameter with a circular ditch from 1m-2m wide and up to 0.35m deep.

In 1975 trial trenching and small scale excavation took place in order to verify the interpretation of the monument. Parts of the ditches and palisade slot were excavated which confirmed their Neolithic date. A continuous bank was found to have been originally constructed on the berm between the two outer ditches, the material for which was quarried from the interrupted ditches. The palisade was an additional, contemporary, defensive feature inside the middle ditch. Within the enclosed area various pits and



(Left) Figure 5 Location plan showing the principal views to and from the monument (other significant views are indicated by the smaller view-point symbols)

(Right) View 1: View looking north-west across the heritage asset, showing the arable field and distant hedge line.

post holes were investigated. A number of the features identified during excavation were shown to be Iron Age in date. A period of Early Iron Age settlement was followed in the Middle Iron Age by an enclosed settlement within a rectilinear ditched enclosure, which lies within the southern part of the monument. In addition, two of the five ring ditches were fully excavated and were found to represent round barrows containing Saxon inhumation burials in wooden coffins.

3.3.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.3.3.1 Archaeological interest

Between 50 and 70 causewayed enclosures are recorded nationally, mainly in southern and eastern England of which only 5 are located in Essex. They were constructed over a period of some 500 years during the middle part of the Neolithic period (c.3000-2400 BC) but also continued in use into later periods. They vary considerably in size (from 2 to 70 acres) and were apparently used for a variety

of functions, including settlement, defence, and ceremonial and funerary purposes. However, all comprise a roughly circular to ovoid area bounded by one or more concentric rings of banks and ditches. The ditches, from which the monument class derives its name, were formed of a series of elongated pits punctuated by unexcavated causeways. Causewayed enclosures are amongst the earliest field monuments to survive as recognizable features in the modern landscape and are one of the few known Neolithic monument types. Due to their rarity, their wide diversity of plan, and their considerable age, all causewayed enclosures are considered to be nationally important.

Trial trenching has shown that the causewayed enclosure survives well beneath the plough soil. This investigation has left 90% of the monument undisturbed. These excavations produced significant information concerning the original form and construction of the monument as well as discovering quantities of Neolithic flint tools and pottery sherds. There are only five causewayed enclosures known in Essex and so the information contained within this monument



View 2: View looking south towards Chadwell St Mary, showing the tower block and electric pylons in the distance beyond which lies the Thames.

can give rare insights into the economy of the locality as well as the social and religious life of the people who occupied it. The establishment of an Iron Age settlement site here is also of great interest and indicates that the site had been adapted for a variety of uses throughout its long life.

The construction of an Anglo-Saxon barrow cemetery within the inner circuit of the causewayed enclosure indicates that it was still a significant site for the local population 3,000 years after it was first constructed, potentially still being visible as an earthwork. This group of burials is one of only a small number of known Saxon barrow groups in East Anglia. This cemetery is particularly representative of the middle Anglo-Saxon period (7th - 8th century) and is likely to

contain rare evidence for social and burial practices at this date.

3.3.3.2 Historic interest

The historic cartographic evidence shows the site of Seaborough Hall located immediately to the south-east of the monument, the Hall was still in existence until the mid-20th century. The place-name derives from the Old English for Seven Barrows, undoubtedly a reference to the adjoining Anglo-Saxon barrow cemetery indicating that the mounds survived into the medieval period at least.

3.3.4 Contribution of the setting to the heritage assets significance

3.3.4.1 Topography

The immediate setting of the monument is

relatively open agricultural land. It is likely that the original setting of the causewayed enclosure would have been open, without the current field boundaries and roads, which may have originated in the medieval period or perhaps earlier. Its position is just below the summit of the hill with long views towards the River Thames. Most causewayed enclosures on higher ground are centred just off summits so that they have a distinct orientation, perhaps signifying a link with a particular area of lower-lying land. Although some modern development is visible in the distance, the topography makes a major positive contribution to the setting of the heritage asset.

3.3.4.2 **Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)**

The causewayed enclosure lies within an extensive historic landscape identified from cropmark evidence, ranging from prehistoric enclosures/settlements and ring ditches to a Roman enclosure and medieval field systems. Some of these features will be contemporary with the causewayed enclosure, including a possible Neolithic settlement enclosure, and a possible mortuary enclosure. It has been shown in Essex that Bronze Age and Iron Age activity often occurred in close proximity to causewayed enclosures, so the group of potentially Bronze Age round barrows situated to the east of the site may have been placed there because of the Causewayed Enclosure location. Overall the cropmarks indicate that the area of the scheduled monument and a much larger area surrounding it has extensive occupation of multi-period date. Seaborough Hall was situated just to the south-east of the site and it was first mentioned in 1293. The name originated as Seueberghe, meaning seven barrows. These make a major positive contribution to the setting of the heritage asset.

Other heritage assets comprise Heath Place to the south-west, a Listed Grade II house dating from the 18th century, Murrells Cottages to the north, Listed Grade II and dating from the 18th century, and a barn at Barehams Boarding Kennels, Listed Grade II and dating from the 17th century. These make a neutral

contribution to the setting of the heritage asset.

3.3.4.3 **Land use, greenspace, trees and vegetation**

The immediate area around the heritage asset is open land. To the north sand is being extracted, to the west and south the land is under arable production, and to the east is a golf course. Hedges bound the field to west, north and east. The view south is over Chadwell St Mary leading towards the River Thames. These make a moderate positive contribution to the setting of the heritage asset.

3.3.4.4 **Functional relationships and communications**

As described above, the heritage asset sits within an extensive historic landscape that has been continuously occupied since prehistoric times. Some of the cropmarks are contemporary with the Causewayed Enclosure, including a possible Neolithic settlement enclosure, and a possible mortuary enclosure. It has been shown in Essex that Bronze Age and Iron Age activity often occurred in close proximity to causewayed enclosures, so the group of potentially Bronze Age round barrows situated to the east of the site and the Iron Age enclosure within the causewayed enclosure may have been placed there because the Causewayed enclosure was there. Similarly the Saxon burial mounds within the scheduled area may have been located in this location due to its historic or religious importance. These make a major positive contribution to the setting of the heritage asset.

On the basis of what has been found at other sites with Saxon burials, it is likely that there would also have been settlement nearby. This has not been identified as yet.

3.3.4.5 **Integrity**

This heritage asset is part of an extensive landscape of cropmarks around Orsett and Mucking. The implication from the density of cropmarks is that the original landscape would have had a dispersed settlement pattern with agricultural fields in between. It would have been a very open landscape with views to



Figure 6 Aerial view of the cropmarks, looking north, the causewayed enclosure is visible in the centre of the photographs as the lighter dashed lines forming two concentric circles. (EX11_04_048 ©ECC)

the Thames. This is still largely the case. The topography immediately round the heritage asset has not changed, although to the north the A13 now crosses the landscape, and the spread of Chadwell St Mary to the south is visible from the site. The position of the site with views to the River Thames still remains. The roads and footpaths in the area probably originated in the medieval period, as they cross cropmarks of earlier periods. The openness makes a moderate positive contribution to the setting.

3.3.4.6 Associative relationships between heritage assets

The heritage asset lies in an area of extensive multi-period cropmarks (see general overview of cropmarks). Within this, other potentially Neolithic heritage assets can be identified, including a settlement enclosure and a mortuary enclosure. The close association of

causewayed enclosures with Bronze Age and Iron Age heritage assets is seen here with an Iron Age enclosure within the Neolithic enclosure, which may have already silted up and been less visible in the landscape, along with possible Bronze Age ring ditches sited to the east. There are also other cropmark enclosures in the vicinity that may date to these periods, but are currently undated beyond the identification of probably prehistoric. Overall this scheduled complex is an integrated part of a much larger group of both scheduled and undesigned assets within this area.

These make a major positive contribution to the setting of the heritage asset.

3.3.4.7 History & degree of change over time

Although the heritage asset still lies within an agricultural environment, there have been

modern developments nearby. The upgraded A13 runs to the north of the heritage asset. Sand and gravel extraction has taken place to the north-east and further east of the heritage asset. Chadwell St Mary is situated to the south and is spreading northwards. This makes a moderate negative contribution to the setting.

3.3.5 Experience of the asset

As set out in the Historic England guidance The Setting of Heritage Assets, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.

3.3.5.1 Views from, towards, through, across and including the assets

3.3.6 The rarity of comparable survivals of setting

There are only five causewayed enclosures known in Essex and so the information contained within this monument can give rare insights into the economy of the locality as well as the social and religious life of the people who occupied it. The establishment of an Iron Age settlement site here is also of great interest and indicates that the site had been adapted for a variety of uses throughout its long life. Its surviving setting with the arable land use is thus rare.

The Saxon burials at Orsett were the first in Essex to have the enclosing ring ditches confirmed by excavation. They are smaller than other round barrows but it is extremely difficult to identify a Saxon barrow just from the cropmarks of the ring ditch. Other Saxon burial groups have now been discovered and excavated in the course of development, so the survival of this group within the arable setting is very important.

3.3.7 Future developments and other impacts within the setting of the heritage asset

Lower Thames Crossing: The proposed route of the Lower Thames Crossing will run to

the south of the heritage asset cutting a development corridor through extensive cropmark complexes known to exist in this area. This will have a major impact both visually and aurally on the setting of the heritage asset.

Housing: Known impacts at present comprise potential house allocations to the south of the heritage asset, as well as other planning applications. These could have a detrimental effect on the immediate setting of the monument and how it is understood within the rural landscape.

Minerals and Waste: The sand quarry to the north of the site has been largely extracted removing any surviving archaeological deposits. Any subsequent development of this area will need to have a mitigation policy in place in order to manage the impact on the setting of the heritage asset.

3.3.8 Recommendations

There is a need to mitigate the impacts of the Lower Thames Crossing, liaison is required between Historic England and the Highways Agency consultants to develop an appropriate integrated mitigation strategy to minimize the impact to both the Scheduled Monument and the non-designated assets within the development corridor.

For any development schemes the setting of the monument needs to be taken into account in the allocation or master planning stage, to ensure that the impact on the setting is minimized or if this cannot be achieved development should not proceed. Opportunities should be sought to preserve and enhance the setting of the heritage asset. The site itself would benefit from Historic England assessing the overall cropmark complex in the context of the relationship between the scheduled site and the adjacent non-designated assets. Consideration should be given to encouraging the land owner to use the Countryside management schemes to take the field out of production to protect the site from ploughing.

3.4 COALHOUSE FORT BATTERY AND ARTILLERY DEFENCES (SM1013943)



3.4.1 Location and topography

The monument lies in an area of former marshland known as East Tilbury Marshes, at Coalhouse point on the north bank of the River Thames where the Gravesend Reach of the river meets The Lower Hope part of the river. It is a flat, low-lying landscape, averaging only 3m OD. To the immediate north of the SM is a spur of higher ground on which the historic settlement of East Tilbury is sited, this averages 11m OD. The site of Coalhouse Fort is located on tidal-flat deposits. The site forms a defensive triangle across the Thames, with Cliffe Fort and Shornemead Fort in Kent, as well as originally being intervisible with Tilbury Fort to the west.

3.4.2 Description

The monument comprises the Victorian Coalhouse Fort at East Tilbury, with its associated railway link and jetty and its rifle range, as well as the foundations of a Henrician 'blockhouse' coastal battery, a late 19th century 'Quick-Firer' battery and a low-level radar tower dating from World War II.

The earliest element of this remarkable sequence of Thameside defences is the

blockhouse, the construction of which was ordered by Henry VIII in 1539/40. It was built of stone and timber robbed from St Margaret's Chantry nearby. Nothing is visible of the structure itself but the landward ditch survives as a creek, and timber palisading running along the shore in the area may belong to this phase. Beside the blockhouse a jetty was built, perhaps initially to support the blockhouse but later to land coal. After several phases of rebuilding, the jetty served Coalhouse Fort, to which it was joined by a full-gauge railway line which survives almost intact but for the tracks themselves.

The first phase of the fort, begun in 1799, was replaced in 1847-55 by a more complex structure which was in turn superseded by the present buildings between 1861-74. This latest fort was added to in the First and Second World Wars and only went out of military use in 1949. Near the waterfront, a little distance from the fort, are a 19th century battery for Quick-Firer guns and searchlights, a rifle range and a World War II low-level radar tower. The structures form a notable group of defensive sites at the strategically important Coalhouse Point.



(Left) Figure 7 Location plan showing the principal views to and from the monument (other significant views are indicated by the smaller view-point symbols)

(Right) Figure 8 Aerial view of Coalhouse Fort showing its marshland setting. The East Tilbury battery is located in the small area of woodland beside East Tilbury to the rear of the Fort, whilst the Bowaters farm anti-aircraft battery is in the woodland on the left-hand edge of the photo.

The asset has been assessed as being 'at risk' and recorded on Historic England's 'Heritage At Risk (HAR) Register'. Whilst some progress has been made in repairing and consolidating original structures associated with the fort, other elements are undergoing a slow decline. In recognition of this Historic England, in partnership with Thurrock Unitary Authority, are funding a Conservation Management Plan.

of the fort. The road through East Tilbury is thought to be Roman in origin, and led to a crossing-point of the river in the approximate location of the present fort. The later periods are also well-represented, particularly with defensive structures, which range from spigot mortar emplacements to anti-glider ditches.

3.4.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.4.3.1 Archaeological interest

In addition to the standing architectural remains there is also a high archaeological potential due to waterlogging, particularly relating to the Henrician blockhouse.

There is considerable archaeological evidence for earlier periods in the immediate vicinity of the fort. This includes a Neolithic and Iron Age settlement sites on the higher ground to the north-west, and Late Iron Age/Roman or medieval salterns on the marshes to the north

3.4.3.2 Historic interest

Coalhouse Fort is a remarkably well preserved late 19th century fort built on the recommendation of the Royal Commission on the Defence of the UK in 1860. It is one of the finest examples of an armoured casemate fort in England and is well documented historically. The jetty and railway line are an integral part of the fort.

The Henrician blockhouse is well documented historically and has high archaeological potential due to waterlogging. Such a site adds to the knowledge of the coastal fortifications made by Henry VIII. The Quick-Firer battery, built in 1893, is the sole surviving purpose-built battery of its type in the Thames basin. The rifle range is an unusual survival which adds to the known range of earthwork monuments and is closely



View 1: View looking across the Thames from Coalhouse Fort to Cliffe Fort on the Kentish side of the river

associated with the fort. Virtually intact World War II radar installations of the type at East Tilbury are known at only two other places in England, making this an extremely rare survivor of a once widespread system. The group of structures demonstrates the former strategic importance of Coalhouse Point and demonstrates the changing approaches to defence over 400 years. Furthermore the sites formed elements of wider defence systems designed to protect the Thames Estuary and especially London.

3.4.4 Contribution of the setting to the heritage assets significance

3.4.4.1 Topography

The primary setting of the monument is the River Thames and the bordering historic grazing marshes. The fort is located on the apex of the bend of the river with views down the Lower Hope stretch of the river to the east and the Gravesend Reach to the west. The former coastal marsh forms a wide, open and flat landscape with extensive views on a clear day. To the north-west is the escarpment on which the historic settlement and church of East Tilbury is sited, as well as the defensive Scheduled Monuments of the East Tilbury battery and the anti-aircraft battery at Bowaters Farm.

The site forms a defensive triangle across the Thames, with Cliffe Fort and Shornemead Fort in Kent, which are intervisible, forming the other corners of the triangle. There was a requirement when the fort was in use that the area between it and Tilbury Fort was kept clear of vegetation in order to preserve a line of sight between the two fortifications. Conversely the creation of the glacis (earth bank) on the riverside of the fortification was accompanied by selected planting for the purposes of screening whilst still allowing a clear-field of view from the fort.

The local topography makes a major positive contribution to the setting of the heritage assets, whose siting is entirely determined by the topography and the links across the river to Kent.

Currently the immediate area around the fort has been landscaped to give a parkland

appearance with mown grass and trees. The car-park is partially screened behind the trees. The tree-planting, although attractive in its own right, does have a screening effect on the views westwards from Coalhouse Fort to Tilbury Fort and can be considered as having a minor negative impact on the understanding of the relationship between the two sites. Tilbury Power Station to the west forms a significant local landmark, and currently blocks the views towards Tilbury Fort, which is sited immediately to its rear. The power station is intended to be demolished in 2017. Currently it makes a moderate negative impact on the understanding of the relationship between the two sites.

3.4.4.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

Coalhouse Fort is associated with a significant number of historic monuments, some in the immediate vicinity and others set at a distance. Firstly there is the defensive triangle across the Thames to Cliffe Fort and Shornemead Fort in Kent. Secondly there is the inter-relationship with Tilbury Fort to the west. To the north-west are the associated defensive Scheduled Monuments of the East Tilbury battery and the anti-aircraft battery at Bowaters Farm, both of which are located on the crest of the escarpment with wide views over the river valley. In addition to the principal military monuments there are also several smaller structures which form part of the overall scheme; these include a searchlight/gun battery in the graveyard, pill-boxes on the sea-wall and anti-glider ditches across the marshes. Individually and as a group the military monuments both in the immediate vicinity and on the Kentish shore make a major positive contribution to the setting of the heritage assets.

The historic settlement and church of East Tilbury is sited on the crest of the escarpment to the north-west of the Fort. The church is Grade I listed. The marshland landscape is historic in origin, having been reclaimed in the early post-medieval period. These assets make a moderate to major positive contribution to the setting of the heritage asset.



View 2: View looking across the Thames to Shornemead Fort on the Kentish side of the river

There is extensive prehistoric and Roman settlement evidence in the vicinity of the Fort, both on the higher ground and on the marsh; this makes a minor positive contribution to the setting of the heritage asset.

3.4.4.3 **Land use, greenspace, trees and vegetation**

Currently the immediate area around the fort has been landscaped to give a parkland appearance with mown grass and trees. The car-park is partially screened behind the trees. The tree-planting, although attractive in its own right, does have a screening effect on the views westwards from Coalhouse Fort to Tilbury Fort and can be considered as having a minor negative impact on the understanding of the relationship between the two sites. The wider landscape setting is the sea-wall and the Thames to the seaward side and the drained marsh to either side. Land-fill of old quarries has changed the levels in the middle distance to both the north and west of the site.

3.4.4.4 **Functional relationships and communications**

The primary functional relationship of the setting of the monument is the River Thames and the forts at Cliffe Fort and Shornemead Fort in Kent, which form the other corners of the defensive triangle across the river. Secondly there is the relationship with Tilbury Fort, both had their origins as Henrician blockhouses, and were subsequently updated, before Coalhouse took over the primary defensive role on the Essex side of the Thames in the 19th century. The relationship between the Fort, and the historic road and crossing-point of the Thames is also key to the understanding of the heritage asset. These relationships make a major positive contribution to the setting of the heritage asset.

3.4.4.5 **Integrity**

The immediate setting of Coalhouse Fort has seen some late 20th century planting to create a parkland setting, rather than the original grazing marsh. However the riverside location remains essentially unchanged and the wider marsh area is still evident, albeit

with a degree of quarrying and land-fill. Tilbury power station, together with some of the tree-planting, blocks the Intervisibility of Coalhouse Fort with Tilbury Fort. More recent development to the north is largely obscured by the escarpment and does not impinge on the setting of the heritage asset. The integrity of the setting makes a major positive contribution to the setting and significance of the heritage assets.

3.4.4.6 **Associative relationships between heritage assets**

As discussed above there are significant relationships between Coalhouse Fort and the other historic military installations in the area, both on the Essex side of the Thames and on the north Kent shore. These relationships make a reciprocal major positive contribution to each other.

There is also the relationship between the Scheduled site and the historic settlement of East Tilbury, including the Grade I parish church which forms a local landmark. These relationships make a moderate to major positive contribution to each other.

3.4.4.7 **History and degree of change over time**

The riverside location and open marshland setting remain much as they were throughout the life of the Fort, albeit with the addition of landfill sites raising ground levels in the middle distance. To the west Tilbury Power Station currently blocks the views to Tilbury Fort (it is due to be demolished in 2017). The presence of electricity pylons, and to a lesser extent the wind turbines, also provide new accents in an otherwise largely open landscape. There are a number of modern additions to the immediate setting of the asset, including tree-planting and the car-park.

3.4.5 **Experience of the asset**

As set out in the Historic England guidance The Setting of Heritage Assets, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.



View 3: Looking west towards Tilbury Fort, here the original view is blocked by Tilbury Power Station and the trees

3.4.6 The rarity of comparable survivals of setting

The groups of structures that make up Coalhouse Fort make up part of a wider defence systems designed to protect the Thames Estuary and especially London. The survival of such a wide range of structure, spanning several hundred years of defensive architecture within an open marshland setting on both sides of the Thames is rare and makes a major positive contribution to the setting and significance of the heritage assets.

preserved or the impacts appropriately mitigated the allocation should not be approved.

Opportunities should be sought to preserve and enhance the setting of the heritage asset, particularly in restoring the former intervisibility between Tilbury Fort and Coalhouse Fort.

3.4.7 Future developments and other impacts within the setting of the heritage asset

Lower Thames Crossing: The proposed route of the Lower Thames Crossing will run to the west of the heritage asset although the actual road will lie within a tunnel at this point. The extraction of material from the tunnel is due to be stored on the Essex side of the Thames and will potentially impact the setting of the asset. The possibility of land raising has the potential of impacting the visual link with the Thames to the east and south.

Housing: Known impacts at present comprise potential house allocations to the north of the heritage asset, as well as other planning applications, these would have a detrimental effect on the rural setting of the monument and its original sight lines as a defence on the shore of the Thames.

Minerals and Waste: The sand quarry to the north of the site has been largely extracted. Any subsequent development of this area will need to design a mitigation and enhancement strategy in order to manage the impact on the setting of the heritage asset.

3.4.8 Recommendations

There is a need to mitigate the impacts of the Lower Thames Crossing, liaison is required between Historic England and the Highways Agency consultants to develop an appropriate mitigation strategy which protects the setting of the heritage asset.

For any development schemes the setting of the monument needs to be taken into account, and where the setting cannot be

3.5 CROPMARK COMPLEX, ORSETT (SM1002134)



3.5.1 Location and topography

The monument lies across several fields between Orsett and North Stifford with the west and southern area bisected by the A13. The land is largely agricultural apart from the area of the A13 and its associated slip roads and embankments. The land is fairly level with a slight fall away to the south with views across the River Thames to Kent.

3.5.2 Description

An extremely complex cropmark picture showing, against a background of extinct field systems and river systems, rectilinear enclosures of possibly Roman date, ring ditches which probably represent ploughed out barrows and a mass of very substantial pits. In many cases these pits may be the sites of Early Saxon sunken-floored buildings. Recent research would seem to indicate that this may often be the case. Finds in excavations already conducted at Thurrock, may be seen as confirmation of this. The monument is in five separate parts, divided by the major dual carriageway of the A13. It also has the slip-roads of the A1089 which have substantial embankments. Part of the complex has been quarried as part of the

borrow pit for the A13.

The present scheduling covers many of the cropmarks; however, this dense complex does extend to the north beyond the scheduled boundary.

3.5.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.5.4 Archaeological interest

The heritage asset consists of cropmarks of overlapping rectilinear and curvilinear enclosures; several ring ditches; and a field system with double ditched trackways between the fields. Elsewhere over the area there are linear features, and a heavy concentration of large pits. The cropmarks continue north of the road with similar linear features and rectilinear enclosures and a ring ditch. These are likely to represent settlement and land use ranging from the prehistoric to post medieval periods.

Excavation in advance of the construction of



(Left) Figure 9 Location plan showing the principal views to and from the monument (other significant views are indicated by the smaller view-point symbols)

(Right) View 1: View looking south across the heritage asset, showing the arable field with the electric pylons and the A13 in the distance.

the A13 across the heritage asset revealed a Late Bronze Age settlement. The field system appears to be late or post Roman and may have flanked a trackway. They were aligned roughly parallel with modern field boundaries and appear to form an early phase. The excavation indicates that this complex represents a multi-period complex of settlement and agricultural production exploiting the gravel terraces above the Thames.

3.5.5 Historic interest

There are historic family names associated with Baker Street (first mentioned in 1402) and Grey Goose Farm (1624).

3.5.6 Contribution of the setting to the heritage assets significance

3.5.6.1 Topography

The immediate setting of the monument is relatively open agricultural land. The surviving field boundaries follow the same alignment as those showing as cropmarks. Two lines of electric pylons cross the site so the topography makes a moderate positive contribution to the setting of the heritage

asset. The topography of the southern half of the scheduled monument has been extensively altered by the construction of the A 13 and its associated embankments and cutting which has had a major negative contribution to the setting.

3.5.6.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

There are many cropmarks in the area around this site (see cropmark summary document), ranging from prehistoric enclosures and ring ditches to a Roman enclosure and medieval field boundaries. Many of these features will be contemporary with the cropmarks on this site. This asset forms part of an extensive multi-period cropmark landscape extending from Mucking in the east to Grays in the west. These make a major positive contribution to the setting of the heritage asset.

Other heritage assets comprise Baker Street Windmill, a Listed Grade II smock mill dating to the 17th century, Greygoose Farmhouse, a listed Grade II house dating to the 17th century, and Little Wellhouse, a Listed Grade II house dating to the 16th/17th century. These



View 2: View looking south-east across the heritage asset towards Little Thurrock, showing tower blocks and electric pylons in the distance.

form the most recent element of the historic landscape comprising the built heritage from the 16th century onwards.

These make a neutral contribution to the setting of the heritage asset.

3.5.6.3 Land use, greenspace, trees and vegetation

The immediate area to the south and north of the heritage asset is arable. To the north is Stifford Clays Road. To the west lies the urban area of Little Thurrock and Grays which is gradually expanding closer to the asset. The A13 dual carriageway crosses the west and south of the site from its north-west corner to south-east corner with a major junction into Grays within the scheduled area. Two lines of electric pylons cross the site. The view south is over Little Thurrock some arable land, largely laid to pasture and further major roads leading to Chadwell St Mary.

These make a major negative contribution to the setting of the heritage asset.

3.5.7 Functional relationships and communications

These cropmarks are part of a wider landscape covering the area from Grays to Mucking. Parts of this historic landscape are designated heritage assets (Orsett Causewayed enclosure and Baker Street), but the vast majority are undesignated assets. Some of the cropmarks have been evaluated, especially during the construction of the A13, which gives a window into the land use at different periods. A number of the roads across and in the vicinity follow the same alignment as the late or post Roman field system indicating their potential early origins.

These make a major positive contribution to the setting of the heritage asset.

3.5.7.1 Integrity

The heritage asset lies in a number of fields on either side of the A13 and parts of the site have been destroyed by the construction of the A13 and its associated junction. The traffic on the A13 can be seen from Sifford Clays Road, and together with the electricity pylons, this impact on the visual integrity. Overall, this makes a major negative contribution to the setting.

Against this, the archaeological features which show as cropmarks are believed to survive well beneath the plough soil, and the older roads on either side of and through the site are on the same alignment as the late or post Roman field system.

These make a moderate positive contribution to the setting.

3.5.7.2 Associative relationships between heritage assets

As described above, the heritage asset lies in an area of extensive multi-period cropmarks. The evidence from the cropmarks indicates that this site is an element of a much larger historic landscape extending from Mucking in the East through to this area immediately adjacent Grays. The complex contains evidence of multi-period deposits, as evidenced from the A13 excavations, indicating either the continuous occupation probably from the Neolithic period through to the modern day. Although the majority of the elements of this complex are undesignated, as a whole they form a highly important and sensitive historic landscape.

These make a major positive contribution to the setting of the heritage asset.

3.5.7.3 History & degree of change over time

Although the heritage asset still lies within an agricultural environment, there have been modern developments which affect this site. The A13 crosses the heritage asset. Electric pylons cross the heritage asset. Little Thurrock is situated to the south and is spreading northwards.

This makes a major negative contribution to the setting.

3.5.8 Experience of the asset

As set out in the Historic England guidance The Setting of Heritage Assets, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.



Figure 10 Aerial photograph of the cropmark complex, looking to the east. The cropmarks are visible as darker stripes in the ripening wheat; the A13 is located on the right-hand side of the photo (EX18/03/003, ©ECC)

3.5.10 The rarity of comparable survivals of setting

The significance of this site lies both in the richness of the archaeology preserved and its siting within a landscape of cropmarks which indicate how the landscape was used over millennia. This particular site has had its significance seriously impacted by modern development on the southern half of the scheduled area. However it is an integral part of a much larger cropmark landscape within Thurrock which contains evidence of millennia of occupation. This overall landscape is unusual in its extent.

3.5.11 Future developments and other impacts within the setting of the heritage asset

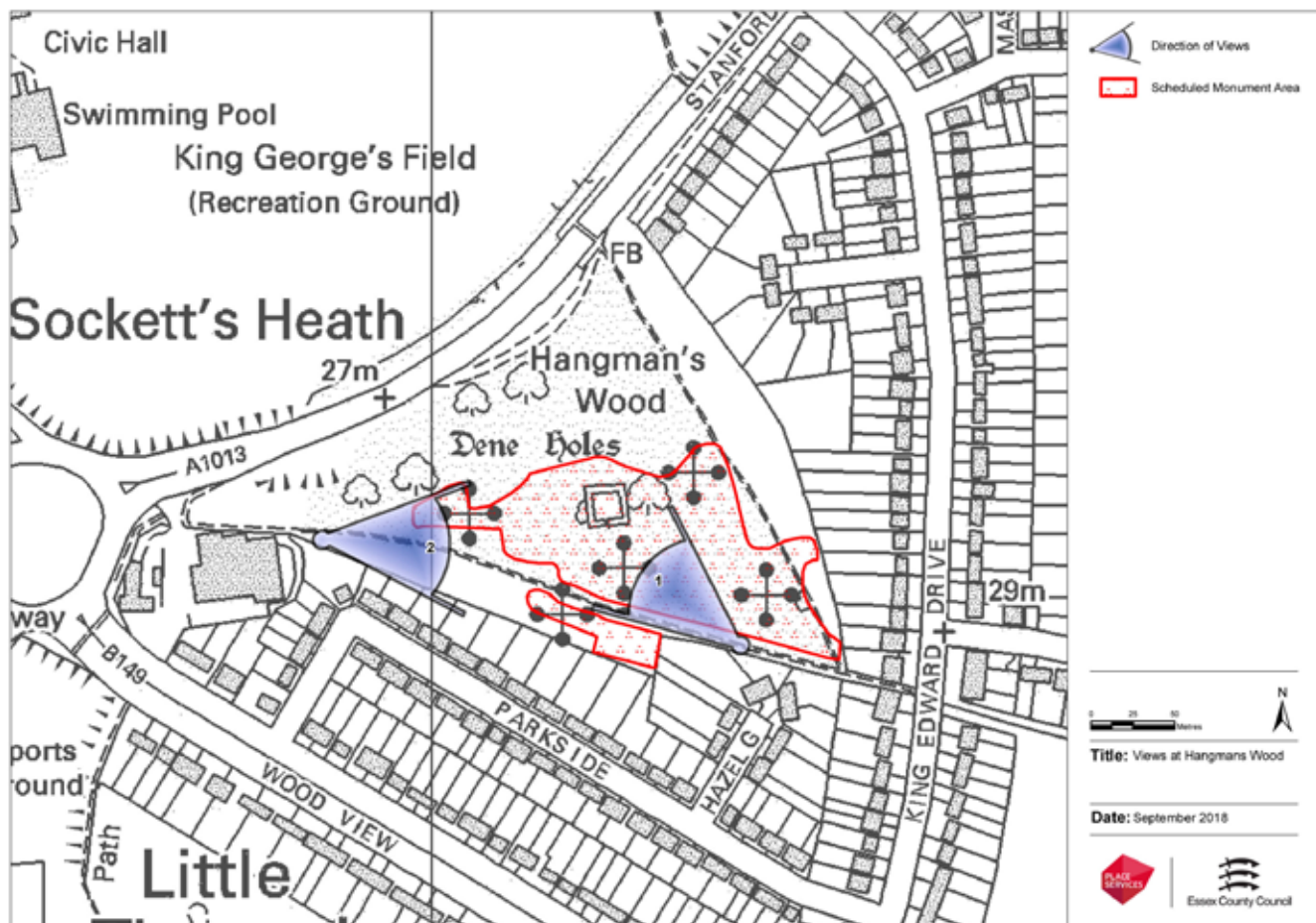
Lower Thames Crossing: The proposed route of the Lower Thames Crossing will destroy a significant part of the monument and its setting.

3.5.12 Recommendations

Large-scale mitigation of the impacts of the Lower Thames Crossing will be required. Definition of the significance and extent will need to be followed by extensive detailed archaeological investigation of both the scheduled area and the remainder of the cropmark complex outside of the scheduled area.

If the proposed Lower Thames Crossing does not proceed on this route, opportunities should be sought to preserve and enhance the setting of the heritage asset. The site itself would benefit from Historic England reassessing the scheduling to cover the full extent of this element of the overall cropmark complex which lie to the north of Stifford Clays Road and the area between Stifford Clay Road and the A13. At the same time those areas already destroyed or badly damaged could be removed from the scheduled area. Similarly the removal of the area from agricultural production would be beneficial to the archaeological deposits.

3.6 DENE HOLES IN HANGMAN'S WOOD (SM1002156)



3.6.1 Location and topography
 Hangman's Wood is a remnant of semi-natural ancient woodland, now managed for amenity use. It is situated on top of a ridge of higher ground at Little Thurrock. Housing lies to the south and east of the wood, and a busy road runs along its north-west boundary. The geology comprises Thanet Sands over Chalk. It is within an area of former heathland, reflected in the names of Sockett's Heath to the west and Orsett Heath to the north-east. The dene holes are situated within the wood.

3.6.2 Description
 Hangman's Wood contains an extensive and well preserved set of dene holes. Dene holes are thought to be medieval chalk mines and consist of vertical shafts through the Thanet Sand and end in branching chambers cut into the underlying chalk. The Hangman's Wood dene holes are particularly deep, the shafts being over 20 metres deep before the Chalk is reached.

The first extensive investigation into the nature and origin of these dene holes was carried out by the Essex Field Club in 1887. At that time 51 shafts were known at Hangman's

Wood but all except 5 were blocked and could only be identified by depressions on the surface. The club entered and examined 15 shafts and associated chambers, mainly by cutting tunnels through from one set of chambers to the next. The Field Club carried out further investigation of the site in the 1950s and early 1960s. It is thought that there may be as many as 72 shafts, or dene holes, on this site. At the present time it is thought that only two shafts are open but these are securely gated and underground access is prohibited. The shafts are of geological interest as they show the section from the Thames terrace gravels, through the Thanet Sands and into the Chalk with its bands of flints visible in the chamber walls. The site is also designated a SSSI, as the dene holes are important for hibernating and roosting bats, and the woodland is important as habitat.

3.6.3 Assessment of the heritage asset's significance
 The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.



(Left) Figure 11 Location plan showing the principal views to and from the monument

(Right) Figure 12 View into the northernmost fenced dene hole showing the top of the shaft.

3.6.3.1 Archaeological interest

Investigation of the dene holes by the Essex Field Club showed that each shaft had a series of chambers at the bottom, usually six. The scheduled area contains the remains of many more dene holes than the three which are visible now. The practise of excavating a new shaft and putting the rubbish into the previous shaft has meant that some of the other shafts were discovered by observing depressions in the ground, or when the ground gave way. Most have been back-filled so they pose no danger to the public.

3.6.3.2 Historic interest

Dene holes are found in Essex and Kent and are first mentioned in 1570 in a description of Dartford. It is thought that they are therefore medieval. In Kent, they are often found in woodland and in association with earthworks. Many other dene hole sites were discovered in Essex but have been destroyed by chalk extraction across the south of Thurrock. The dene holes illustrate how chalk was excavated. The chalk platforms seen in some chambers are those left by the original excavators. The slope employed in forming the roof is one which gives a good

factor of mechanical safety in chalk. Rough footholds or toe-grips are diametrically cut at approximately 1 foot 6 inches (0.457m) apart to facilitate descent and these continue down the shaft to the floor level. The total depth of the shaft varies between 30 to 80 feet (9.1 – 24.38m). It has been suggested that some dene holes may have originated in the Roman period, but there is no evidence from Hangman's Wood to suggest that this is the case here.

3.6.4 Contribution of the setting to the heritage assets significance

3.6.4.1 Topography

Hangman's Wood lies on top of a ridge where the more extensive former heath was situated. Although this is not apparent within the wood, it has contributed to the survival of the dene holes, the wood and the surrounding open areas to the north and south, which are now playing fields. The local topography makes a major positive contribution to the setting of the heritage asset.



View 1: View looking west to two of the open dene holes (behind grey security fencing), located on either side of the main foot-path. The rear boundary of the properties fronting Parkside is on the left and shrubby growth and trees are to the right.



View 2: View looking east to the open dene holes (behind grey security fencing), partially hidden behind the mature trees in the foreground. The rear boundary of the properties fronting Parkside is on the right and The wooded areas of Hangman's Wood to the left.

3.6.4.2 **Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)**

Palaeolithic hand-axes were found at Deneholes Roundabout and at Sockett's Heath Pit to the west of Hangman's Wood, and at Thurrock Technical College, Orsett Heath and Terrels Heath, all to the east of Hangman's Wood. A Neolithic hand-axe was found to the north of the wood. These may well be indicative of the use of the flint seams within the chalk in the immediate vicinity. To the south-east, in the grounds of Palmer's College, there were early Roman features including a pottery kiln. Also another dene hole was found here. A Roman coin was found in Hangman's Wood. These make a moderate-major positive contribution to the setting of the heritage asset.

3.6.4.3 **Land use, greenspace, trees and vegetation**

The dene holes sit within a semi-natural ancient woodland, set within an area of former heathland. This has been its historic setting and is part of their setting. The housing to the east and south, and the road to the north-west, are shielded by the trees and do not detract from the setting. The surrounding woodland and the open playing fields beyond reflects the original setting of the dene holes and makes a major positive contribution to the setting of the monument.

3.6.4.4 **Functional relationships and communications**

The primary functional relationship is with the former heath and the ancient woodland. The Chapman and André map of 1777 show Hangman's Wood, Orsett Heath, Socketts Heath and Heath Farm. The early edition OS maps show Terrels Heath too and the landscape between has already been enclosed, but the fields are large and open, perhaps reflecting that there was heathland here. Roads connect the relict heaths and Hangman's Wood. Although Orsett Heath and Terrels Heath are both reduced in size, and Socketts Heath only survives in name, this relationship makes a major positive contribution to the monument.

3.6.4.5 **Integrity**

The immediate setting of the dene holes has been woodland since before 1777. Houses now lie to the east and south of the woodland, but are shielded by the trees. The roads shown on the early edition OS maps to the north-west and to the south (now a bridleway) both survive, preserving the integrity of the site as a whole. The integrity of the setting makes a major positive contribution to the setting and significance of the heritage assets.

3.6.4.5 **Associative relationships between heritage assets**

As discussed above there is a relationship between the dene holes and the former heathland setting. The find of Palaeolithic hand-axes have also come from the former heathland. These relationships make a reciprocal major positive contribution to each other.

3.6.4.6 **History & degree of change over time**

The dene holes were probably dug when there were fewer trees around, given the density of former dene hole shafts in Hangman's Wood, as shown on the early edition OS maps. Apart from more trees around the dene holes, the changes have been around the fringe of Hangman's Wood. Housing was constructed immediately to the east and south before or in the 1920s, and a ring of schools and colleges, built in the succeeding years until now, with their playing fields now surrounding the wood.

3.6.5 **Experience of the asset**

The three visible dene holes are situated to either side of the bridleway that runs along the southern side of Hangman's Wood. They are protected by a double security fence each and it is impossible to see down the shafts. Further sites of dene holes are visible by slight depressions in the ground and different vegetation growing over the shaft entrances.

3.6.5.1 **Views from, towards, through, across and including the assets**

3.6.6 **The rarity of comparable survivals of setting**

As discussed above, the dene holes in Hangman's Wood are the only surviving group of dene holes in Essex. The woodland setting



Figure 13 Hangman's Wood in its immediate setting. Some of the darker vegetation in the mown grass may indicate other dene hole sites.



Figure 14 Hangman's Wood in its wider setting, with Tyrells Heath behind and Orsett Heath beyond. The former heathland character of the area is visible in places

has helped to preserve and protect them. Other examples of dene holes have been lost to the extensive chalk extraction in Thurrock.

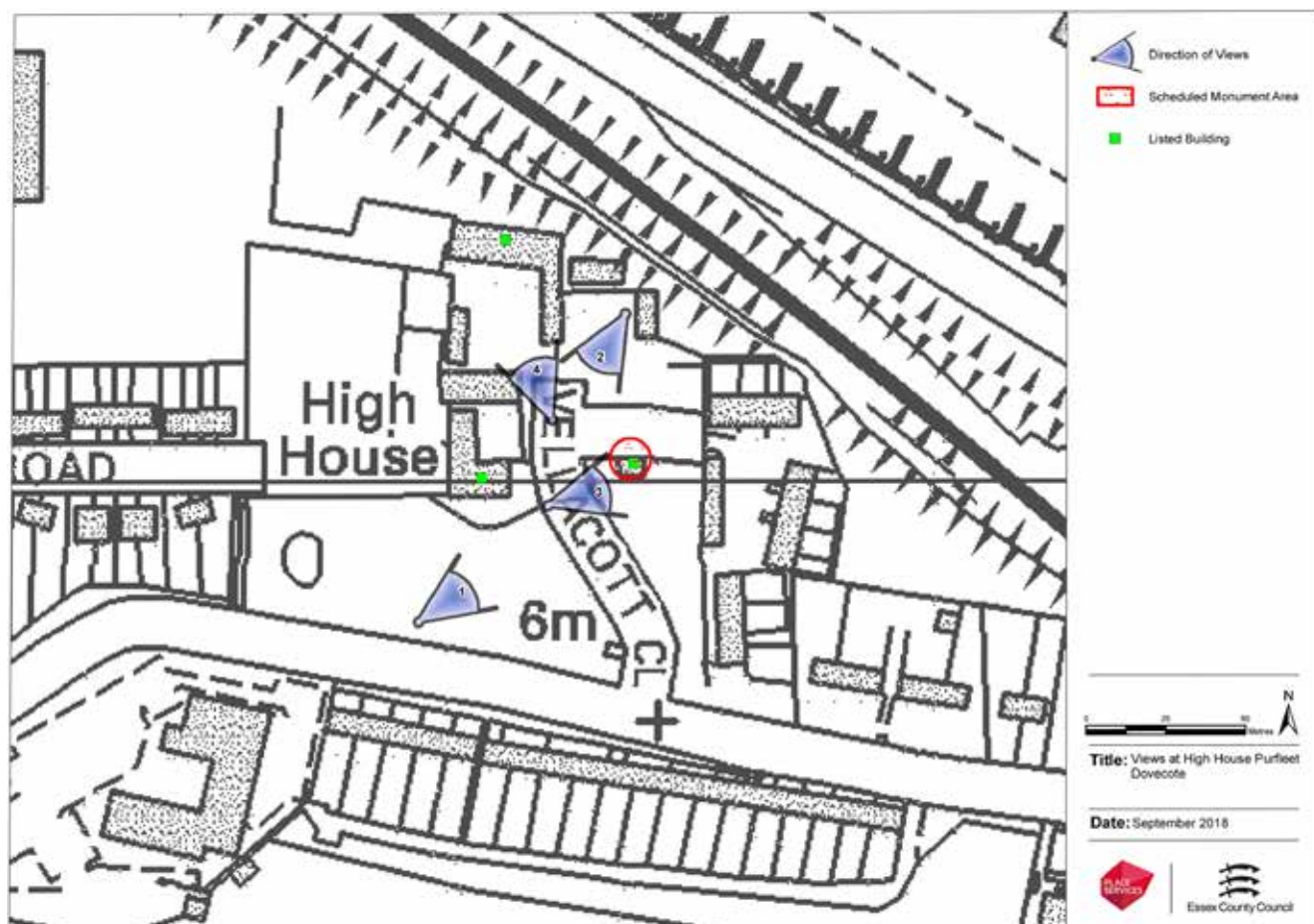
3.6.7 Future developments and other impacts within the setting of the heritage asset

This site is located within a SSSI woodland. The primary threat to it is either collapse due to changes in groundwater levels, trees falls or vandalism in the form of dumping or other anti-social behaviour.

3.6.8 Recommendations

Opportunities should be sought to preserve and enhance the setting of the heritage asset. This could include the addition of interpretative panels explaining the history and significance of both the dene holes and the SSSI woodland.

3.7 DOVECOTE AT HIGH HOUSE, PURFLEET (SM1017234)



3.7.1 Location and topography

The monument comprises a brick-built dovecote situated within the historic farm complex of High House, some 900m north of the River Thames. The farm complex is situated on a slightly elevated position on the 10m contour, overlooking the West Thurrock Marshes (OD 5m). The geology is Seaford Chalk formation, overlain by alluvium to the south. There has been large scale chalk extraction immediately to the north of the Scheduled Monument, leading to alterations to the topography in that area.

3.7.2 Description

The dovecote, which is Listed Grade II, is octagonal with brick walls rising 3m above the exterior cemented plinth towards a smooth cemented eaves cornice (originally carved plaster). The roof is tiled with a wooden louver surmounted by a weather vane and has a dormer window of two lights facing north. The entrance faces west towards the house and has a unusual double door. The massive inner door is constructed entirely of iron and originally had an elaborate lock activating three bolts (parts of which survive), while the outer wooden door is reinforced and secured

by iron straps padlocked over staples. The interior of the dovecote is largely unaltered and contains 517 brick nest boxes set into the walls with a continuous alighting ledge to each tier. The first tier of nests is 0.36m from the ground, and between this tier and the floor are two brick string courses projecting about 0.5m, possibly a precaution against vermin entering the nests. The nests have entrance holes which are 0.13m by 0.16m leading into 'L'-shaped compartments measuring some 0.28m deep. The nests were thus designed in order to accommodate two broods.

The dovecote also retains its two armed wooden potence complete with ladder, (a rotating structure designed to provide access to the nest boxes), which is supported upon a circular brick table (cemented over) some 1.25m in diameter.

The main beam of the potence is housed in the intersection of two alighting beams which also carry the framework of the louver. The internal roof timbers are to some extent restored but retain a fair number of the original timbers.



(Left) Figure 15 Location plan showing the principal views to and from the monument

(Right) View 1: High House farmhouse and the dovecote looking north-west, with the farm buildings behind and the modern development to the east of the dovecote.

The security entrance is unique and was probably fitted to keep out pigeon thieves who often stole birds for London pigeon shoots in the 18th century.

Documentary sources refer to the dovecote having been used as a temporary village lock up.

3.7.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.7.3.1 Archaeological interest

Dovecotes are specialised structures designed for the breeding and keeping of doves as a source of food and as a symbol of high social status. Most surviving examples were built in the period between the 14th and the 17th centuries, although both earlier and later examples are documented. They were generally freestanding structures, square or circular in plan and normally of brick or stone, with nesting boxes built into the internal wall. They were frequently sited at manor houses or monasteries. Whilst a relatively common monument class (1500 examples

are estimated to survive out of an original population of c.25,000), a large number will be considered to be of national interest, although the majority will be listed rather than scheduled. They are also generally regarded as an important component of local distinctiveness and character.

Although a few aspects of the structure have been replaced or strengthened in recent years, as a whole the dovecote at High House survives extremely well, particularly so in a region which has seen many such buildings lost to disrepair and demolition or radically altered.

3.7.3.2 Historic interest

Following a national review of this class of monument in 1998, the High House dovecote is now thought to be one of only a small number of exceptional survivals in Essex, and it is especially notable for the survival of the potence and nest box array. The dovecote thus retains substantial evidence for the manner of its use and serves to illustrate part of the economy and lifestyle of the inhabitants of the associated manor since the 17th century. The very unusual development of the entrance is also of particular interest, reflecting the



View 2: View south-eastwards showing the dovecote and farmhouse with the backdrop of industry along the Thames.



View 3: View of the dovecote from the west, with the modern housing development behind.

economic value of the dovecote and perhaps other events from the social history of the area.

Of note is the association of the High House estate with the Grantham and Whitbread families. The Grantham family have an important naval and ocean going legacy, and Samuel Whitbread was one of Britain's most prolific brewers with a business legacy which is still active today. It appears that the brew house was maintained throughout the period of Whitbread ownership.

3.7.4 Contribution of the setting to the heritage assets significance

3.7.4.1 Topography

The dovecote was associated with the manor of West Thurrock, the original name of High House. The house and most of the associated manorial and farm building survive as a group on an elevated position which drops to the south. The site formerly was sited in agricultural land, but is now surrounded by modern developments, including housing to the east, south and west, a railway line and road to the north-east, and commercial buildings to the north-west. The elevated position separates the manorial group of buildings from the surrounding housing and this means that there are long views to the south towards the Thames and its associated industry. The modern developments in the topography make a moderate negative contribution to the setting of the heritage asset.

3.7.4.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

The buildings which form a group with the heritage asset have been recorded before conversion to their current uses. High House itself is 17th century, and the threshing barn on the northern edge of the group is early 19th century. Both are Listed Grade II. The buildings are arranged around two courtyards and comprise a north service range (mid-19th century), a bake/brew house (16th century and a survival from the original manorial complex), a coach house (early 19th century), stables (late 18th century), a workshop (late 18th/early 19th century), the granary and

cowsheds (late 19th century), and a possibly 17th century well. The survival of this whole group of buildings including the dovecote is rare and makes a major positive contribution to the setting of the heritage asset.

Archaeological evaluation to the north-west of High House revealed prehistoric pits and post-holes, Bronze Age/Iron Age ditches, an early Roman ditch and a possible early Roman grave. There were also post medieval features and yard surfaces associated with the 18th century and later occupation of High House Farm.

Test pits in advance of the Channel Tunnel Rail Link recovered Palaeolithic artefacts as well as environmental evidence in the form of pollen and fossils. Fieldwalking identified a prehistoric flint scatter with flint flakes and burnt flint. Excavations at High House Farm revealed ditches, gullies and pits of mainly late prehistoric and early Roman date on the higher ground in the western half of the site. The late prehistoric period is represented by two phases of settlement-related activity within an overall middle Bronze Age/early Iron Age time span. The Late Iron Age and early Roman features were probably also settlement related and include a small enclosure, a possible trackway and an unusual group of at least 14 inhumation burials and two cremation burials inserted along the entire exposed length of an earlier, Bronze Age ditch. On the south side of the road is a terrace of industrial cottages, built in 1904 by the Purfleet Wharf and Saw Mills.

3.7.4.3 Land use, greenspace, trees and vegetation

In the immediate vicinity, the heritage asset is surrounded by amenity grassland, car parking and the converted farm buildings. 20th-century housing developments surround the farm complex on the east, south and west, but at a distance. The railway line forms the north-east boundary of the farm complex. The more modern developments to the north-west, being on higher ground appear dominant in the landscape. Although part of the original curtilage of the farm has survived, the dominance of the commercial developments makes a moderate negative contribution to the setting of the heritage asset.



View 4: View of the farm buildings from the dovecote, with modern commercial development behind.

3.7.4.4 **Functional relationships and communications**

The major functional relationship of the heritage asset is to the surrounding farm house outbuildings and barns. Although converted to non-farming uses, these survive as a group and make a major positive contribution to the monument.

A new access road runs past the dovecote to a modern housing development immediately to the east, which sits mostly within the original curtilage on the eastern side of the farm complex. This development has been carefully constructed to fit in with the farm character and therefore these make a neutral contribution to the setting of the heritage asset.

3.7.4.5 **Integrity**

The immediate setting of the dovecote has only changed on the eastern side, with the railway line and the new housing development. The farm complex including the dovecote has survived with most of the farm's curtilage, though the farm has lost its relationship with its agricultural land which is now lost under modern developments, particularly to the north-west, and in its outlook towards the Thames to the south. The integrity of the setting makes a positive contribution to the monument.

3.7.4.6 **Associative relationships between heritage assets**

As discussed above there is a relationship between the scheduled dovecote and the farm complex within which it sits. This relationship makes a reciprocal major positive contribution to each other.

3.7.4.7 **History & degree of change over time**

The dovecote is associated with the manor of West Thurrock, the original name of High House. This had its origins in the medieval period and remained an agricultural farm right up to the early 20th century when the first houses and commercial developments were built. Other housing and commercial developments continued during the 20th century and into the 21st century. A new road was also constructed immediately to the north-east, reflecting the increasing development in the area. This was followed

by a new high-speed railway line between the road and the farm complex.

3.7.5 **Experience of the asset**

As set out in Historic England's guidance *The Setting of Heritage Assets*, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.

3.7.5.1 **Views from, towards, through, across and including the assets**

3.7.6 **The rarity of comparable survivals of setting**

Approximately 80 dovecotes survive in Essex, in varying states of survival. They are mostly found associated with farms and manor houses and the better preserved ones are designated as Listed Buildings. Most are still within the setting of agricultural land, so the setting of this dovecote within the original farm complex but an urban environment is unusual.

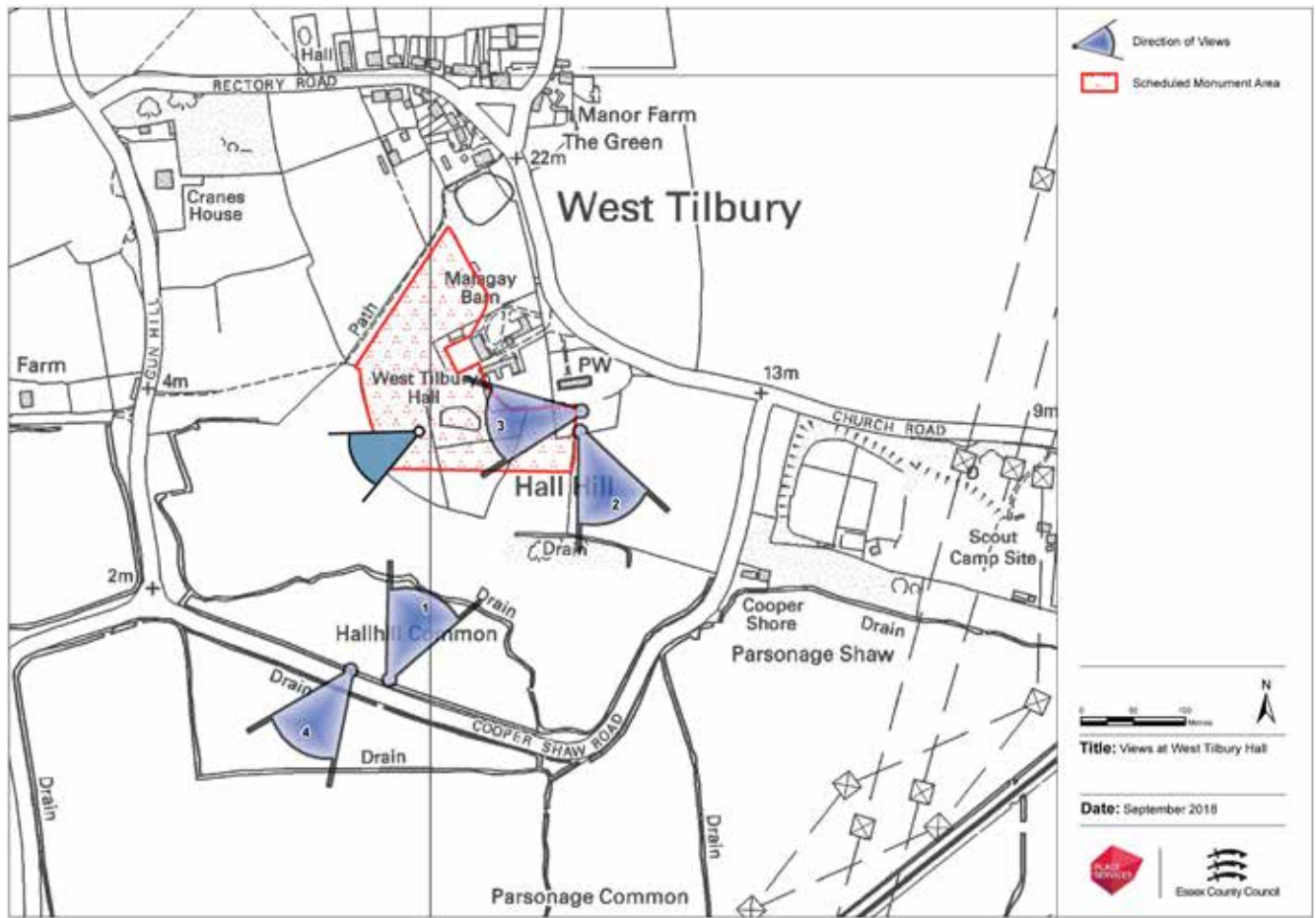
3.7.7 **Future developments and other impacts within the setting of the heritage asset**

Employment area: The area to the south of High House has been identified as an area for employment activity. This has the potential to negatively impact on the setting of the heritage asset, in particular impeding the longer views towards the Thames. Other planning applications within the immediate setting could have a detrimental effect on the monument and how it is understood.

3.7.8 **Recommendations**

If development occurs to the south of the site the setting of the heritage asset should be considered in the design of the development. Opportunities should be sought to enhance the experience of the heritage asset, through opening for educational and general visits, information boards and other appropriate promotion and interpretation.

3.8 EARTHWORKS NEAR CHURCH, WEST TILBURY (SM1002199)



3.8.1 Location and topography

The monument lies on the slope and crest of a steep natural escarpment overlooking the West Tilbury Marshes. The ground rises steeply from 2m OD to 20m OD with West Tilbury Church and Hall located on the highest ground to the north-east of the Scheduled area. There are wide views to the south, east and west, views to the north are constrained by the Church and Hall.

3.8.1.1 Description

The Scheduled Monument comprises earthworks immediately adjacent to the West Tilbury Church and Hall complex. The church yard stands upon a slight mound suggesting the site of an early camp, a bastion-like projection to the west gives the work a medieval appearance. South-west of the church is a length of rampart with an internal ditch which turns at right angles towards the north. These have been obscured by gravel diggings and farm buildings. The earthworks have not been dated nor a function ascribed, although given its prominent location on the crest of the escarpment a defensive role is probably the most likely interpretation. The site is largely used as rough grazing, with

scrub growth in the south-west corner.

3.8.2 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.8.2.1 Archaeological interest

The rampart and ditch have potential for the preservation of dating evidence, and possibly for waterlogged evidence in the ditch. There may also be surviving below-ground archaeology within those areas of the Scheduled Monument that have not been disturbed by earlier gravel-digging. Certainly the cropmark evidence for the field to the north of the Hall demonstrates the presence of a multi-period archaeological landscape, which includes a ring-ditch, enclosures, field boundaries and a trackway. Monitoring of the foundations of an extension to the adjacent Hall recorded a late Roman pit or ditch, and three flint and chalk footings of probable medieval date

3.8.2.2 Historic interest

The place-name Tilbury means the 'burh



(Left) Figure 16 Location plan showing the principal views to and from the monument (other significant views are indicated by the smaller view-point symbols)

(Right) View 1: View looking northwards from Cooper Shaw Road up the escarpment to the monument with the Church and Hall complex behind

(fortification) of Till' and it is possible that this site is the burh, certainly the location is both very prominent and defensible. In AD 623 Saint Cedd built a monastery at Tilbury, it is not clear where this was located, but this site is one possible candidate. The oldest surviving portions of the Grade II* Listed Church of St James are late 11th or early 12th century in date, with later additions and modifications, it is now a house. West Tilbury Hall is Grade II Listed, and 17th century in date, its barn is 16th century in origin. The grouping of Church and Hall is typical of the medieval and post-medieval Essex landscape. The defensive nature of the site was evident during World War II when two spigot mortar pits were constructed at the corner of the churchyard, overlooking Church Road and a wide sweep of marsh to the south-east.

3.8.3 Contribution of the setting to the heritage assets significance

3.8.3.1 Topography

The monument is prominently sited on the slope and crest of a steep natural escarpment overlooking the West Tilbury Marshes. It is a highly defensible position, as demonstrated

by the siting of the WWII spigot-mortar pits next to the churchyard. The ground rises steeply from 2m OD to 20m OD with West Tilbury Church and Hall located on the highest ground to the immediate north-east of the Scheduled area. There are wide views to the south, east and west, views to the north are constrained by the Church and Hall. The topography makes a major positive impact on the understanding of the setting of the heritage asset.

3.8.3.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

The monument has not been dated, however a Saxon or medieval origin would appear most likely given what is currently known about the history and archaeology of the site. The adjacent Church and Hall complex (Listed Grade II* and Grade II respectively) is therefore probably integral to the understanding of the role of the earthworks in delimiting and enhancing the top of Hall Hill. The present Church has its origins in late 11th – early 12th century, but a possible association with the 7th century monastery founded by St Cedd at Tilbury has been suggested for the site.



View 2: View looking from the north-east corner of the churchyard looking southwards across the marshes, the higher ground in the background is Kent



View 3: Looking west into the monument from the new graveyard

Equally the place-name evidence suggests the presence of a burh or fortification at Tilbury in the 7th or early 8th century, and again this site is a likely candidate for such a structure. The presence of both the Hall and the Church adjacent to the monument indicates that this area was the hub of local power in the medieval period. The presence of WWII spigot-mortar pits next to the churchyard again demonstrates the defensive and strategic nature of the site with its panoramic views to the south. The marshland landscape is historic in origin, having been reclaimed in the early post-medieval period. These assets make a major positive contribution to the setting of the monument.

There is cropmark evidence of a multi-period archaeological landscape, which includes a ring-ditch, enclosures, field boundaries and a trackway in the immediate vicinity of the site, demonstrating the attractiveness of the location to settlers over many millennia. These assets make a minor positive contribution to the setting of the monument.

3.8.3.3 Land use, greenspace, trees and vegetation

Currently the scheduled area appears to be used for rough grazing, and a portion has been colonised by scrub (largely blackthorn). This partially obscures the monument and maybe causing root damage and therefore can be considered as having a minor negative impact on the heritage asset.

The wider setting of marsh and escarpment is also grazed, and although there are issues with fly-tipping and over-grazing, the overall effect is of a rural open landscape in which the monument and the historic Church and Hall complex, complete with mature, ornamental trees form a notable local landmark. The setting can therefore be considered as making a major positive contribution to the understanding of the heritage asset.

3.8.3.4 Functional relationships and communications

The most significant functional relationships of the setting of the monument is relationship with the West Tilbury Church and Hall complex, which it may well be

contemporaneous and with the natural escarpment along the marsh edge with its far-reaching views to the south and east and west along the Thames. Church Road is a historic routeway along the crest of the escarpment, linking the higher ground with the two historic routes down to the crossing-points of the Thames at Tilbury and East Tilbury. The inter-relationship between the dryland site and the economic resource that was the historic marshland is also key to the understanding of the heritage asset. These relationships make a major positive contribution to the setting of the heritage asset.

3.8.3.5 Integrity

The rural landscape of escarpment and marshland remains largely intact, as does the important grouping of the West Tilbury Hall and Church adjacent to the monument. To the south Tilbury Power Station and its associated pylons forms the most modern intrusion, but this is sited 2km away. To the north the setting is still largely rural as it would have been in the past. The integrity of the setting makes a major positive contribution to the setting and significance of the heritage assets.

3.8.3.6 Associative relationships between heritage assets

As discussed above there are significant relationships between the earthworks and the historic church and hall complex, as well as with the historic rural landscape (both marshland and dryland). These relationships make a reciprocal major positive contribution to each other. The presence of prehistoric cropmarks and of the WWII defensive structures close to the site emphasises that the area was a favoured location for settlement in the past as well as playing a strategic role in the defence of the lower Thames valley. These relationships make a reciprocal minor to moderate positive contribution to each other.

3.8.3.7 History & degree of change over time

Given the uncertainty over the dating and function of the monument it is not possible to make definitive statements regarding the degree of change over time. There has apparently been gravel-digging within the



View 4: Looking south-west from the marsh edge towards Tilbury Power Station

monument in the past, but whether this took place during the period when the monument was in use or after it was abandoned is not known. The immediate setting of the site in relation to the Church and Hall, which are thought to be contemporaneous, remains largely unchanged. The escarpment location and open marshland setting remain much as they were throughout the presumed life of the monument, albeit with the addition of landfill sites, Tilbury Power Station and electricity pylons in the far distance.

3.8.4 Experience of the asset

As set out in the Historic England guidance *The Setting of Heritage Assets*, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive. It is not possible to access the asset itself, which is on private land. It can however be viewed from Cooper Shaw Road to the south, where it together with the Hall and Church forms a notable local land-mark, as well as from the public footpath to the west, the churchyard to the north-east.

3.8.4.1 Views from, towards, through, across and including the assets

3.8.5 The rarity of comparable survivals of setting

Although the precise nature of the earthworks is as yet uncertain, it is possible to say that the relationship between the earthworks and its escarpment setting above the historic marsh in a still largely rural landscape is largely intact, as is its relationship with the Church and Hall complex.

3.8.6 Future developments and other impacts within the setting of the heritage asset

Lower Thames Crossing: The closest point of the proposed route of the Lower Thames Crossing is located approximately 400m to the east of the site. This will have a detrimental impact both visually and aurally on the rural setting to the east and south of the heritage asset. Mitigation measures

will need to be put in place following liaison between Historic England and the Highways Agency consultants to develop an appropriate strategy.

Housing: Known impacts at present comprise potential house allocations on and surrounding the heritage asset, which will have a detrimental effect on the monument and its immediate setting. Other planning applications within the setting of the Monument have the potential to have a similar detrimental impact.

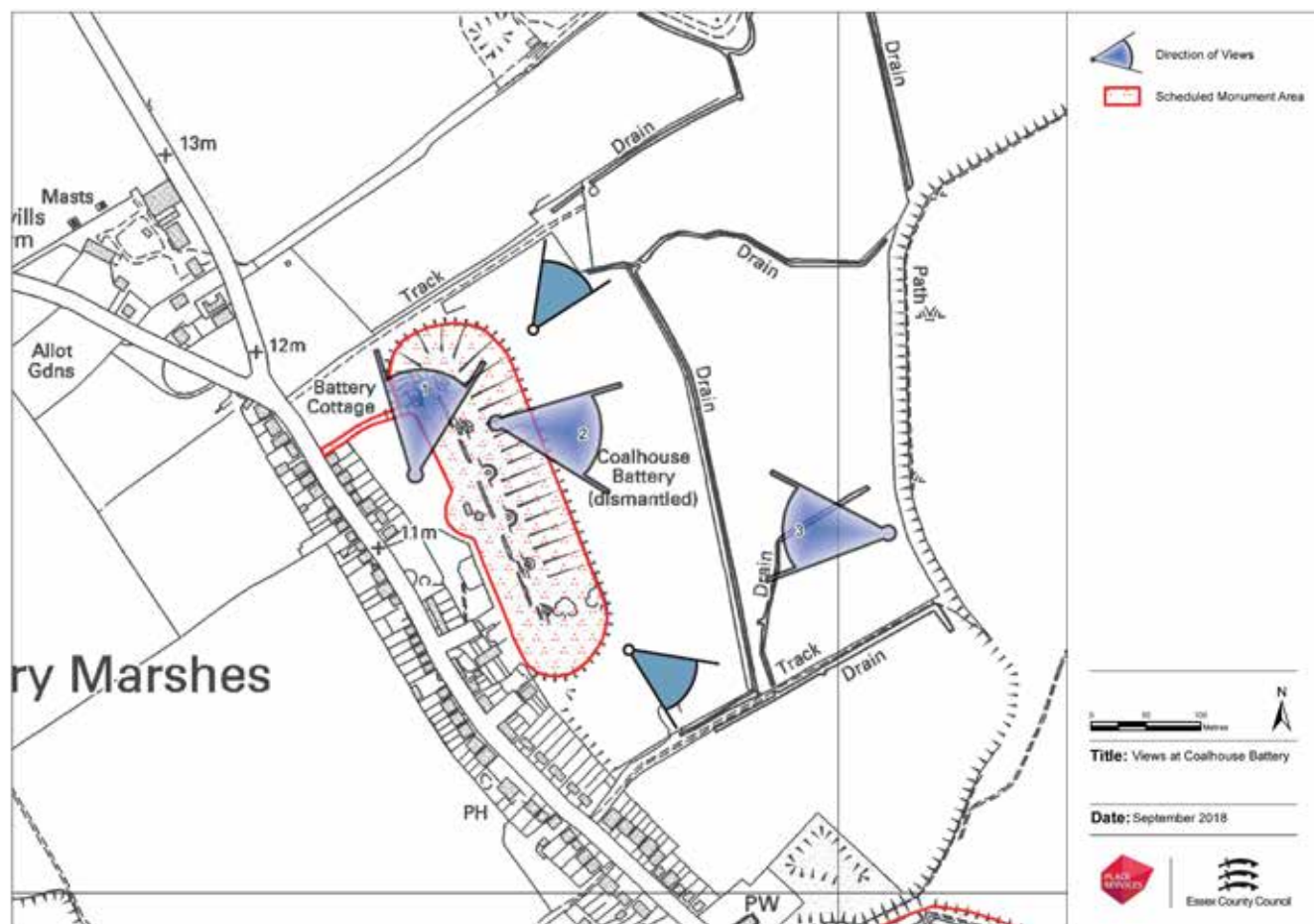
Commercial: The construction of the new Tilbury Power Station and the Flexible Energy plant will both have an impact on the setting of the Monument.

3.8.7 Recommendations

With any planning applications the design of the development needs to assess and take into account the setting of the monument and design mitigation strategies which should be put in place to minimize the visual impact of the developments.

Opportunities should be sought to establish the nature and date of the earthworks by surveying and possibly evaluation in order to enhance our understanding of the significance monument and put in place appropriate mitigation measures to preserve it for future generations. Opportunities should also be sought to reduce and manage the area of scrub in order to avoid inadvertent harm through tree-root action or burrowing animals. Consideration should be given to undertaking a Conservation Management Plan for the heritage asset.

3.9 EAST TILBURY BATTERY (SM1013880)



3.9.1 Location and topography

The monument lies at just below the 10m contour, slightly above an area of marshland known as East Tilbury Marshes (from 2.7m to 5m OD), to the north-west of Coalhouse Fort. The monument occupies a site on the north bank of the River Thames, facing east across the river. The geology comprises River Terrace deposits over Thanet Sands, with Alluvium to the east under the marshes.

3.9.2 Description

East Tilbury battery, separate from the nearby Coalhouse Fort, was built in 1889/90 to support Coalhouse Fort with long-range fire. Its form rejected the stark outline of its predecessors, instead being blended into the landscape by means of a long and sloping earthen frontal area so that from a distance it was invisible ('Twydall Profile'). The guns at the battery, two 10-inch and four 6-inch, extended the tactical doctrine of invisibility, being mounted on 'disappearing carriages' which lay flat in deep emplacements for reloading and aiming but which were raised above the parapet for the few seconds of firing. Below the gun mountings were magazines and accommodation blocks, and

the rear of the battery were a cookhouse and the battery office.

Although the guns were removed when the battery was decommissioned before the First World War, the remainder of the fortification is remarkably well-preserved, despite the encroachment of scrub. Many structural details are discernible and machinery used to raise shells and cartridges from the magazines to the emplacements is virtually intact.

3.9.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.9.3.1 Archaeological interest

The battery faces across historic grazing marsh which contains the remains of medieval salterns. Some of the former grazing marshes have been improved and enclosed. WW II anti-glider ditches were dug across the marshes. Behind the battery, the road leading down to Coalhouse Fort is believed to have its origins in the Roman period.



Figure 17 Plan showing the battery and the principal views in and out of the monument (other significant views are indicated by the smaller view-point symbols)

Figure 18 This aerial view shows some of the gun emplacements, but other structures are obscured by the vegetation. This also shows the former marshland (upper half of photo), now agricultural land between the battery and sea wall. East Tilbury is located to the rear of the battery.

3.9.3.2 Historic interest

The East Tilbury battery is an exceptionally rare coastal example of the 'Twydall Profile' form of defensive installation, of which it is the best and most complete in this country. The Twydall Profile represented a complete change in defensive tactics in the late 19th century from massive and starkly outlined fortifications (eg. Coalhouse Fort), to disguised installations. Furthermore, the unusual survival of the concrete sunken emplacements for disappearing guns, which add to the invisibility of the battery, adds greatly to its importance.

Historical documentation for the use of the battery exists in the form of written and photographic records which depict the organisation of the battery and the manner of operation of the disappearing guns. The battery at East Tilbury was built to support the guns at Coalhouse Fort and hence holds an important place in the complex evolutionary sequence of defensive installations both at East Tilbury itself and in the wider context of the turn of the century defence of London.

3.9.4 Contribution of the setting to the heritage assets significance

3.9.4.1 Topography

The battery sits within a green agricultural setting, with coastal marsh beyond that and then the Thames. This openness is key to its setting, as the purpose of the battery was to fire across the marsh at invading forces, should they come up the Thames. There is now a mature hedge line between the battery and the improved grazing marsh. Behind the battery is the road with the houses of East Tilbury down both sides of the road, and behind that is a level plateau of agricultural land. The local topography makes a major positive contribution to the setting of the heritage asset, whose siting is determined by the local topography.

3.9.4.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

The agricultural and marshland landscape in which the battery is located is historic in origin. The sea wall was probably constructed originally in the medieval period, and the marshland inside the seawall, shown on the



View 1: Part of the battery structure showing the undergrowth which has grown up around it.

Chapman and Andre map of 1777, was further enclosed and improved during the post-medieval period. The battery is sited c.350m north-west of Coalhouse Fort (SM 4) and is related to it in function. There is evidence of the trenches dug across the marsh during World War II from aerial photographs, as well as the anti-aircraft gun emplacement at Bowaters Farm (SM 13). The agricultural land, marsh, Coalhouse Fort and the other defensive features as a whole make a major positive contribution to the setting of the heritage asset.

The present sea wall itself is on the same line as shown on the 1777 map. The Church of St Katherine in East Tilbury is listed Grade I and dates from the 12th century. The Old Rectory is listed Grade II and dates from the 19th century. Behind the battery in the agricultural land are cropmarks of a prehistoric enclosure, a Bronze Age round barrow, and a medieval windmill mound. These make a moderate-major positive contribution to the setting of the heritage asset.

3.9.4.3 Land use, greenspace, trees and vegetation

The surrounding agricultural and marshland setting of the battery reflects the original setting of this asset and makes a major positive contribution to the setting of the monument. However, the vegetation growth over the monument and the hedge line in front of the battery has contrived to isolate and hide the monument.

3.9.4.4 Functional relationships and communications

There is a strong relationship between the battery site and the historic grazing marsh. The lower ground in front of the battery was crucial for its operation. This relationship makes a major positive contribution to the monument. The battery was positioned to support Coalhouse Fort so the survival of the fort also makes a major positive contribution to the monument.

3.9.4.5 Integrity

The immediate setting of the battery site has changed, with the establishment of hedges along boundaries between the battery and

seawall. There has been some development along the main street of East Tilbury, but this does not impinge on the setting of the monument. The wider landscape still remains largely rural in nature. The integrity of the setting makes a positive contribution to the setting and significance of the heritage assets.

3.9.4.6 Associative relationships between heritage assets

As discussed above there is a relationship between the Scheduled battery and Coalhouse Fort and the historic grazing marsh. These relationships make a reciprocal major positive contribution to each other.

3.9.4.7 History & degree of change over time

The battery was constructed with a clear view across the marshes and sea wall to the Thames. The nature of the marshes has changed, with improvement around the edges of the marsh by drainage and some enclosure of individual fields. There are now mature hedge lines blocking that view across the marsh. The battery went out of use before the First World War and the guns removed. The rest of the structure survives very well with what appears to be little damage, apart from graffiti and some rubbish dumping. The battery is now covered by tree growth, which may lead to structural damage. It is also impossible to see an overall view of the battery.

3.9.5 Experience of the asset

The battery is accessible from the main street of East Tilbury.

3.9.5.1 Views from, towards, through, across and including the assets

3.9.6 The rarity of comparable survivals of setting

As described above, the battery is an exceptionally rare coastal example of the 'Twydall Profile' form of defensive installation, of which it is the best and most complete in this country. Its setting comprises the agricultural and marsh land which it sits in. The 'Twydall Profile' was used primarily in fort construction at the end of the 19th century. In Essex, the Beacon Hill Battery at Harwich (coastal) and the North Weald Redoubt



View 2: View eastwards from one of the gun positions towards the marsh and river, which are no longer visible.



View 3: View of the battery from the east on the seawall, showing the tree and shrub growth on the scheduled monument.

(inland) were both built using the 'Twydall Profile'. These two monuments have different settings to East Tilbury battery and are not strictly comparable.

3.9.7 Future developments and impacts within the setting of the heritage asset

Lower Thames Crossing: The monument is located within the Lower Thames Crossing corridor land take and its immediate setting is likely to be directly impacted on. Mitigation measures are proposed in the area to the east of the heritage asset which will need to consider the setting of the monument.

Housing: Known impacts at present comprise potential house allocations to the north-east and west of the heritage asset, as well as other planning applications. These could have a detrimental effect on the immediate setting of the monument and how it is understood within the landscape.

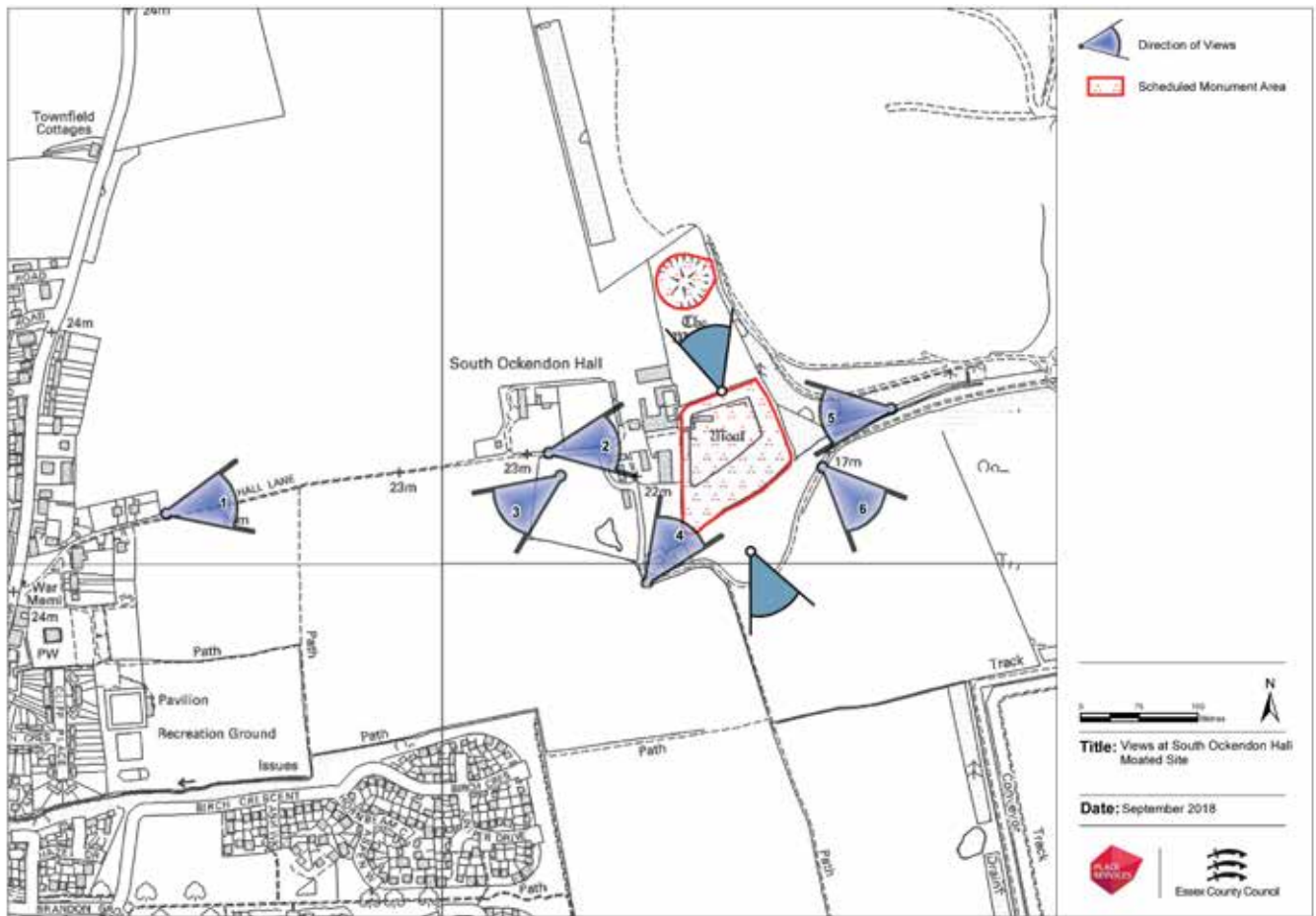
3.9.8 Recommendations

Mitigation measures for the Lower Thames Crossing will need to be put in place following liaison between Historic England and the Highways Agency consultants in order to develop an appropriate strategy to ensure the preservation of the monument and its setting. The Battery would benefit from a Conservation Management Plan to inform any discussions.

As part of any master planning for housing or site allocation the setting of the monument needs to be considered and protected. Where the monument or its setting cannot be protected the allocation should not be put forward.

The Battery is now very overgrown and there has been some anti-social behavior on the site. It would benefit from a programme of shrub management. Opportunities should be sought to enhance the experience of the heritage asset, through opening for educational and general visits, information boards and other appropriate forms of promotion and interpretation. Opportunities for developer contributions to this work should be considered.

3.10 GATEHOUSE AND MOAT OF SOUTH OCKENDEN OLD HALL (SM1002155)



3.10.1 Location and topography

The Gatehouse and Moat of South Ockenden Old Hall (centred TQ6036583162) comprises a large quadrilateral moat and associated gatehouse located some 800m to the north-east of the Historic settlement and church of South Ockenden. 117m to the north of the moat is a second Scheduled Monument, the Roman barrow 260m NE of South Ockenden Hall. Both monuments are sited on a flat plateau, on the 20m contour. To the east of the site the ground drops to the Mar Dyke valley (OD 5m). The geology of the western half of the site is a Boyn Hill Gravel Member, whilst the eastern half is on Head deposits, overlaying London Clay. There has been large-scale clay extraction to the immediate east of the Scheduled Monument leading to alterations of the topography in that area.

3.10.2 Description

The Scheduled Monument comprises a large irregular quadrilateral moat enclosing an area of about 75m by 95m. The gatehouse is located at the entrance to the moat, it comprises the lower part of outer wall of gatehouse is of finely dressed ashlar and is medieval in date, whilst the upper part is

Tudor or Stuart in date. The gatehouse and the associated 18th century bridge are also Listed Grade II. The original medieval South Ockenden Hall was located on the centre of the moated area and was evidently an important house, although nothing apart from the gatehouse and part of the perimeter wall now survives. The original South Ockenden Hall stood within the moat just over the bridge in the north-west corner until at least 1866. Nothing of it remained in 1974 except the gatehouse wall. The modern Hall, to the west, was built c. 1874. The site was subsequently used as an orchard, now rather overgrown, the moat itself is still water-filled and relatively vegetation free.

The monument forms part of a wider contemporary historic landscape. To the west is located the associated farm complex, which includes a late 15th or early 16th century barn, former mill-ponds to the west which were linked to the moat by a channel and the site of a windmill to the south. The Scheduled Roman barrow to the north may have been incorporated into the manorial complex as a garden feature or viewing mount.



Figure 19 Location plan showing the principal views to and from the monument (other significant views are indicated by the smaller view-point symbols)

Figure 20 Aerial photograph of both the Scheduled moat and of the Roman barrow to the north, together with the associated farm complex. The clay-pit is located on the right-hand side of the photo

3.10.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.10.3.1 Archaeological interest

The Scheduled Monument comprises a large moat enclosing a house platform and accessed by a gatehouse and bridge. The original medieval South Ockenden Hall was located on the house platform, nothing apart from the gatehouse and part of the perimeter wall now survives. The site was subsequently used as an orchard, now rather overgrown, the moat itself is still water-filled and relatively vegetation free.

The monument forms part of a wider contemporary historic landscape. To the west is located the associated farm complex, which includes a late 15th or early 16th century barn, former mill-ponds to the west which were linked to the moat by a channel and the site of a windmill to the south. The Scheduled Roman barrow (see Section 3.12) to the north may have been incorporated into the manorial

complex as a garden feature or viewing mount.

The site has surviving earthworks, and it can be presumed that below-ground survival of archaeological features is correspondingly good. The built structures that would have been present may well survive at foundation level given the lack of subsequent development on the site. Waterlogged deposits can be expected to be present in the moat. The soil-type of head deposits and the underlying geology of London Clay are conducive to the preservation of bone and shell and man-made artefacts. There has been little archaeological study of the Scheduled site.

The significance of the site is, however, not confined to the Scheduled area; there are further earthworks in the form of the mill-ponds to the west which is linked by a complex of drainage ditches to the Scheduled Monument. To the north the Scheduled Roman barrow forms part of a wider Roman landscape. It is probable that this activity extended into the immediate area of the monument.



View 1: Looking east along Hall Lane from South Ockenden to the Old Hall manorial complex, the 19th century South Ockenden Hall is located in the middle ground, the trees in the far distance to the right mark the site of the Scheduled moat. To the left is the Scheduled Roman barrow. The agricultural setting of the manorial complex is evident.



View 2: Looking from the farmyard access road to the gatehouse, the moated site is under the vegetation to the rear of the gatehouse.

3.10.3.2 Historic interest

South Ockenden was a Domesday manor. The earliest reference to the hall records a grant to support a chaplain at the free chapel at the Hall between 1190-1225. Building accounts of 1318/19 mention a hall, kitchen, well and privy. 16th century wills mention 'the great dining chamber, middle chamber' and 'gallery chamber'. One fragment of glazed floor tile was found in the moat and moulded and rubbed bricks found in the core of the wall may be from decorative chimneys. A survey of 1691 shows a large, probably 17th century house. The archaeological and documentary evidence suggest the Hall was a wealthy and prestigious manor house.

The manor of South Ockenden was held in overlordship by the Mandeville and Bohun, Earls of Essex, until the death of Humphrey de Bohun, in 1372. In 1421 the manor passed to the Crown, and the overlordship of the manor of South Ockenden was to be found intermittently in the 15th century in the hands of various royal ladies, including the queens, Elizabeth Woodville and Elizabeth of York. The tenancy was held by a succession of local families. In 1531 the Old Hall and most of the demesne lands in the south and south-east of the parish were separated off to form a new manor of South Ockenden Hall.

3.10.4 Contribution of the setting to the heritage assets significance

3.10.4.1 Topography

The gatehouse and moat of South Ockenden Old Hall are sited on a flat plateau, on the 20m contour. To the east of the site the ground drops to the Mar Dyke valley (OD 5m). The geology of the western half of the site is a Boyn Hill Gravel Member, whilst the eastern half is on Head deposits, overlaying London Clay. To the west is the historic settlement of South Ockenden. There has been large-scale clay extraction to the immediate east of the Scheduled Monument leading to alterations of the topography in that area. However, despite this disturbance the immediate setting is still overwhelmingly rural in nature, with a mix of large arable fields and smaller areas of paddocks. The topography makes a major positive contribution to the

setting of the heritage asset.

3.10.4.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

There are numerous heritage assets within the immediate area of the Scheduled Monument. To the west is the remainder of the Old Hall complex, which includes the earthworks associated with the mill-ponds, the farmyard buildings, which includes a 15th or early 16th century barn, the site of a former windmill and the 19th century South Ockenden Hall. Also contemporaneous with the site and associated with it, either economically or socially, is the 12th century Church of St Nicholas, and the historic settlement of South Ockenden. The cropmark evidence and geophysics results from the adjacent clay-pit provide information regarding the medieval and post-medieval agricultural landscape. It is possible that the Scheduled Roman barrow to the north of the heritage asset was incorporated into the overall medieval/early post-medieval designed landscape associated with the Hall. Together these make a major positive contribution to the setting of the heritage asset.

There is considerable evidence in the form of extensive cropmark complexes, as well as from stray finds that the immediate area had been a densely and continuously settled landscape from the Bronze Age period onwards. The surviving Scheduled Roman barrow was once part of a cemetery of three barrows, the cropmark of a Roman villa/farmstead is also associated with the surviving barrow. These make a minor-moderate positive contribution to the setting of the heritage asset.

3.10.4.3 Land use, greenspace, trees and vegetation

The site was formerly used as an orchard with a grass-sward. It is now rather overgrown. To the immediate west is the site of the historic farmyard, comprising a mix of old and modern buildings and hardstanding, now rather dilapidated. Beyond this is the late 19th century South Ockenden Hall and its gardens. To the south are paddocks and a



View 3: Looking from westwards from the manorial complex to the historic settlement of South Ockenden, the 12th century church is prominent on the skyline.



View 4: Looking from the footpath eastwards into the moated area

pair of farm cottages. To west there is open arable farmland with the historic settlement of South Ockenden beyond. These together make a major positive contribution to the setting of the monument. The land to the east and south-east has been quarried, and in part reinstated as agricultural land, altering the contour of the land in this area, the quarry immediately adjacent to the site is still being reinstated and is screened from the site by a thick belt of trees. They represent a moderate negative impact to the setting of the heritage asset.

3.10.4.4 **Functional relationships and communications**

The primary functional relationship is with the Old Hall farmyard, the 19th century Hall, the site of the windmill, the Roman barrow and the former mill-ponds and associated water management features. There is also a clear functional relationship with the historic settlement of South Ockenden and its 12th century Church. There is also a link to the wider agricultural landscape of fields, footpaths and farms. These together make a major positive contribution to the setting of the monument

3.10.4.5 **Integrity**

Much of the immediate setting of the site still bears a relationship with the heritage asset, this includes the associated farm complex located adjacent to the site and the surviving links both to the historic settlement of South Ockenden and the wider agricultural landscape still evident. The earthworks that comprise the Scheduled site survive well, as do a complex of associated earthworks, which include the mill-pond area and the Scheduled Roman barrow. There has been disturbance to the east in the form of quarrying, this has been largely reinstated to agricultural land or is screened. The integrity of the setting makes a moderate-major positive contribution to the setting and significance of the heritage assets.

3.10.4.6 **Associative relationships between heritage assets**

As discussed above there is a wealth of other heritage assets in the vicinity of the Scheduled site, the contemporaneous features, which includes the historic settlement and church at South Ockenden makes a major positive

contribution to the setting and significance of the heritage assets. The earlier features make a minor to moderate contribution to the setting and significance of the heritage assets.

3.10.4.7 **History & degree of change over time**

The original setting of South Ockenden Old Hall is still discernible in the modern landscape. The relationship with the remainder of the manorial complex is still intact. The inter-relationship with the historic settlement and church at South Ockenden is still present, albeit with the addition of modern housing development to the south-west. The wider landscape is still extensively rural. To the north there are wide views, which are largely uninterrupted by modern intrusions, although there has been some boundary loss. To the east there have been changes to land levels due to quarrying and reinstatement, and the consequent loss of any below-ground archaeology present.

3.10.5 **Experience of the asset**

As set out in Historic England's guidance The Setting of Heritage Assets, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.

3.10.5.1 **Views from, towards, through, across and including the assets**

3.10.6 **The rarity of comparable survivals of setting**

Moated sites are the typical monument of the Essex medieval landscape, with some 933 recorded on the Historic Environment Record, of which 109 are Scheduled, and many more are of Schedulable quality. South Ockenden Old Hall is unusual both in the size and quality of its moat and the survival of the gatehouse, evidence that it represented a higher-status monument than many of its contemporaries. Many of the Essex moated sites, including that of South Ockenden, are still located within their original rural setting. There has been extensive quarrying to the east, which has been largely reinstated, albeit not to the original ground levels.



View 5: Looking from the footpath north-westwards across the moated area to the farmyard, the rear of the Scheduled gatehouse is visible in the centre of the photo



View 6: Looking from the footpath to the south-east, showing the raised levels relating to the reinstated quarries, the cranes of the London Gateway port are visible on the horizon

3.10.7 Future developments within the setting of the heritage asset

Lower Thames Crossing: The heritage asset is located to the west of the proposed Lower Thames Crossing corridor and its setting will be potentially impacted. The scheme will potentially have a detrimental impact both visually and aurally on the rural setting to the east and north of the heritage asset.

Housing: Known impacts at present comprise potential house allocations to the west and north-west of the heritage asset, as well as other planning applications, which have the potential to have a detrimental effect on the monument and its immediate setting; appropriate mitigation strategies will be required.

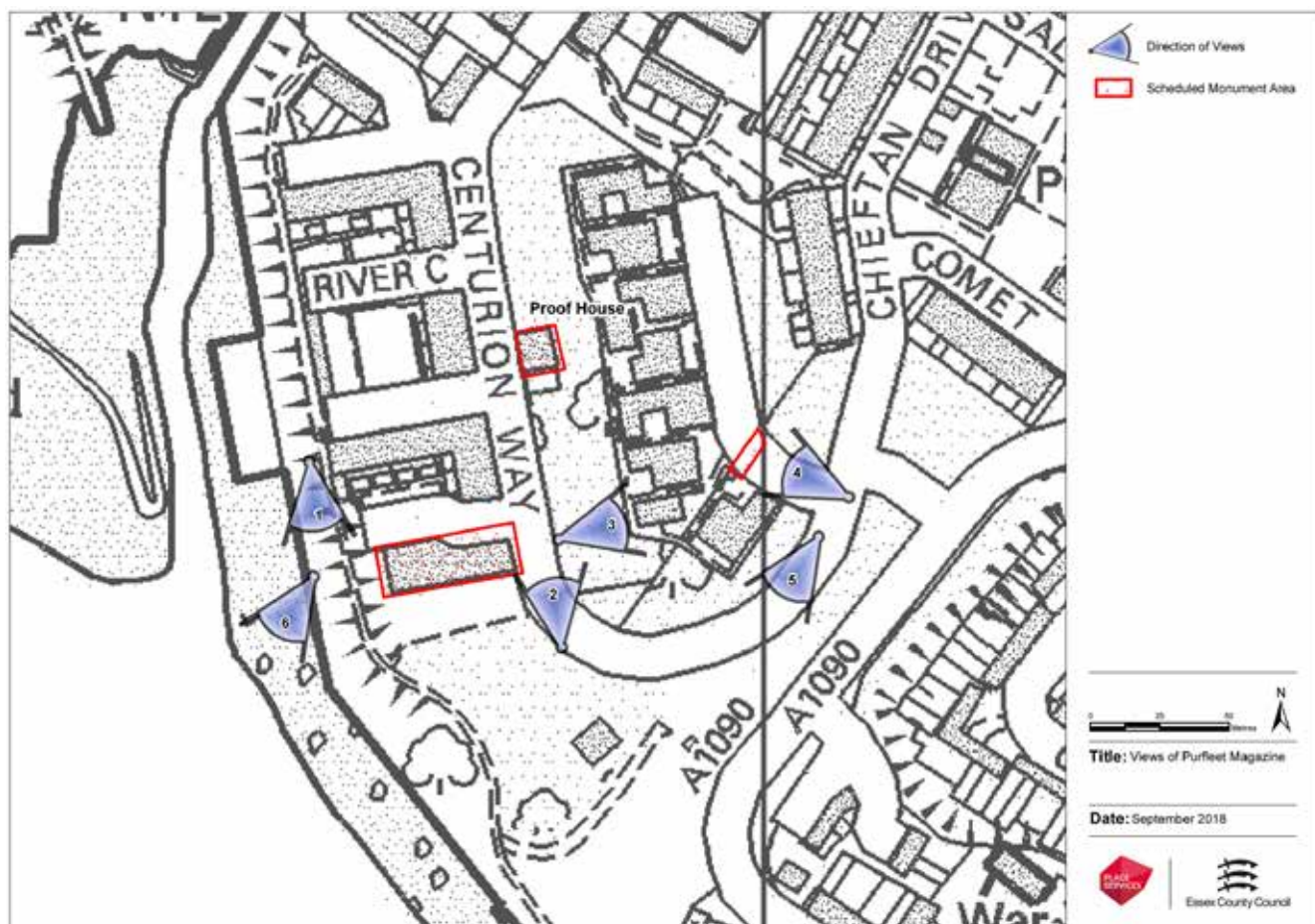
3.10.8 Recommendations

As part of the Lower Thames Crossing application mitigation measures will need to be put in place to protect the setting of the monument.

This site would benefit from a Conservation Management Plan, in conjunction with the adjacent Scheduled Roman Barrow (see Section 3.12).

Opportunities should be sought to preserve and enhance the setting of the heritage asset. The site itself would benefit from a programme of scrub management. Opportunities should be sought to enhance the experience of the heritage asset, through information boards and other appropriate promotion and interpretation. Opportunities for developer contributions towards improving access, management and interpretation of the monument, together with the neighbouring Roman barrow should be explored.

3.11 PURFLEET MAGAZINE (SM1005561)



3.11.1 Location and topography

The monument lies on the north bank of the River Thames where the Long Reach of the river meets the outflow of the Mar Dyke River. The site comprises a chalk spur which drops steeply down to a narrow band of former marsh behind the seawall. The contours are therefore relatively steep, rising from 0m OD behind the sea wall to approximately 15m OD at the clock tower. To the immediate east of the SM is the historic settlement and port of Purfleet, with extensive chalk quarries located to the north-east. To the north-west on the opposite side of the Mar Dyke were further military installations on Aveley Marshes. The site commands wide views both up and down the Thames and across the Dartford marshes on the Kent side of the River to Dartford and Crayford.

3.11.2 Description

The Scheduled monument comprises three separate but associated elements, the magazine, the proof house and the clock tower, remnants of a much larger original government gunpowder storage complex. In the early 1760s the government gunpowder magazine complex was moved

from Greenwich to Purfleet. This complex included a quay, five identical storehouses and magazines, the proofing house and, some distance from the stores, shielded by an earth-bank and large garden, the Commandant's house. The magazine continued to operate through the late 18th and 19th centuries and was used as an ammunition store in the First World War. The magazine was occupied by the army until the 1960's when it was purchased by Thurrock Council. In 1973 the quay, four of the magazines and the Commandant's house were demolished. Most of the site has since been redeveloped for housing.

The scheduled structures are:

- a) The central magazine of an original five built 1763-1765 as the principle ordnance depot for the Thames and Medway. This is a brick vaulted rectangular building with a slate roof. There are doors on each side and six small windows on each long side. The walls are thick and internally, the magazine would be divided into bays for storing the barrels. It is currently being used as the Purfleet Heritage Centre. It is Grade I Listed.
- b) The Proofing House - A two storey brick



Figure 21 Location plan showing the principal views to and from the monument

Figure 22 Aerial view of Purfleet Magazine looking north, showing its Thameside setting.

building with slate roof. It was once part of complex of buildings used as proof houses etc., and probably dates to the original 1761-3 building programme. It is now used as the Purfleet Day Centre. It is Grade II* Listed.

c) The Clock Tower. This was part of the garden wall of the Commandant's house. It is a small square arched brick tower with clock face. One possibly original wooden door remains. It is Grade II Listed.

3.11.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.11.3.1 Archaeological interest

In addition to the standing architectural remains there is also high archaeological potential due to waterlogging in the area of the magazine.

There is considerable archaeological evidence covering a wide range of periods in the immediate vicinity of the heritage assets. This ranges from the nationally significant Pleistocene deposits and the drowned

Neolithic forest on the Rainham foreshore to post-medieval quarrying and numerous military installations associated with the defence of the Thames.

3.11.3.2 Historic interest

The magazine is the only survivor of a group of 5 magazines by Montresor built 1763-5. This still remains, with the 1770s magazine at Priddy's Hard opposite Portsmouth dockyard, the most outstanding example of a typically British type of magazine, with twin barrel vaults, that relates to a critical period in Britain's growth as a naval power in the decades after the Seven Years War. The wooden overhead cranes are uniquely early examples of a type of structure that had a great impact on the development of industrial buildings, anticipating their introduction into factory and warehouse spaces in the nineteenth century. Their survival in such a complete building, one built for the British military-industrial complex, is thus of great significance in the context of the Industrial Revolution.

Proof houses were originally used for testing small quantities of gunpowder by igniting it



View 1: View looking southwards along the seawall to the Magazine building and beyond to the corner of the park and the Thames



View 2: View looking northwards from the Magazine to the Proof House, showing the natural slope of the edge of the escarpment

with a hot iron on a glass, porcelain or copper plate: the (altered) interior was originally provided with a gallery. This function of testing powder took place against the background of scientific development in eighteenth century France and Britain and Britain's attempts to standardise and improve the quality of powder available to the army and navy. It also relates to a critical period in Britain's growth as a naval power in the decades after the Seven Years War. This scientific testing was to ramify greatly and have a decisive effect on the development of explosives sites and military ordnance yards in the 19th century. The only other proof house to have survived is the early nineteenth century example at the Marsh Works in Faversham, Kent. The plan and form of this building - the gallery being repeated in Sir Frederick Abel's laboratory of the 1860s at Woolwich's Royal Arsenal (grade II) - also clearly relates to its function as an eighteenth century laboratory building, one that now represents a very rare, possibly unique, example of such a structure.

The gatehouse and clock-tower forms an integral part of the finest ensemble in any of the Ordnance Yards, consistent with the high standards practiced by the Ordnance Board in its designs for fortifications and barracks from the 17th century

3.11.4 Contribution of the setting to the heritage assets significance

3.11.4.1 Topography

The monument lies on the north bank of the River Thames where the Long Reach of the river meets the outflow of the Mar Dyke river. The site comprises a chalk spur which drops steeply down to a narrow band of former marsh behind the seawall. The contours are therefore relatively steep, rising from 0m OD behind the sea wall to approximately 15m OD at the Clock-tower. To the immediate east of the SM is the historic settlement and port of Purfleet, with extensive chalk quarries located to the north-east. To the north-west on the opposite side of the Mar Dyke were further military installations on Aveley Marshes. The site commands wide views both up and down the Thames and across the Dartford marshes

on the Kent side of the River to Dartford and Crayford.

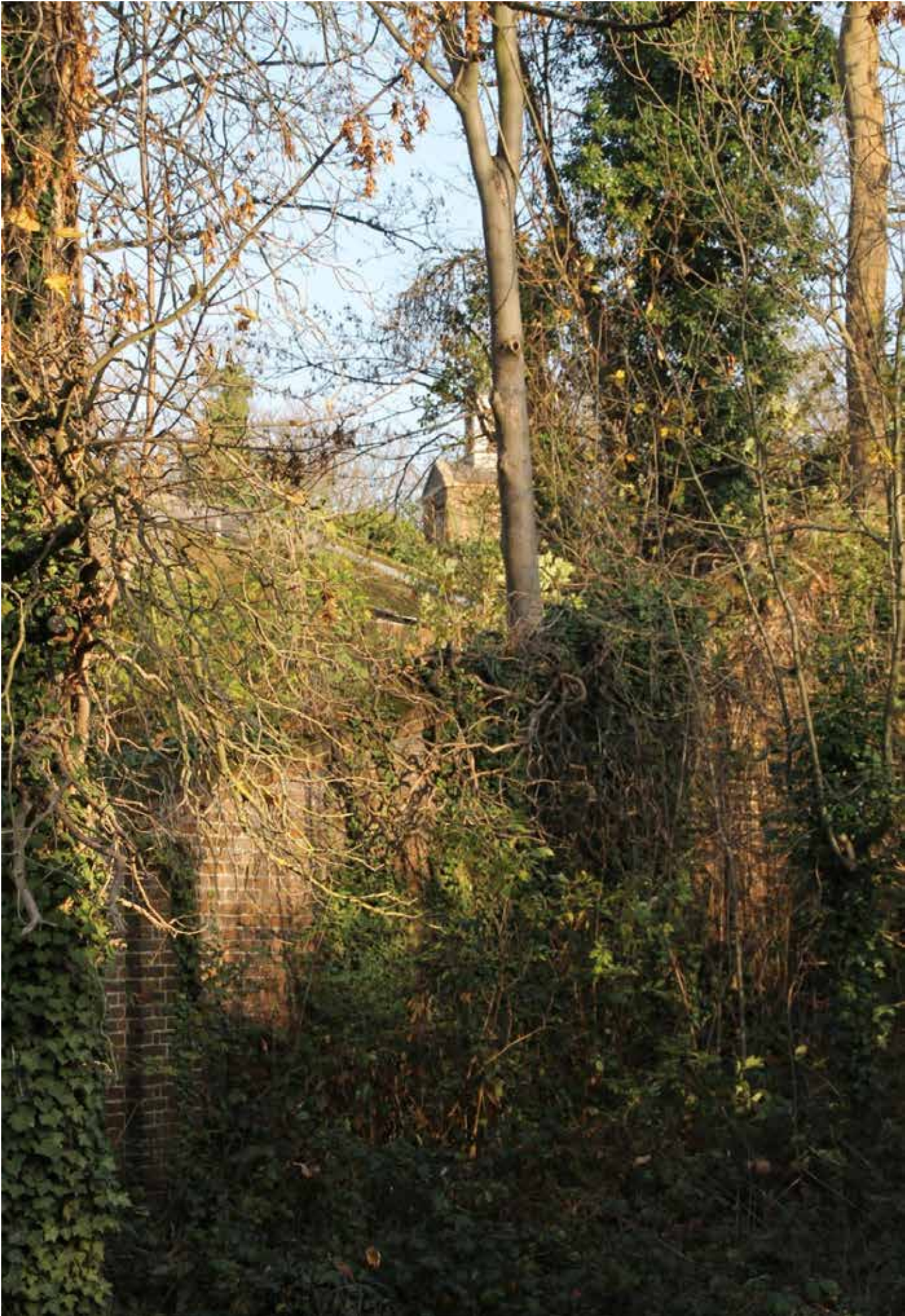
The local topography makes a major positive contribution to the setting of the heritage assets, whose siting is entirely determined by the topography and access to the Thames. However the area has largely been re-developed as housing since the 1970s, leaving the surviving monuments as islands within a modern setting, although there is still a degree of inter-visibility between the three structures. The modern development has had a moderate negative impact on the understanding of the relationship between the heritage assets.

3.11.4.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

Purfleet Magazine is associated with a significant number of historic monuments. Firstly there are the other defensive structures associated with this stretch of the Thames; these include the Purfleet rifle-range, a Cordite store, a D-Day assembly area to more ephemeral features such as road-blocks. Individually and as a group the military monuments make a major positive contribution to the setting of the heritage assets.

The historic settlement and church of Purfleet is sited on the slope of the escarpment to the east and north-east of the magazine. The settlement is a Conservation Area, and some of the buildings are Listed. The marshland landscape to the west is historic in origin, having been reclaimed in the early post-medieval period. There are also extensive historic industrial remains in the vicinity, including quarrying and an oil depot. These assets make a moderate to major positive contribution to the setting of the heritage asset.

There are nationally important early prehistoric deposits in the vicinity of the heritage asset, both in the gravels and on the foreshore, these makes a minor positive contribution to the settling of the heritage asset.



View 3: View looking from the Magazine upslope to the Clock-tower



View 4: View looking from Chieftain Drive/Centurion Way junction westwards to the Clock-tower and the modern housing behind.

3.11.4.3 Land use, greenspace, trees and vegetation

The heritage assets are set within a 1970s housing estate, which replaced many of the original structures on the site. The blocks of flat beside the magazine deliberately echo the layout of the now demolished magazines. To an extent the built-up nature of the immediate setting to an extent echoes the built-up nature of the original Magazine. The three surviving structures are inter-visible. The housing estate has a moderate negative impact on the setting of the heritage assets. Currently the immediate area to the east of the heritage assets is parkland with mown grass and trees. There are extensive views out from here and from the top of the sea-wall along and across the Thames. This area can be considered as having a major positive role in enhancing the understanding of the relationship between the site and the river. The wider landscape setting is the sea-wall and the Thames to the seaward side, Rainham Marsh RSPB Reserve to the west and historic Purfleet to the east. The former quarries have been infilled with housing, although the chalk quarry-face is still a local land-mark and a SSSI.

3.11.4.4 Functional relationships and communications

The primary functional relationship of the setting of the monument is access to the River Thames and the defences along it. The historic road and rail network also played a significant role. These relationships make a major positive contribution to the setting of the heritage asset.

3.11.4.5 Integrity

The immediate setting of Purfleet Magazine has been much altered by the construction of a 1970s housing estate. However the riverside location remains essentially unchanged and the historic marsh area to the west and across the river is still evident. The historic quarries have been infilled with housing, although the quarry face is still a local landmark. Historic Purfleet is a Conservation Area, containing a number of Listed Buildings. The integrity of the setting makes a moderate positive contribution to the setting and significance of the heritage assets.

3.11.4.6 Associative relationships between heritage assets

As discussed above there are significant



View 5: View looking from Chieftain Drive/Centurion Way junction southwards through the park to the Thames and beyond to Kent



View 6: View looking from the sea-wall beside the Magazine building up the Thames, the Aveley/Rainham Marshes are located on the right and Kent in the far distance on the left.

relationships between Purfleet Magazine and the other historic military installations in the area. These relationships make a reciprocal major positive contribution to each other. There is also the relationship between the Scheduled site and the historic settlement of Purfleet. These relationships make a moderate to major positive contribution to each other.

3.11.4.7 **History & degree of change over time**

Much of the original Magazine has been demolished, leaving only the three Scheduled structures as remnants of what was once a much larger complex. The structures are mid-18th century in origin, and despite the changing military requirements over the centuries they have remained structurally relatively unchanged. The immediate setting has changed from military complex to 1970s housing-estate. On a wider scale the riverside location and open marshland setting to the west remain much as they were throughout the life of the Magazine.

3.11.5 **Experience of the asset**

As set out in the Historic England guidance The Setting of Heritage Assets, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.

3.11.5.1 **Views from, towards, through, across and including the assets**

3.11.6 **The rarity of comparable survivals of setting**

The setting of the Purfleet Magazine Scheduled Monument has been compromised by the 1970s housing estate that has replaced the remainder of the original Magazine complex. However the links to the Thames and to the wider estuarine landscape, as well as to the historic settlement of Purfleet remain relatively intact. The only comparable surviving magazine at Priddy's Hard, Gosport, is also now preserved as a museum within an area of housing. The other comparable surviving Proof House at Marsh Works, Faversham became a site for mineral

extraction and housing development.

3.11.7 **Future developments and impacts within the setting of the heritage asset**

Mixed-use development: Known impacts at present comprise potential mixed use development to the east of the heritage asset, as well as other planning applications, which have the potential to have a detrimental effect on the wider views of the Thames.

3.11.8 **Recommendations**

Opportunities should be sought to preserve and enhance the setting of the heritage asset, particularly in maintaining the intervisibility between the three heritage assets.

3.12 ROMAN BARROW 260M NE OF SOUTH OCKENDEN HALL (SM1002156)



3.12.1 Location and topography

The Roman barrow to the north-east of South Ockenden Hall (TQ 6031 8336), the medieval moat and gatehouse of South Ockenden Hall is also Scheduled (see Section 3.10). Both monuments are sited on a flat plateau, on the 20m contour. Originally the barrow was one of a line of three barrows strung out along the edge of the plateau above the Mar Dyke valley to the east (OD 5m). The geology is Head deposits, overlaying London Clay. There has been large-scale clay extraction to the immediate east of the Scheduled Monument leading to alterations of the topography in that area.

3.12.2 Description

The monument comprises a Roman burial mound, or barrow, located some 260m north east of South Ockenden Hall, on a terrace of fairly high ground on the western slope of the Mar Dyke river valley

The mound is oval in plan with a rounded profile rising to a flat summit at a height of about 5m. It has a maximum diameter of 50m at the base where it is surrounded by a largely buried ditch, visible as a slight depression measuring up to 10m in width. A single trench excavated across the ditch and into the edge of the mound in 1957 yielded 17 sherds of Roman pottery, indicating that this barrow was also constructed in the second century. The interior of the mound, including the central burial, was not disturbed.

The monument forms part of a wider contemporary historic landscape. It originally stood as one of three such barrows sited along the valley side at intervals of about 500m apart. The second barrow was excavated prior to destruction of the above-ground portions of the monument and found to date to the late second century AD, it survives as a double-ditched ring-



Figure 23 Location plan showing the principal views to and from the monument (other significant views are indicated by the smaller view-point symbols)

View 1: Looking east along Hall Lane from South Ockenden. To the left is the Scheduled Roman barrow, to the right is the manorial complex. The open, agricultural setting of the site is evident.

ditch visible on aerial photos. The location of the third barrow is uncertain. Cropmark evidence shows a probable Roman villa/farmstead located immediate north-west of the scheduled site, whilst other cropmarks and excavation evidence demonstrates that the wider landscape setting comprised a patchwork of fields and farms in the Roman period.

120m to the south is the Scheduled medieval moated site of South Ockenden Old Hall, an imposing manorial complex. Given the dominance of the barrow in the immediate landscape it is possible that it would have been incorporated into the manorial site as a garden feature or viewing mount.

3.12.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of

the heritage asset itself.

3.12.3.1 Archaeological interest

The Scheduled Monument comprises a Roman barrow, surrounded by a perimeter ditch. The site has surviving earthworks, and it can be presumed that below-ground survival of archaeological features is correspondingly good. Waterlogged deposits may be present in the ditch, and there is the possibility of the original Roman ground-surface surviving under the mound. The soil-type of head deposits and the underlying geology of London Clay are conducive to the preservation of bone and shell and man-made artefacts. There has been only limited archaeological study of the Scheduled site, consisting of a single trench across the ditch and into the edge of the mound, this however confirmed the presence of Roman finds on the site.

The significance of the site is, however, not



Figure 24 Aerial photograph looking east across the Roman barrow showing the inter-relationship between it and the Scheduled moat and associated farm complex to the right of it. The cropmark of the second barrow is just visible in the top right-hand corner of the photo. The clay-pit occupies the top left-hand side of the photo.

confined to the Scheduled area; it forms one part of a much larger settled agricultural and ritual landscape, which included a further two barrows (one of which survives as a cropmark) as well as settlement sites, trackways and field boundaries. Survey and excavations in the South Ockenden area has established that there has been widespread settlement since the Neolithic period.

3.12.3.2 **Historic interest**

The proximity of the barrow to the Scheduled moated manorial complex of South Ockenden Old Hall raises the possibility that it was subsequently incorporated into that designed landscape as a garden feature or viewing mound.

3.12.4 **Contribution of the setting to the heritage assets significance**

3.12.4.1 **Topography**

Originally the Scheduled barrow was one of a line of three barrows strung out along the edge of the plateau above the Mar Dyke valley to the east (OD 5m). It would have had widespread views in all directions, across a settled agricultural landscape as far as the Thames to the south and the Langdon Hills to the east. Equally they would have been a prominent feature in the predominantly flat immediate landscape. There has been large-scale clay extraction to the immediate east of the Scheduled Monument leading to alterations of the topography in that area. However, despite this disturbance the immediate setting is still overwhelmingly rural in nature, with a mix of large arable fields and smaller areas of paddocks. The topography makes a major positive contribution to the setting of the heritage asset.

3.12.4.2 **Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)**

There are numerous heritage assets within the immediate area of the Scheduled Monument. The cropmark and excavation evidence demonstrates that the heritage asset formed one part of a much larger Roman settled agricultural and ritual landscape. To the south is the Old Hall manorial complex, which includes the

Scheduled moat and gatehouse (see Section 3.10), which probably incorporated the barrow into the complex as a locally prominent landscape feature. Together these make a major positive contribution to the setting of the heritage asset.

There is considerable evidence in the form of cropmarks, excavation evidence and stray finds that the immediate area had been a densely and continuously settled landscape from the Neolithic period onwards. These make a minor-moderate positive contribution to the setting of the heritage asset.

3.12.4.3 **Land use, greenspace, trees and vegetation**

The barrow is tree-covered, within closely-cropped pasture. To the immediate south is the site of the historic farmyard, comprising a mix of old and modern buildings and hardstanding, now rather dilapidated. Beyond this is the Scheduled moated site, comprising standing water and an overgrown orchard. To the west and north-west there is open arable farmland with the historic settlement of South Ockenden beyond. These together make a major positive contribution to the setting of the monument. The land to the east and north-east has been quarried, and in part reinstated as agricultural land, altering the contour of the land in this area, the quarry immediately adjacent to the site is still being reinstated and is screened from the site by a belt of trees. They represent a moderate negative impact to the setting of the heritage asset.

3.12.4.4 **Functional relationships and communications**

The primary functional relationship is with the wider archaeological landscape, which includes the cropmark of the Roman barrow to the south, the Roman settlement evidence and the wider agricultural landscape of fields and trackways. There is also a clear spatial, and possibly functional, relationship with the later manorial complex of South Ockenden Old Hall. These together make a major positive contribution to the setting of the monument.

still survives, including extensive areas of contemporaneous cropmarks, including the below-ground remains of a second barrow as well as the probable villa/farmstead site and the wider landscape of fields and tracks. The relationship between the barrow and the medieval moated manorial complex is still intact. There has been disturbance to the east in the form of quarrying, this has been largely reinstated to agricultural land or is screened. The integrity of the setting makes a moderate-major positive contribution to the setting and significance of the heritage assets.

3.12.4.6 Associative relationships between heritage assets

As discussed above there is a wealth of other heritage assets in the vicinity of the Scheduled site, the contemporaneous features, which includes the cropmarks of a second barrow, make a major positive contribution to the setting and significance of the heritage asset. The earlier and later features make a minor to moderate contribution to the setting and significance of the heritage assets.

3.12.4.7 History & degree of change over time

The original setting of the barrow is still discernible in the modern landscape. The relationship with much of the original archaeological landscape is still largely intact. The inter-relationship with the historic manorial complex of South Ockenden Old Hall is still present. The wider landscape is still extensively rural as it would have been in the Roman period. To the north there are wide views, which are largely uninterrupted by modern intrusions. To the east there have been changes to land levels due to quarrying and reinstatement, and the consequent loss of any below-ground archaeology originally present.

3.12.5 Experience of the asset

As set out in Historic England's guidance The Setting of Heritage Assets, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.

3.12.5.1 Views from, towards, through, across and including the assets

3.12.6 The rarity of comparable survivals of setting

Roman barrows are rare nationally, with less than 150 recorded examples, and are generally restricted to lowland England with the majority in East Anglia. The earliest examples date to the first decades of the Roman occupation and occur mainly within this East Anglian concentration. It has been suggested that they are the graves of native British aristocrats who chose to perpetuate aspects of Iron Age burial practice. The majority of the barrows were constructed in the early second century AD but by the end of that century the fashion for barrow building appears to have ended. As a rare monument type which exhibits a wide diversity of burial tradition all Roman barrows, unless significantly damaged, are identified as nationally important. The monument is still surrounded by open countryside in a commanding position within the landscape. It is evident from the cropmarks that the heritage asset forms one part of a much wider contemporaneous landscape, much of which survives as below-ground features. There has been extensive quarrying to the east, which has been largely reinstated, albeit not to the original ground levels.

3.12.7 Future developments and impacts within the setting of the heritage asset

Lower Thames Crossing: The heritage asset is located to the west of the Lower Thames Crossing corridor and its setting will be potentially impacted.

Housing: Known impacts at present comprise potential house allocations to the west and north-west of the heritage asset, as well as other planning applications, which have the potential to have a detrimental effect on the monument and its immediate setting.

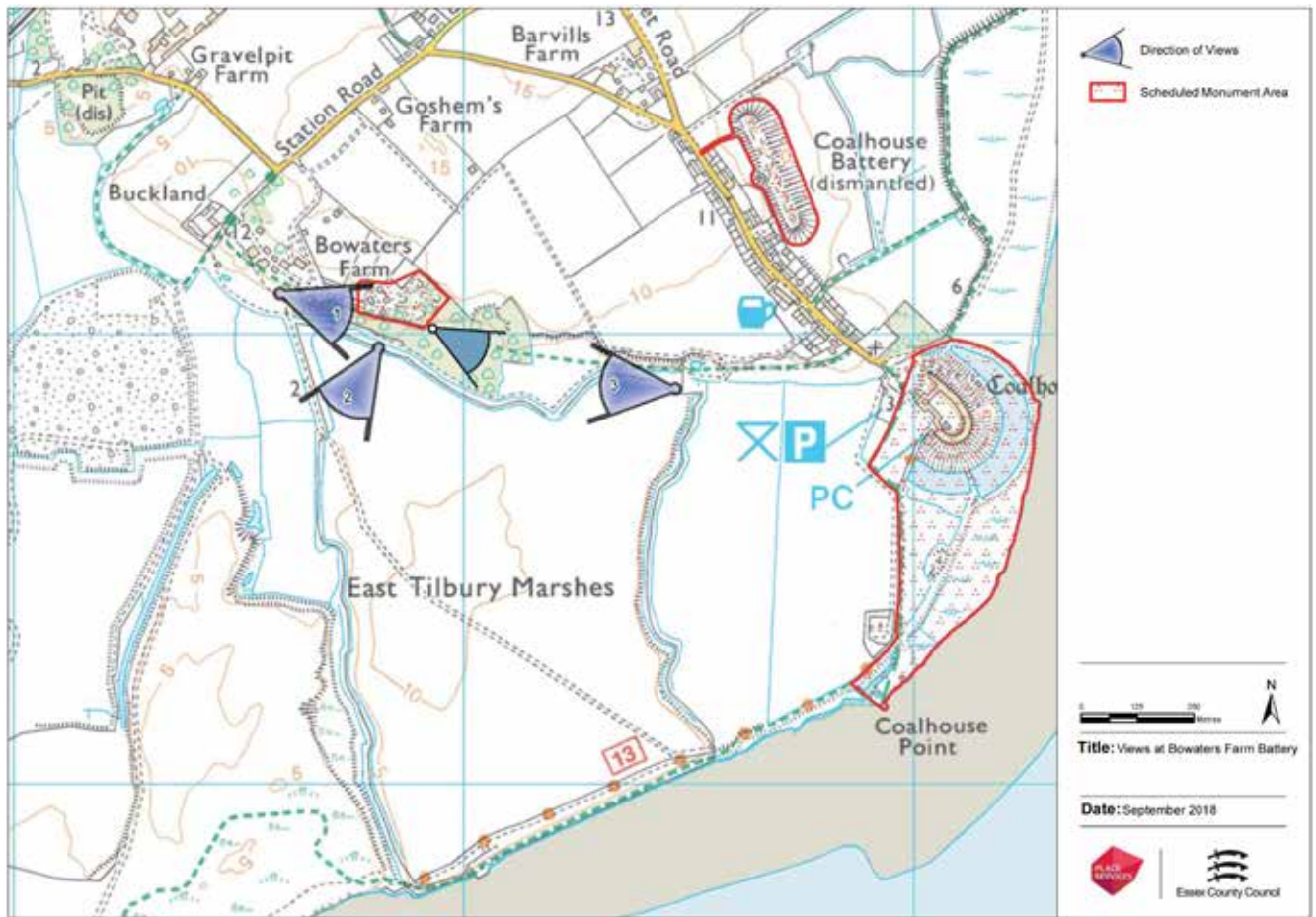
3.12.8 Recommendations

The Lower Thames Crossing will require mitigation measures to be put in place following liaison between Historic England and the Highways Agency consultants to minimize the impact.

This site would benefit from a Conservation Management Plan, in conjunction with the adjacent Scheduled Gatehouse and Moat (see Section 3.10).

Opportunities should be sought to preserve and enhance the setting of the heritage asset. The site itself would benefit from a programme of scrub management. Opportunities should be sought to enhance the experience of the heritage asset, through information boards and other appropriate promotion and interpretation. In addition the site can only be viewed from a distance and options allowing greater access to the site to the general public could be explored. Opportunities for developer contributions towards improving access, management and interpretation of the monument, together with the neighbouring Scheduled Gatehouse and Moat should be explored.

3.13 SECOND WORLD WAR ANTI-AIRCRAFT BATTERY AT BOWATERS FARM (SM 1002156)



3.13.1 Location and topography
 The monument lies slightly above and overlooking to the south an area marshland known as East Tilbury Marshes, to the east of Bowaters Farm. The site is positioned on the edge of a natural scarp (10m OD) where Lynch Hill gravels overlying Thanet sands meet chalk overlaid by alluvium of East Tilbury Marshes. The site is now largely inaccessible.

3.13.2 Description
 The monument includes eight concrete gun emplacements with their connecting roads and vehicle parks, magazine and command post. The battery forms two groups of anti-aircraft artillery. The earlier group comprises four octagonal emplacements of concrete covered by asphalt, which measure some 16m across. Two entrances are located on opposite sides of the emplacements and earthen banks protect their outer sides. Inside the emplacements, the ten bolts which fixed the guns to the ground survive, as do the ammunition lockers against the walls. Between the middle two emplacements is a rectangular magazine building some 12m long with five compartments for shells with different fuses. At the rear of the group is a

larger building which formed a command post and which included height and range-finding equipment, although this no longer survives. This group housed 4.5 inch guns from mid-1940 to 1944.

To the east is a second group of four emplacements, these examples comprising a deep circular pit lined with concrete, again measuring some 16m across, with an adjoining sunken engine room to the west or south-west. A gun turret, which no longer survives, capped the circular pit, and housed a 5.25 inch gun. This group superseded the 4.5 inch guns in 1944 and continued in use until after the war.

3.13.3 Assessment of the heritage asset's significance
 The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.13.3.1 Archaeological interest
 The physical remains of this monument itself, positioned above an area of marshland which was criss-crossed by contemporary anti-glider ditches and with wide views along



Figure 25 Plan showing the location of the battery and the principal views in and out of the monument. Also shows the other scheduled monuments in immediate vicinity (other significant views are indicated by the smaller view-point symbols)

View 1: View of the natural scarp below the site of the battery, showing the density of scrub growth

the Thames from Coalhouse Fort to Tilbury Fort and across to Kent, forms the principle archaeological interest. There is evidence for earlier occupation in the prehistoric, medieval and post-medieval period along the scarp edge.

3.13.3.2 Historic interest

Anti-aircraft batteries are small clusters of artillery dedicated to firing at aerial targets. They were constructed from the First World War to the 1950s, after which time missile batteries took over from artillery as fixed weaponry while anti-aircraft artillery became increasingly mobile. They were constructed in large numbers in the immediate pre and early Second World War periods in response to the threat of air attack. Many took the form of simple sandbagged emplacements which left no substantial remains when they were abandoned. Others took the form of concrete emplacements arranged around a command post, while the latest types of battery were fully automatic and included radar-guidance equipment. Artillery of 3.7 inch and 4.5 inch and later 5.25 inch calibre was the usual armament of these batteries. Anti-aircraft batteries were widely distributed around

England, with a marked concentration in the South East around London. As a result of development pressure in the South East few have survived.

The example at Bowater's Farm is the last surviving example of such batteries in this area of Essex. It forms the latest part of a series of important defensive installations at Coalhouse Point which illustrate the development of coastal defenses from the Tudor period to the mid-20th century.

3.13.4 Contribution of the setting to the heritage assets significance

3.13.4.1 Topography

The battery is still situated within a rural setting, which existed when it was constructed. Historic grazing marsh lies to the south, part of this is now a land-fill site. Woodland and scrub have grown up along the scarp and between the monument and marshland. The local topography makes a major positive contribution to the setting of the heritage asset, whose siting is in part determined by the topography.



View 2: View from the marsh edge at the base of the natural scarp looking south-west to Tilbury Power-station and Tilbury Fort (behind the power station)



View 3: View from the East Tilbury footpath coming from Coalhouse Fort looking towards the battery in the scrub in the far distance

3.13.4.2 **Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)**

The agricultural and marshland landscape in which the battery is located is historic in origin. The former marsh has been reclaimed for agriculture. The agricultural land and marsh as a whole make a major positive contribution to the setting of the heritage asset.

There is evidence of the anti-glider trenches dug across the marsh during World War II from aerial photographs. Coalhouse Fort and Tilbury Fort (now obscured by Tilbury Power Station), both of which originate in the Tudor period and were in continuous use until the Second World War, as well as the East Tilbury Battery, have a historic relationship with the World War Two Anti-Aircraft Battery, as part of the defence of London. These make a major positive contribution to the setting of the heritage asset.

Cropmarks of prehistoric enclosure, Bronze Age round barrow and a medieval windmill mound are situated to the north-east of the site. These make a minor positive contribution to the setting of the heritage asset.

3.13.4.3 **Land use, greenspace, trees and vegetation**

The site is on private land and the footpaths have been blocked by paddocks or by scrub growth, it was therefore not accessible for survey. There has also been considerable scrub growth around the site, and views into it have been largely blocked. Although the lack of access to the site is negative to the overall understanding of the site, the surrounding agricultural land and former open marshland reflects the original setting of the battery, and makes a major positive contribution to the setting of the monument.

3.13.4.4 **Functional relationships and communications**

There is a relationship between the anti-aircraft battery, Coalhouse Fort, Tilbury Fort and the anti-glider ditches that were in the marshland. There is also a relationship between the battery and the River Thames as it was likely that invading aircraft would

use the Thames as a navigational route for bombing raids on London. This relationship makes a major positive contribution to the setting of the monument.

3.13.4.5 **Integrity**

Most of the structures associated with the battery survive, however the immediate setting of the battery site has suffered considerable encroachment by scrub. On a wider scale the rural landscape is still relatively unchanged, particularly with the views across the marshes to the Thames. The farms have expanded with extra barns and sheds, but do not impinge on the essentially rural setting. Land fill to the south-west will raise the land surface to above its previous levels. The integrity of the setting makes a moderate-major positive contribution to the setting and significance of the heritage assets.

3.13.4.5 **Associative relationships between heritage assets**

As discussed above there is a relationship between the battery, Coalhouse Fort, Tilbury Fort and the anti-glider ditches in the former marsh and with the River Thames. These relationships make a reciprocal major positive contribution to each other.

3.13.4.6 **History & degree of change over time**

The battery was constructed as part of the defenses of London from aerial attack. Although most of these types of monuments have disappeared, the battery at Bowaters Farm has survived still surrounded by agricultural land as it would have been originally.

3.13.5 **Experience of the asset**

The battery is situated on private land and was not accessible at the time of the visit. The views described are therefore limited to the wider landscape, as indeed would have been intended when the battery was in use.

3.13.5.1 **Views from, towards, through, across and including the assets**

3.13.6 **The rarity of comparable survivals of setting**

As described above, the Anti-Aircraft Battery at Bowaters Farm is the last surviving



Figure 26 Aerial view of the anti-aircraft battery from the north. Some of the structures are showing at the bottom of the photo.

example of such batteries in this area of Essex. It also forms the latest part of a series of important defensive installations at Coalhouse Point which illustrate the development of coastal defenses from the Tudor period to the mid-20th century on this side of the Thames.

3.13.7 Future developments and impacts within the setting of the heritage asset

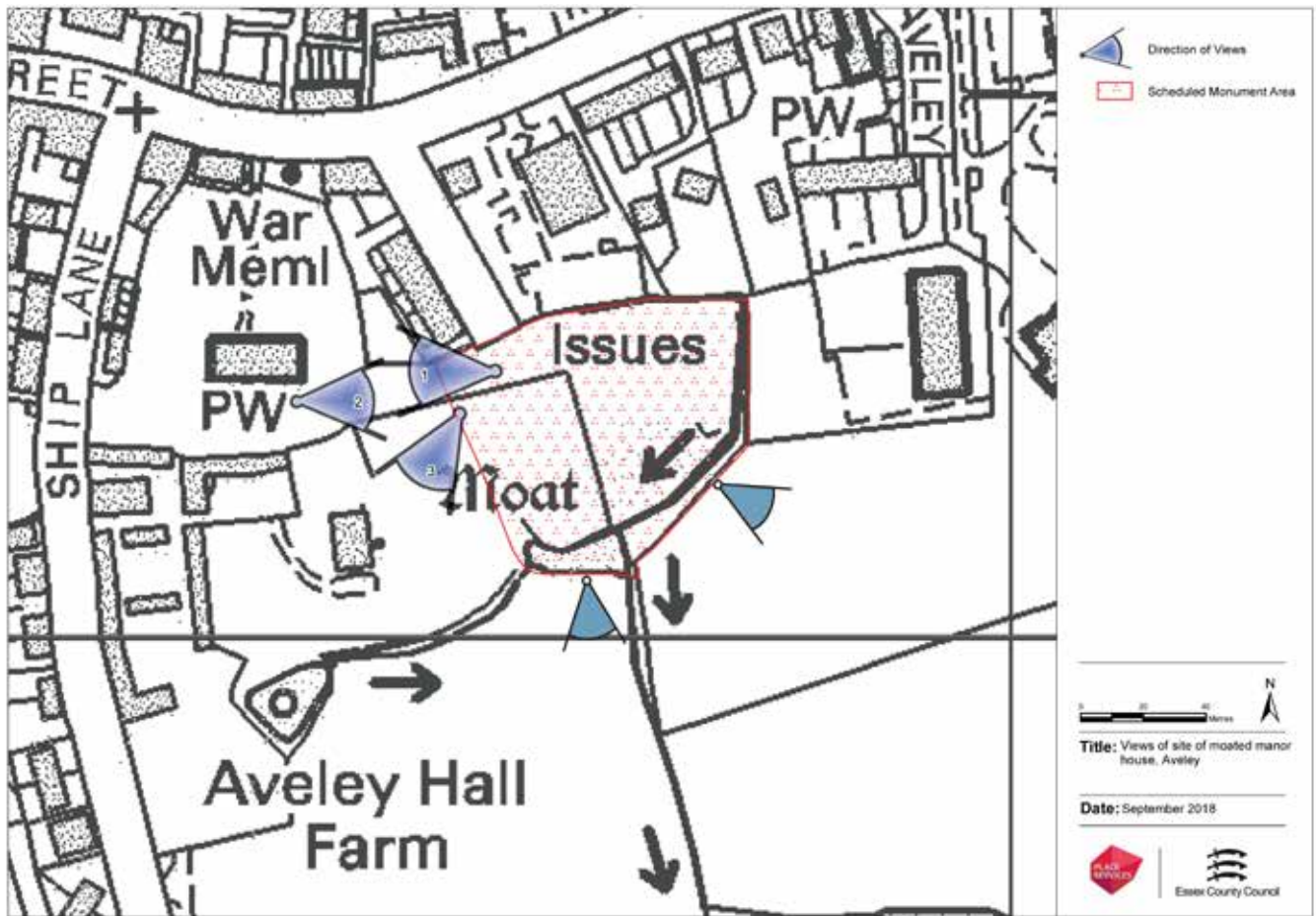
Lower Thames Crossing: The heritage asset is located to the west of the Lower Thames Crossing corridor and its setting will be impacted. Large scale work will be required at the entrance to the tunnels beneath the Thames which may have a direct or indirect impact to the heritage asset.

Other Development: Planning applications for housing or other forms of development have the potential to impact on the setting of the heritage asset.

3.13.8 Recommendations

Opportunities should be sought to preserve and enhance historic monument and its setting, which could include the re-opening of historic routeways and the clearance of scrub to re-establish views in and out of the heritage asset. The removal of scrub would allow an updated assessment of the extent and survival of the asset.

3.14 SITE OF MOATED MANOR HOUSE EAST OF ST MICHAEL'S CHURCH, AVELEY (SM1005562)



3.14.1 Location and topography
 Aveley Hall moat comprises a medieval manorial moated site located some 40m to the east of St Michael's Church, Aveley and the post-medieval Aveley Hall. The historic settlement of Aveley is sited to the immediate north and west, focused on the junction of the High Street and Ship Lane. Modern Aveley is located to the north and east of the historic settlement. The site is on a very gentle slope, dropping from 18m OD on the High Street to 10m OD on the southern edge of the moat, before becoming steeper as it drops down into the Mar Dyke valley to the south of the A13. The geology comprises Head deposits, overlaying sand and gravel river terraces. There has been large-scale sand and gravel extraction to the immediate east of the Scheduled Monument leading to alterations of the topography in that area.

3.14.2 Description
 The Scheduled medieval manorial moated site is located immediately to the east of the church. The moat is roughly triangular in plan, and partially water-filled, the west side is indicated by surface irregularities. Other surface features link up with up with

an outlying pond and existing watercourses. Badgers have thrown up pottery, dug through an area of cobbling and exposed a block of masonry. The pottery dates to 1150-1250. There is medieval documentary evidence for a house, out-buildings, a garden, and a chapel (the latter may not have been on the site itself) and a park. By 1578 the manorial centre has moved, and by 1593 the house had disappeared, however a 1782 copy of Saxton's map of 1598 marks the site where it was said to have been. The site is inaccessible to the public. The majority is now under dense scrubby woodland, with disturbance from badger setts. The western portion is now within a paddock.

The monument forms part of a wider contemporary historic landscape. To the west is the early 12th century Church of St Michael and the historic settlement of Aveley. Also to the west is the post-medieval Aveley Hall, which replaced the medieval site.

3.14.3 Assessment of the heritage asset's significance
 The starting point for this stage of the assessment is to consider the significance of



Figure 27 Location plan showing the principal views to and from the monument (other significant views are indicated by the smaller view-point symbols)

Figure 28 Aerial photograph of the Scheduled moat in the centre, with the church of St Michael and post-medieval Aveley Hall to the right and the A13 in the top left-hand corner.

the heritage asset itself.

3.14.3.1 Archaeological interest

The moat is partially water-filled, and other surface features link up with up with an outlying pond and existing watercourses, waterlogged deposits can therefore be expected. The site has surviving earthworks, and it can be presumed that below-ground survival of archaeological features is correspondingly good. Badgers have thrown up medieval pottery, dug through an area of cobbling and exposed a block of masonry. The built structures that would have been present may well survive at foundation level given the lack of subsequent development on the site. Waterlogged deposits can be expected to be present in the moat. The soil-type of head deposits is conducive to the preservation of bone and shell and man-made artefacts. There has been little archaeological study of the Scheduled site. The site is typical of the many medieval moated manor and church groups in Essex.

3.14.3.2 Historic interest

Aveley was a Domesday manor. In the late 12th century John Gilbert de Tani held the manor of Aveley from Henry II. In 1287 the manor's is described as comprising a messuage (dwelling-house with associated out-buildings and yard areas), garden and curtilage (area of land attached to a house). In 1374 a capital messuage (a house together with its yard, outbuildings, and land) and a park 'badly enclosed with a ditch and feeble palings' is recorded. A 14th century chapel (now demolished) once stood to the north of the moat. The manor changed hands several times in the 15th-16th centuries, eventually coming to the crown. By 1578 the manorial centre has moved, and by 1593 the house had disappeared, however a 1782 copy of Saxton's map of 1598 marks the site where it was said to have been.

The monument forms part of a wider contemporary historic landscape. To the west is the early 12th century Church of St Michael

3.14.4 Contribution of the setting to the heritage assets significance



View 1: Looking from the moated site towards the church



View 2: Looking south-east from the churchyard boundary across the Scheduled area, the western arm of the moat is just visible as a depression running across the centre of the photograph. The remainder of the site is under the scrub. The fields to the south can just be glimpsed over the hedge.

3.14.4.1 Topography

The immediate setting of Aveley moat comprises the Grade I Listed St Michael's church and churchyard and Aveley Hall and grounds to the west, paddocks and fields to the south, and to the north and east the rear of building plots which front on to the High Street. Beyond the fields is the embankment of the A13. Glimpses of the Queen Elizabeth II Bridge can be seen in the distance, marking the line of the Thames, although the river itself is not visible. The site is on a very gentle slope, dropping from 18m OD on the High Street to 10m OD on the southern edge of the moat, before becoming steeper as it drops down into the Mar Dyke valley to the south of the A13.

The geology comprises Head deposits, overlaying sand and gravel river terraces. There has been large-scale sand and gravel extraction to the east of the site, behind the Primary School leading to alterations of the topography in that area. Modern Aveley is sited to the north and west of the historic settlement. However, despite the large-scale modern intrusions, the immediate setting is still largely what it would have been in the past, comprising a site set behind the historic High Street, surrounded by fields and paddocks, the church and churchyard and Aveley Hall. The topography makes a moderate positive contribution to the setting of the heritage asset.

3.14.4.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

There are numerous heritage assets within the immediate area of the Scheduled Monument. Of primary importance is the 12th century Grade I listed parish Church of St Michael and the Listed 19th century Aveley Hall, as well as the Listed Buildings on the High Street, which include the 15th century Crown and Anchor Hotel. Together these make a major positive contribution to the setting of the heritage asset.

Other periods are also represented, there is Roman brick in the church fabric and Roman finds have been recovered from the vicinity of the village. The Second World War is also

represented by a series of defensive road-block structures. These make a minor positive contribution to the setting of the heritage asset.

3.14.4.3 Land use, greenspace, trees and vegetation

The majority of the site is overgrown with dense scrub, except for the western third which is in a horse paddock. There has been a degree of animal damage, it is not known whether the badgers are still active on the site. To the immediate west are the grounds of the 19th century Aveley Hall and the churchyard. To the south are arable fields and the Primary School playing-fields. To the north is Aveley village. These together make a major positive contribution to the setting of the monument. The land further to the east has been quarried and reinstated as agricultural land. To the south the fields are bounded by the A13. They represent a minor negative impact to the setting of the heritage asset.

3.14.4.4 Functional relationships and communications

The primary functional relationship is with the parish Church, the 19th century Hall, and the historic settlement of Aveley. There is also a link to the wider agricultural landscape. These together make a major positive contribution to the setting of the monument

3.14.4.5 Integrity

Much of the immediate setting of the monument still bears a relationship with the heritage asset, this includes the Parish Church and the post-medieval Hall as well as the historic settlement of Aveley. The earthworks that comprise the Scheduled site survive well, as do a complex of associated water management features. The site is however overgrown and largely inaccessible. The integrity of the setting makes a moderate-major positive contribution to the setting and significance of the heritage assets.

3.14.4.6 Associative relationships between heritage assets

As discussed above there are other heritage assets in the vicinity of the Scheduled site, the contemporaneous features, which includes the historic settlement and church and Hall



View 3: Looking from the corner of the moated site to Aveley Hall

make a major positive contribution to the setting and significance of the heritage assets. The earlier and later features make a minor contribution to the setting and significance of the heritage assets.

3.14.4.7 **History & degree of change over time**

The original setting of Aveley moat is still discernible in the modern landscape. The relationship with the remainder of the manor and church complex is still intact. The inter-relationship with the historic settlement is still present, albeit with the addition of modern housing development. Some remnants of the original wider rural landscape survive, including in the immediate vicinity of the moat. To the east and south there has been quarrying and road-building, with the consequent loss of any below-ground archaeology present.

3.14.5

Experience of the asset

As set out in Historic England's guidance The Setting of Heritage Assets, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.

3.14.5.1 **Views from, towards, through, across and including the assets**

3.14.6 **The rarity of comparable survivals of setting**

Moated sites are the typical monument of the Essex medieval landscape, with some 933 recorded on the Historic Environment Record, of which 109 are Scheduled, and many more are of Schedulable quality. Aveley moat is characteristic of its type. The close physical relationship of the manorial centre with the Parish Church is also typical of Essex. Many of the Essex moated sites, are still located within their original rural or village setting, as is the case with Aveley. There has been extensive quarrying to the east, which has been largely reinstated and the A13 to the south also forms a modern intrusion in the landscape.

3.14.7 **Future developments and impacts within the setting of the heritage asset**

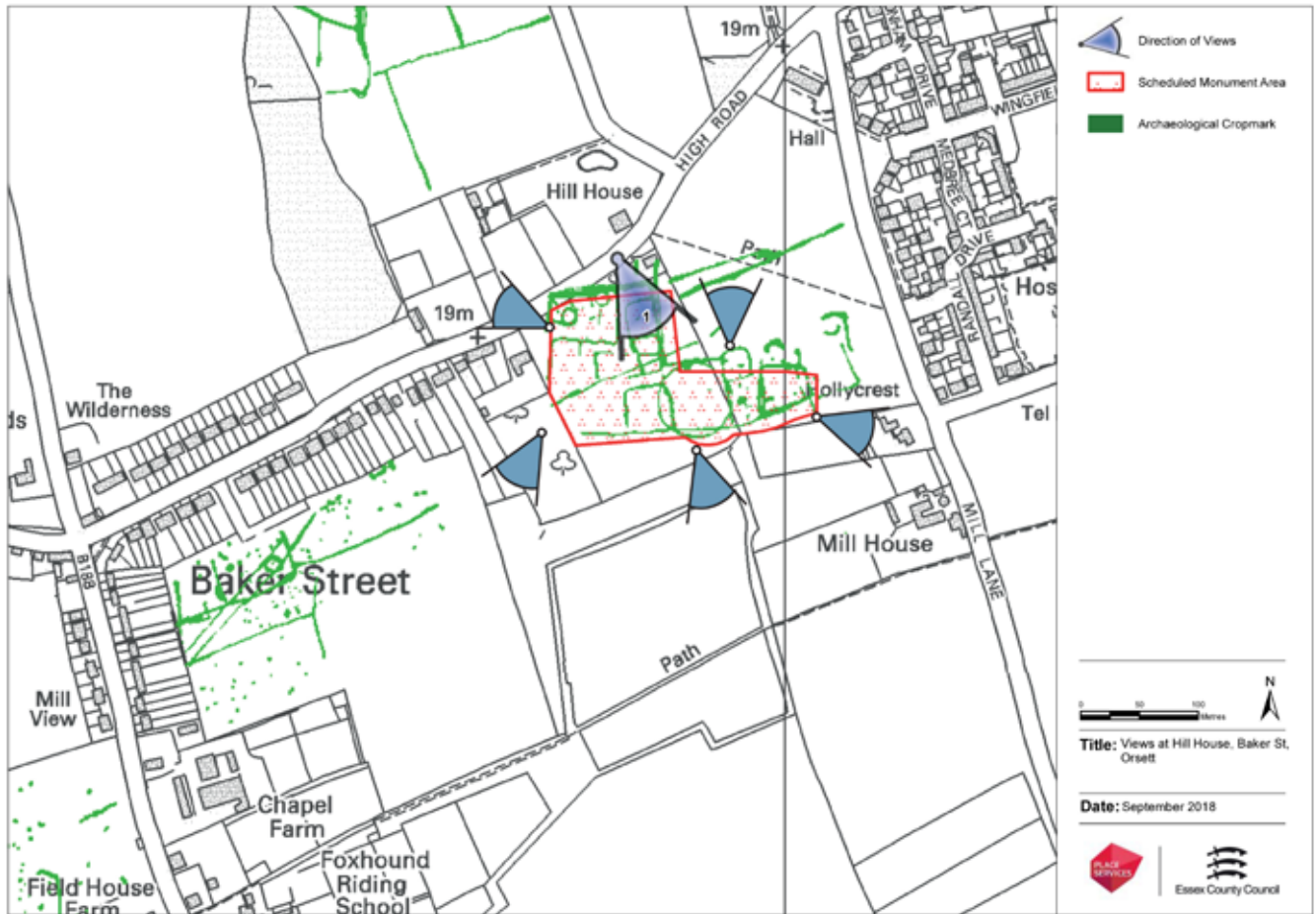
Housing: Known impacts at present comprise potential house allocations to the east and south of the heritage asset, as well as other planning applications, which will have a detrimental effect on the monument and its immediate setting unless appropriate mitigation is put in place.

3.14.8 **Recommendations**

This site needs updating on the Historic England Register of Sites (it is currently an Old County Number).

Opportunities should be sought to preserve and enhance the setting of the heritage asset. The site itself would benefit from a programme of scrub management. Opportunities should be sought to enhance the experience of the heritage asset, through information boards and other appropriate promotion and interpretation. In addition the site cannot be accessed and options allowing greater access to the site to the general public should be explored. Opportunities for developer funding to improve management and interpretation should be sought.

3.15 SPRINGFIELD STYLE ENCLOSURE AND IRON AGE ENCLOSURES SOUTH OF HILL HOUSE, BAKER STREET (SM1009287)



3.15.1 Location and topography
 The monument is located on a low flat topped ridge on a sand and gravel terrace overlooking Orsett Fen to the north, between Orsett and Baker Street. To the south there would have been long views down to the Thames across the salt marsh. The monument extends across two fields. The main field containing the monument is surrounded by hedges.

3.15.2 Description
 The monument is represented by a series of buried features which have been identified as cropmarks from aerial photography. The Springfield style enclosure includes an external ditch, enclosing an area of c.70m in diameter, with an entrance on the eastern side. The traces of a circular building and pits are visible as cropmarks on aerial photographs within the enclosure. Overlying the Springfield style enclosure is an enclosed domestic settlement and associated field system. This settlement complex includes an L-shaped enclosed area measuring 210m by 130m, surrounded by an enclosure ditch, with at least one entrance on the eastern side. Within it are at least four roughly rectangular compounds which vary

in size from 25m by 30m to 60m by 40m, most of which are believed to represent stock paddocks and pens or distinct areas for cultivation and industrial purposes. In an internal enclosure in the north-west corner of the complex are the remains of two circular buildings.

These are visible on aerial photographs as cropmark ring ditches 10m in diameter along with cropmarks representing pits and other features. This compound measures 60m x 40m and probably represents the main dwelling area of the enclosure complex.

3.15.3 Assessment of the heritage asset's significance
 The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.15.3.1 Archaeological interest
 Springfield style enclosures are roughly circular enclosures typically found on a hilltop or spur and dating to the Middle/Late Bronze Age, with some occupied into the Early Iron Age. They are named after the type site at Springfield, Essex, one of



Figure 29 Location plan showing the principal views to and from the monument

View 1: View looking south across the heritage asset, showing the tarmac area, mown field and hedge lines.

the few examples in the country which has been fully excavated. They are characterized by a single enclosure ditch with a simple internal bank or box rampart. Within the enclosure, one or more circular buildings may be found with numerous pits and postholes. Their function appears to be domestic and such sites will yield archaeological and environmental information about the lifestyle of the communities living in them. They are found in eastern England, usually surviving as cropmark sites visible through aerial photography, and are thought to number no more than fifty in total. All surviving examples are considered to be of national importance and will merit protection.

The Springfield style enclosure at Baker Street is a single ditched example with one circular building and pits within it. The key components of the monument are clearly visible as cropmarks in aerial photographs indicating that, beneath the plough soil the monument survives well.

The importance of the Springfield style enclosure south of Hill House is further enhanced by its association with an Iron Age

settlement enclosure complex. On this site, therefore, we can see a sequence of domestic development from the Late Bronze Age to the Late Iron Age. The association between the two types of monument will allow a study to be made of the chronological and spatial relationship between them which will provide insights into the land-use and settlement pattern in the later prehistoric period. The site also forms part of a much larger historic landscape identified from aerial photographic evidence. This stretches from Grays in the west across to Mucking in the East comprising one of the largest complexes of cropmarks in the county. These cropmarks form a multi-period complex dating from the Neolithic through to the medieval period.

3.15.3.2 Historic interest

Orsett and Baker Street are both historic settlements containing listed buildings dating from as early as the 12th century church in Orsett, three 15th/16th century houses, through to the 17th, 18th and 19th century houses and shops. The two settlements are linked by roads and surrounded by fields which probably had their origins in the medieval period.



Figure 30 Aerial photograph Looking south over the heritage asset, showing the immediate rural setting (EX16_03_001, ©ECC)

3.15.4 **Contribution of the setting to the heritage assets significance**

3.15.4.1 **Topography**

The immediate setting of the monument is relatively open agricultural land and paddocks. It is likely that the original setting of the enclosures would have been open, without the current field boundaries and roads, which may have originated in the medieval period or perhaps earlier. There is low level modern development visible to the east and west. There are views to the south over the A13, and originally the view to the north would have been wide and open, but now blocked by a tall hedge. The topography makes a moderate positive contribution to the setting of the heritage asset.

3.15.4.2 **Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)**

The monument lies within a large historic landscape identified from aerial photographic cropmarks. These cover an area from Mucking in the East to Grays in the West, containing a multi-period complex of enclosures, settlements, religious features and field boundaries. These make a major positive contribution to the setting of the heritage asset.

Other heritage assets comprise Slades Hold Cottages to the west, a Listed Grade II group of terraced houses dating from the 17th century, Orsett House to the north, Listed grade II* and dating from the 18th century, a post-medieval former post-mill at Mill House to the south-east, and the site of the former Union Workhouse on the Orsett Hospital site to the east. These make a neutral contribution to the setting of the heritage asset.

3.15.4.3 **Land use, greenspace, trees and vegetation**

The bulk of the heritage asset is situated within a mown field which is hedged and a house is situated immediately to the west. Views to the north are constrained by a hedge which includes leylandii. There is a tarmacked area in the north-east corner of the field, and horse paddocks to the east. These make a

minor negative contribution to the setting of the heritage asset.

3.15.4.4 **Functional relationships and communications**

As described above, the heritage asset sits within a historic landscape that has been continuously occupied since prehistoric times. Some of the cropmarks are contemporary with the Bronze Age and Iron Age enclosures, including ring ditches from probable Bronze Age round barrows, and other enclosures which may date to the Iron Age. These make a major positive contribution to the setting of the heritage asset.

3.15.4.5 **Integrity**

This heritage asset is part of an extensive landscape of cropmarks around Orsett and Mucking. The implication from the density of cropmarks is that the original landscape may have been relatively densely occupied with settlements with the remainder being open and agricultural. This is still largely the case, though the heritage asset is now rather enclosed and cut by hedgerows along the field boundaries. These, with the roads and footpaths in the area probably originated in the medieval period, as they cross cropmarks showing the roads are later. Overall this makes a moderate positive contribution to the setting of the heritage asset.

3.15.4.6 **Associative relationships between heritage assets**

The heritage asset lies in an area of extensive multi-period cropmarks. Within this, other potentially Bronze Age and Iron Age heritage assets can be identified, including Bronze Age ring ditches and Iron Age enclosures. There are also other cropmark enclosures in the vicinity that may date to these periods, but are currently undated beyond the identification of probably prehistoric. These make a major positive contribution to the setting of the heritage asset.

3.15.4.7 **History & degree of change over time**

Although the heritage asset still lies within an agricultural environment, there have been modern developments nearby. Orsett Hospital lies to the east, Baker Street lies to the west,

and the upgraded A13 runs to the south of the heritage asset. This makes a moderate negative contribution to the setting.

3.15.5 **Experience of the asset**

As set out in the Historic England guidance *The Setting of Heritage Assets*, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.

3.5.1 **Views from, towards, through, across and including the assets**

3.15.6 **The rarity of comparable survivals of setting**

Springfield Style enclosures are rare nationally with no more than fifty surviving in total. They are found only in eastern England, usually surviving as cropmark sites visible through aerial photography. Their function appears to be domestic and such sites will yield archaeological and environmental information about the lifestyle of the communities living in them. All surviving examples are considered to be of national importance and will merit protection. Its importance is enhanced by its association with an Iron Age settlement enclosure complex. This will allow a study to be made of the chronological and spatial relationship between them which will provide insights into the land-use and settlement pattern in the later prehistoric period. The heritage asset survives in a broadly rural environment and though settlement for Orsett and Baker Street has moved closer to the heritage asset, its links to the broader agricultural landscape still exist to the north and south.

3.15.7 **Future developments and impacts within the setting of the heritage asset**

Lower Thames Crossing: The heritage asset is located approximately 500m to the east and north of the proposed Lower Thames Crossing corridor and its setting will be directly impacted. The scheme will have a detrimental impact both visually and aurally on the rural setting to the north, and east of the heritage asset.

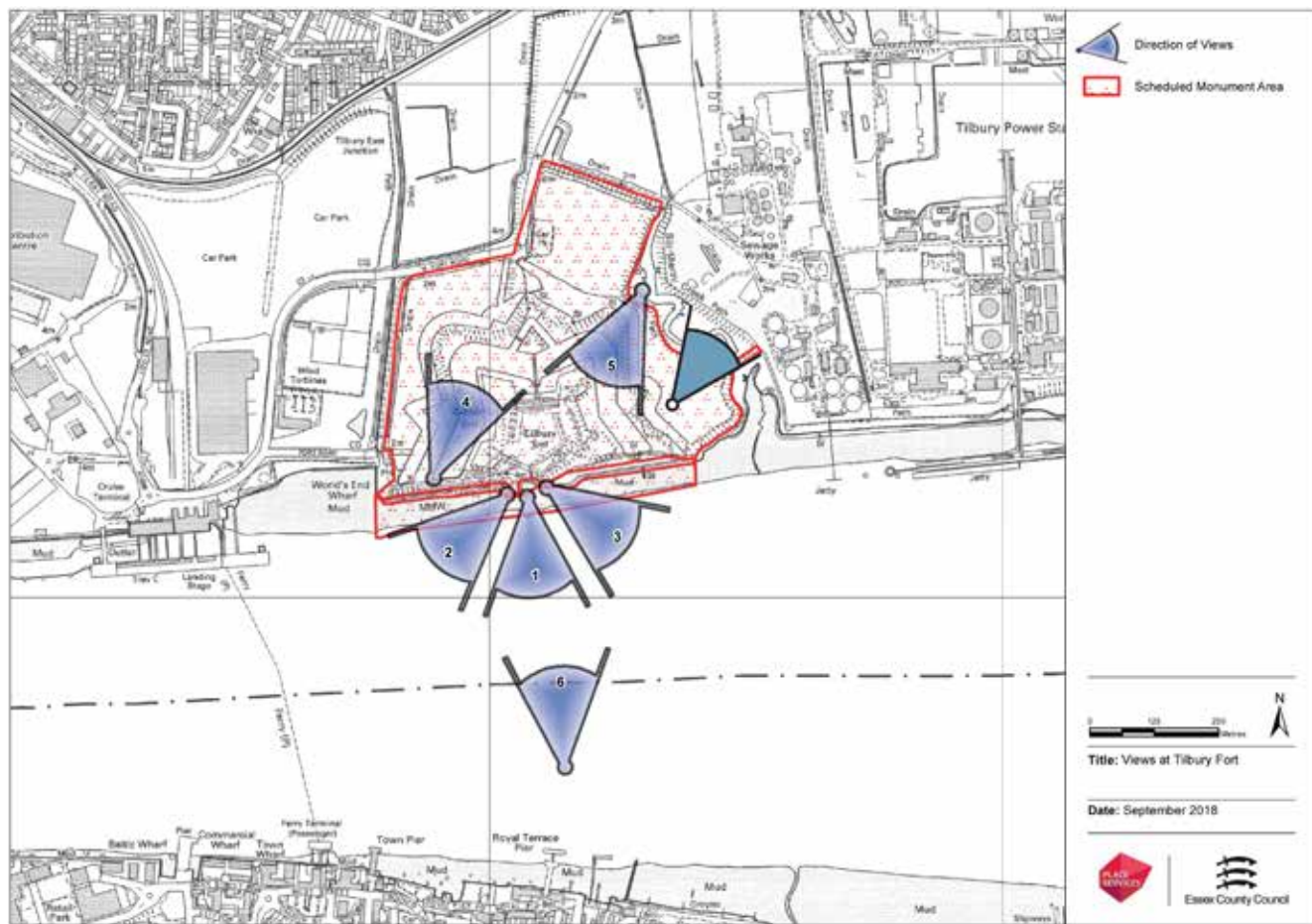
Housing: Known impacts at present comprise potential house allocations to the south-east and west of the heritage asset, as well as other planning applications which have the potential to have a detrimental effect on the monument and its immediate setting.

3.15.8 Recommendations

As part of the planning for the Lower Thames Crossing mitigation measures will need to be put in place following liaison between Historic England and the Highways Agency consultants in order to minimize the impact. As part of any Local Plan allocation if the heritage asset and its setting cannot be protected as part of the scheme this should not be allocated. If an application is accepted then master planning for the site should ensure the monument and its setting is protected.

The heritage asset would benefit from Historic England expanding the scheduling to cover the full extent of this element of the overall cropmark complex. Opportunities should be sought to preserve and enhance the setting of the heritage asset. The site itself would benefit from a programme of scrub management. Opportunities should be sought to enhance the experience of the heritage asset, through information boards and other appropriate promotion and interpretation.

3.16 TILBURY FORT (SM1021092)



3.16.1 Location and topography

The monument lies in an area of former marshland known as West Tilbury Marshes, on the north bank of the River Thames. Gravesend in Kent is sited immediately opposite the site, and there are wide views up and down the river as well as into Kent. It is a flat, low-lying landscape, averaging only 2m OD. About 2km to the north of the monument the former marsh meets the escarpment of higher ground. The site is located on tidal-flat deposits. The monument was originally intervisible with Tilbury Fort to the east, and with Gravesend and Shornemead Forts in Kent.

3.16.2 Description

Tilbury Fort is situated on low lying ground on the north bank of the River Thames, south east of the modern outskirts of Tilbury. The monument includes the buried remains of a Henrician blockhouse, the far larger and more complex fort and battery which succeeded the blockhouse in the late 17th century, the late 19th and early 20th century alterations to the fort and a World War II pillbox. A summary description is presented here, for a full description see the Scheduling Report from Historic Environment Records (Appendix 1)

The blockhouse, the first permanent defensive structure in this location, was constructed in 1539 as part of Henry VIII's campaign to improve the coastal defences. Small fortified barracks were sited both here and at East Tilbury (about 5km distant), and on the opposite side of the river in Kent. After the Restoration in 1660, Charles II began a complete reorganisation of the national defences which, following a highly successful Dutch raid up the Thames and Medway in 1667, came to include Tilbury.

The new fort and battery, based on principles pioneered in the Low Countries, were designed by Charles' chief engineer Sir Bernard de Gomme. Work began in 1670 and the resulting fortifications remain substantially unaltered to this day. De Gomme's fort is pentagonal in plan, with arrowhead-shaped bastions projecting from four of the angles, allowing guns positioned behind the parapets to command wide areas and to be mutually supportive in close quarter defence. Pilings in the intertidal zone in front of the site of the blockhouse indicate an intention to add a fifth bastion to complete



Figure 31 Plan showing the principal views in and out of Tilbury Fort (other significant views are indicated by the smaller view-point symbols)

Figure 32 Tilbury Fort gatehouse

the regular appearance of the fort, but work is thought to have been abandoned at an early stage. The fighting front of the new fort was a linear battery extending along the shoreline for approximately 250m to either side of the Henrician blockhouse, which was retained as a powder magazine. On the north side of the parade are two brick built powder magazines dating from 1716, the eastern of which is used as a visitors centre and display area.

The main entrance to the fort, known as the Water Gate, is situated in the middle of the south curtain. This is a two storied brick structure with an elaborate outer facade faced with ashlar and including a frieze with a dedication to Charles II. The elaborate outworks which surround the landward sides of the fort remain substantially unaltered. The curtain wall and bastions are flanked by a broad terrace, or berm, in turn surrounded by a 50m wide moat following the outline of the fort. A narrow strip of dry land separates this channel from a more sinuous outer moat and contains a complex of defensive structures, the main element of which is a rampart, or covered way, traceable as a low earthwork running along most of its length. Access to the

Landport Gate was by a wooden drawbridge (now a replica) across the inner moat. This has not survived but has been replaced by a modern replica. The northern end of this bridge stands on an arrowhead shaped island, or ravelin, within the inner moat. The ravelin would have contained gun emplacements to defend the Landport Gate from direct bombardment and provide covering fire for the northern bastions. A further wooden bridge (also a replica), links the north western side of the ravelin to the covered way between the moats.

The approach continues northward over causeways which cross a second triangular island, known as a redan, in the outer moat. The low earthworks of a redoubt (an enclosed area containing further gun emplacements) remain visible on the redan. The two moats are connected by a sluice to the east of the ravelin, and the water level is controlled by a second sluice between the south eastern corner of the outer moat and the adjacent tidal creek (Bill Meroy Creek). Water management formed a significant part of the fort's system of defences. The ability to drain the moats was vital both for periodic removal



View 1: View looking across the Thames from Tilbury Fort to Gravesend and Gravesend Fort on the Kentish side of the river. The photo was taken from the modern sea-wall



View 2: View looking south-west up the Thames to Northfleet, on the north Kent shore, the photo was taken from the modern sea-wall. The boat crossing the river is the Tilbury Ferry.

of silts and to prevent attack over the frozen surface in winter.

Beyond the moats, wider areas of the marsh were enclosed by banks and could be partly flooded to hinder an approaching force and prevent the construction of adjacent siege works.

Tilbury Fort remained at the forefront of the defence of the Thames and London through the 18th and early 19th centuries, although it never saw the action for which it was designed. By the mid-19th century it had been relegated to a secondary position behind the forts downstream at Coalhouse, Shornemead and Cliffe. Additional defences and fire-power was added in World War I and II. Bombing during World War II saw the demolition of some of the internal structures relating to the 17th century fort, including the soldier's barracks and other ancillary buildings.

3.16.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.16.3.1 Archaeological interest

In addition to the standing architectural remains there is also a high archaeological potential due to waterlogging of any buried remains. The foreshore contains waterlogged deposits, including wooden piling which will provide technical information on the construction techniques of the fort and permit detailed dendrochronological dating.

There is considerable archaeological evidence for earlier periods in the immediate vicinity of the fort. This includes find-spots of Palaeolithic and Neolithic hand-axes, a Bronze Age burial site and Roman finds. There is thought to have been a Roman road leading down from the higher ground, past the fort to a crossing-point of the river in the approximate location of the present World's End Wharf. There are a number of early post-medieval farm sites, dating to the drainage of the marshes in the 16th and 17th centuries. The later periods are also well-represented, particularly with defensive structures, which

range from road blocks to anti-glider ditches.

3.16.3.2 Historic interest

Tilbury Fort is England's most spectacular surviving example of a late 17th century coastal fort, designed at a time when artillery had become the dominant feature of warfare and therefore built with massive low earthworks, resilient to the shock of bombardment, instead of stone fortifications. The layout and construction was geared to the optimum siting of cannon at the forward batteries which, in conjunction with batteries on the opposing bank of the Thames, could create a field of fire spanning the estuary providing defence for the river itself and the capital. The systems of bastions and complicated outworks defending the batteries from the rear are principally a Dutch design, extremely rare in England, and Tilbury is the best preserved and most complete example of the type.

The fort still retains many of its original internal features with most of the main buildings surviving as standing structures. The magazines are especially notable, as they are rare survivals of a very unusual building type. The buried remains of further structures associated both with the operation of the 17th century fort and the Tudor blockhouse, will also survive within the fort. The remains of the blockhouse, and of features related to its operation, are important as they represent one of the earliest types of structure built exclusively for the use of artillery in warfare. Only 27 examples are known to survive, in a variety of conditions ranging from buried foundations to incorporation in later military constructions. All such examples with substantial archaeological remains are considered nationally important. At Tilbury Fort, the remains of the blockhouse are particularly significant given that this structure was retained as a component of the 17th century defences.

The large quantity of contemporary documentation provides a detailed picture of the occupation of the fort and its development, both as a position of foremost strategic importance in the defence of the approach to London, and as part of a larger



View 3: Looking south-east down river towards Shornemead on the north Kent shore. The photo was taken from the modern sea-wall



View 4: Looking north across the defensive moats to the wider marshland landscape to the rear of Tilbury Fort. The rooftops of modern Tilbury are just visible in the distance. **Page 142**

system of associated forts in the Thames and Medway area. The alterations to the defences resulting from the recommendations of the 1859 Royal Commission place Tilbury within the largest maritime defence programme since the time of Henry VIII. This programme, prompted by fears of French naval expansion, ultimately involved some 70 new and upgraded coastal forts and batteries, colloquially known as 'Palmerston's follies'. They formed the visible core of Britain's coastal defence systems well into the 20th century, many of which were still in use during World War II. Features at Tilbury which represent this final military phase (principally the pillbox on the western perimeter of the site), and are considered to be an integral part of the fort's history.

3.16.4 Contribution of the setting to the heritage assets significance

3.16.4.1 Topography

The primary setting of the monument is the River Thames and the bordering historic grazing marshes.

The fort is located fronting on to the river with panoramic views across the Gravesend Reach to Gravesend and the north Kent shore and to the east and west along the river. The former coastal marsh forms a wide, open and flat landscape, which was modified to form part of the overall defences of the fort through the management of water. Currently the immediate area around the fort is down to rough pasture, with numerous grazing horses. There are extensive views still surviving to the north-west and the Tilbury escarpment.

The site forms a defensive triangle across the Thames, with Gravesend Fort and Shornemead Fort in Kent, which are inter-visible, forming the other corners of the triangle. There was a requirement when the fort was in use that the area between it and Coalhouse Fort, some 5km to the east, was kept clear of vegetation in order to preserve a line of sight between the two fortifications. The immediate local topography makes a major positive contribution to the setting of the heritage assets, whose siting is entirely determined by the topography and the links across the river to Kent.

Tilbury Power Station to the immediate west forms a significant visual presence in the landscape, and currently blocks the views eastwards to Coalhouse Fort. The power station is intended to be demolished in 2017. This makes a high negative impact on the understanding of the relationship between the two sites. The Sewage Works is located between the Power Station and Tilbury Fort, it is lower lying than the Power Station but is still a visual and olfactory presence, and has a minor-moderate negative impact. To the west Tilbury Docks, the International Cruise Terminal, the grade II* listed Riverside Station and modern Tilbury, with their associated road and rail links all comprise relatively recent intrusions in the historic marshland landscape and the Fort, and are both visually and aurally intrusive. However the Cruise Terminal is roughly on the site of the former riverside wharf, and represents a continuation of the historic international maritime usage of the river, it therefore has a moderate negative impact on the setting of the heritage asset.

Tilbury Docks has its origins in the later 19th century, and again demonstrates the significance of the Thames in international maritime trade throughout its history; it has a moderate negative impact on the setting of the heritage asset. The settlement of Tilbury dates the development of the docks, it comprises low-rise housing and is largely screened from the site by the railway, with only the rooflines visible amongst tree-cover, it therefore has only a minor-moderate negative impact.

3.16.4.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

Tilbury Fort is associated with a significant number of historic monuments, some in the immediate vicinity and others set at a distance. Firstly there is the defensive links across the Thames to Gravesend Fort and Shornemead Fort in Kent. Secondly there is the inter-relationship with Coalhouse Fort to the east. In addition to the principal military monuments there are also several smaller structures which form part of the overall scheme, such as anti-glider ditches on the marshes. Individually and as a group the



View 5. View from the landward side of Tilbury Fort to the river, the top of a cargo-ship is visible over the sea-wall, with Kent beyond it.

military monuments both in the immediate vicinity and on the Kentish shore make a major positive contribution to the setting of the heritage assets.

The historic crossing-point of the Thames at Tilbury is sited to the immediate west of Tilbury Fort. The Worlds End Inn, which is associated with the crossing-point, is Grade II listed. The marshland landscape is historic in origin, having been reclaimed in the early post-medieval period. These assets make a moderate to major positive contribution to the setting of the heritage asset.

There is prehistoric and Roman settlement evidence in the vicinity of Tilbury Fort, this makes a minor positive contribution to the setting of the heritage asset.

3.16.4.3 Land use, greenspace, trees and vegetation

The immediate landscape setting is the modern sea-wall and the Thames to the seaward side of Tilbury Fort and the historic marsh with its defensive water-management structures to the landward side. The marsh is down to rough pasture, with numerous grazing horses, with a degree of associated erosion and poaching of the earthworks. There is some scrub, largely thorn and brambles, but no mature trees within the marsh area. To the east is located the Tilbury Power Station and the Sewage Works and to the west and north-west are the International Cruise Terminal, Tilbury Docks, and modern Tilbury and their associated infrastructure of roads and railway. There is some modern fencing around the monument itself.

3.16.4.4 Functional relationships and communications

The primary functional relationship of the setting of the monument is the River Thames and the forts at Gravesend Fort and Shornemead Fort in Kent, which form the defensive link across the river. Secondly there is the relationship with Coalhouse Fort, both had their origins as Henrician blockhouses, and were subsequently updated, before Coalhouse took over the primary defensive role on the Essex side of the Thames in the 19th century. The relationship between the

fort, and the historic crossing-point of the Thames is also key to the understanding of the heritage asset. These relationships make a major positive contribution to the setting of the heritage asset.

3.16.4.5 Integrity

The immediate riverside location and its accompanying grazing marsh remains essentially unchanged, albeit with the addition of the modern sea-defences between the fort and the sea. The views across the river to the Kentish forts from the fort walls or from the sea-wall itself is still intact. The integrity of the immediate setting makes a major positive contribution to the setting and significance of the heritage assets. However the views to the east to Coalhouse Fort are blocked by Tilbury Power Station. To the west and north-west are located the International Cruise Terminal, Tilbury Docks, and their associated infrastructure of roads and railway, have historic antecedents associated with the role of the river as a maritime highway. Modern Tilbury is less visible, being partially obscured by the railway and its attendant vegetation, and does not impinge significantly on the setting of the heritage asset. The integrity of the wider setting can therefore be considered to have a moderate negative effect on the setting of the heritage assets.

3.16.4.6 Associative relationships between heritage assets

As discussed above there are significant relationships between Tilbury Fort and the other historic military installations in the area, both on the Essex side of the Thames and on the north Kent shore. These relationships make a reciprocal major positive contribution to each other.

There is also the relationship between the Scheduled site and the historic landscape at Tilbury, including the historic marshland, the Listed World's End Inn and the historic crossing-point and docks. These relationships make a moderate to major positive contribution to each other.

3.16.4.7 History & degree of change over time

The riverside location and open marshland setting remain much as they were throughout



View 6: Aerial photograph of Tilbury Fort, looking northwards, showing the extent of the historic marshland, and the location of modern development in relation to the heritage asset.

the life of the Fort, albeit with modern encroachment to either side and the addition of a modern sea-wall between the fort and the river. To the east Tilbury Power Station currently blocks the views to Coalhouse Fort (it is due to be demolished in 2017). To the west and north-west are the International Cruise Terminal, Tilbury Docks and modern Tilbury. The presence of electricity pylons, and to a lesser extent the windturbines, also provide new accents in an otherwise largely open landscape. However, some of these historic elements have historic antecedents or are linked to the historic usage of the riverine setting.

3.16.5 Experience of the asset

As set out in the Historic England guidance The Setting of Heritage Assets, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.

3.16.5.1 Views from, towards, through, across and including the assets

3.16.6 The rarity of comparable survivals of setting

The systems of bastions and complicated outworks defending the batteries from the rear, which include the earthworks and sluices on the wider marsh, are principally a Dutch design and are extremely rare in England. Tilbury is the best preserved and most complete example of the type, and the immediate setting makes a major positive contribution to the significance of the heritage assets. In addition Tilbury Fort is part of a wider defence system designed to protect the Thames Estuary and especially London, the corresponding forts in Essex and Kent also survive. The survival of such a wide range of structures, spanning several hundred years of defensive architecture within an open marshland setting on both sides of the Thames is rare and makes a major positive contribution to the setting and significance of the heritage assets.

3.16.7 Future developments and impacts within the setting of the heritage asset

Lower Thames Crossing: The heritage asset is located approximately 500m to the west of the proposed Lower Thames Crossing corridor and its wider setting will be directly impacted. The scheme will have an impact on the intervisibility with the other fortifications on the Thames.

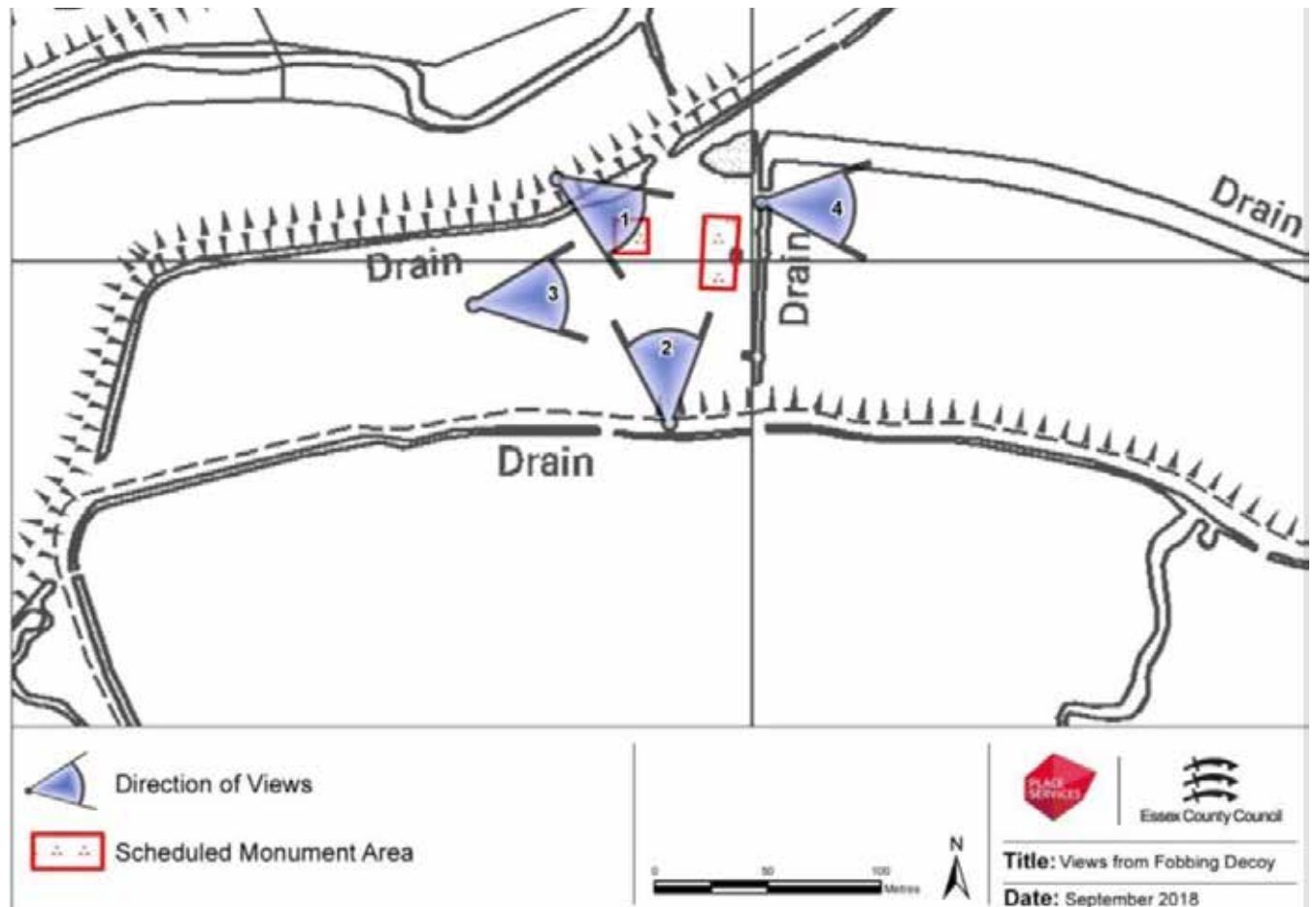
Commercial: Known impacts at present comprise potential employment area allocations surrounding the heritage asset, including the Roll on Roll off ferry (approved), Tilbury Power Station and the Flexible energy plant which all have the potential to have a detrimental effect on the monument and its immediate setting, including the former intervisibility with Coalhouse Fort to the east; appropriate mitigation strategies will need to be put in place. Other planning applications within the setting of the heritage asset also have the potential to impact on the significance of the monument.

3.16.8 Recommendations

The Lower Thames Crossing promoters will need to ensure mitigation measures are put in place following liaison between Historic England and the Highways Agency consultants in order to preserve this intervisibility.

Opportunities should be sought to preserve and enhance the setting of the heritage asset, particularly in restoring the former intervisibility between Tilbury Fort and Coalhouse Fort and in managing further impacts of modern development as a consequence of the expansion of the re-development of the Tilbury Power Station site and other associated commercial developments.

3.17 WORLD WAR II BOMBING DECOY ON FOBHING MARSHES, 1.11KM AND 1.15KM NORTH WEST OF OOZEBARN (SM1020489) 134



3.17.1 Location and topography

The monument lies in an area of open marshland known as Fobbing Marshes, to the north of the Shell Haven Oil Refinery which occupies a large site on the north bank of the River Thames. It is a flat, low-lying landscape, averaging only 2m OD. To the immediate north of the SM is Fobbing Creek, which is bordered by sea-walls. The village of Fobbing is located to the north-west on a spur of higher ground which forms the western edge of the grazing-marsh. The site is located on tidal-flat deposits.

3.17.2 Description

The bombing decoy site is documented in wartime records as 'Shell Haven, Fobbing' the monument is the night shelter and oil storage bay of a World War II Oil QF (diversionary fire) decoy designed to protect the Shell Haven oil refinery. At the peak of its operation the decoy would have had many burning pools of oil and simulated ring fires from burning oil storage tanks; these would have been ignited electrically from the night shelter, situated some distance away, which also housed the generator and decoy manning personnel. Although nothing remains of the arrangement

of decoy fires, the night shelter and the walls of an oil storage facility remain (see Appendix 1 for Designation description from the Historic Environment Records).

The night shelter is built of concrete; it is 6m long by 3.2m wide, aligned north-south and has a single sloping entrance on its northern side. Inside are two rooms: the southernmost is the Operations Room, with the smaller Engine Room to its north. Approximately 17m to the west of the night shelter, on heavy concrete foundations, are four parallel walls each 7m long by 1.3m high, aligned east-west. With railway sleepers formerly bridging the gaps, these walls are thought to have functioned as six storage bays for the drums of oil necessary for the operation of the site.

War Office documents relating to the equipment and manning of the bombing decoy show that it was operational in August 1941 (the earliest reference to it dated 1st August) and was certainly in use in March 1942 (latest written reference); although no further specific documentary references can be found it may have continued in use through to the end of the war.



Figure 33 Location plan showing the principal views to and from the monument

View 1: View looking south-east across the storage bays (in the foreground) and the night-shelter (on the left) towards the Shell Haven/Coryton oil refinery in the distance

The monument is largely good repair, although there is some bramble growth, which makes accessing the interior of the night shelter difficult and there was some standing-water on the floor.

3.17.3 Assessment of the heritage asset's significance

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself.

3.17.3.1 Archaeological interest

The bombing decoys are located on the site of Great Ilfords farm, which was demolished to make way for them. Great Ilfords has been tentatively identified as the site of the medieval Fobbing manor, but it is more likely that given its location on the reclaimed marsh that it is actually post-medieval in date. The foundations of the demolished structures are still partially visible as brick-footings on the site and associated below-ground remains can be anticipated to survive. The historic grazing marsh is also of archaeological interest (Gascoyne and Medlycott 2014). Apart from the scheduled concrete structures nothing further survives from the bomb decoy

itself, largely due to these being ephemeral surface-laid structures, such as shallow-oil-filled pools and lines of electrical wires.

3.17.3.2 Historic interest

QF (diversionary fire) decoy sites were first provided for the night protection of RAF airfields, but from August 1941 their role was extended to protect other facilities (Dobinson 1996). They were smaller than other decoy sites, using a limited range of fire types and were sited for the local protection of specific vulnerable points rather than whole cities or conurbations. The new QF sites of 1941-2 fell into four groups, for the protection of: urban and industrial targets (the 'Civil Series'); Royal Navy sites (these were few in number and sited to protect coastal bases); Army sites, to protect ordnance factories or military installations and oil installations and tank farms (the 'Oil QF' sites) as at Fobbing. The survival of major components of the World War II bombing decoy documented in wartime records as 'Shell Haven, Fobbing' is of great importance to the study of bombing decoy design. The Oil QF decoy is one of an original deployment of only two such sites in Essex (the other being 'Thames Haven, Stanford-

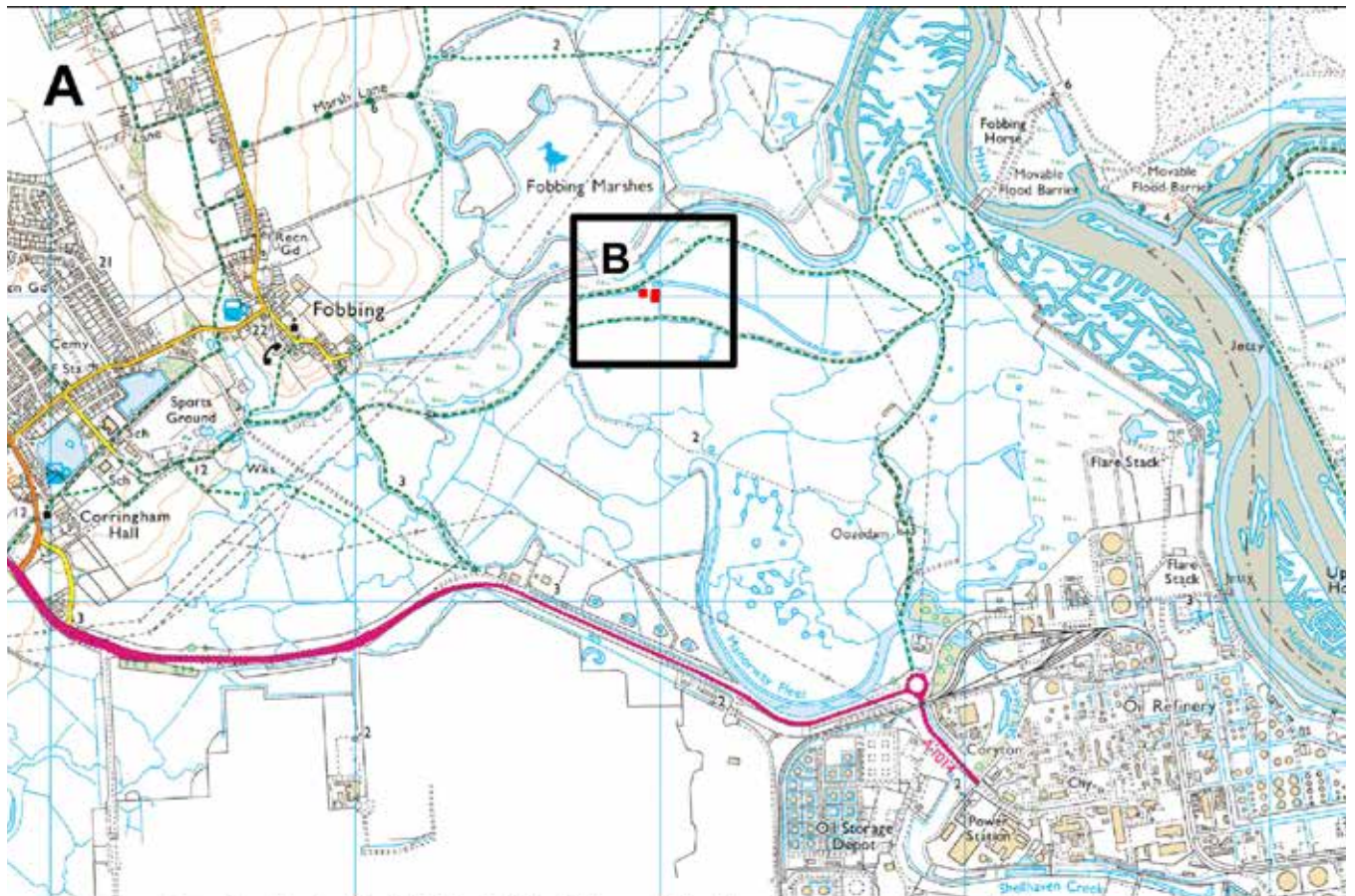


Figure 34 Location plan showing the principal views to and from the monument



View 2: View looking northwards through the bombing decoy site (storage bays to left and night-shelter to right), across the marsh and the Fobbing Creek sea-wall to the higher ground of Vange. Some of the earthworks in the foreground relate to the historic farmstead of Great Ilford.

le-Hope') whose purpose was to simulate the results of a successful night-time bombing raid on an oil refinery. Beset by development problems and expensive oil usage, only twelve Oil QFs were constructed throughout Britain. The Fobbing night shelter is a good example of this rare type of structure, and the survival of associated storage bays adds to the overall importance of the site.

3.17.4 Contribution of the setting to the heritage assets significance

3.17.4.1 Topography

The immediate setting of the monument is the historic grazing marsh, which is wide and flat and open in aspect, punctuated by creeks and sea-walls. To the south, also on the marsh, is the Coryton Oil Refinery and beyond that the Thames. The oil refinery and the marsh are the *raison d'être* for the location of the bomb decoy site, in that it is the oil refinery that it was built to protect and its location on the marsh is intended to both mimic the location of the refinery and to place it safely away from human habitation.

To the north and north-west is Fobbing Creek, beyond that more historic marsh running up to the escarpment of higher ground on which the historic settlements of Fobbing and Vange are sited. The urban areas are largely concealed by trees, the exception being the tower of Fobbing Church which forms a local landmark. To the east beyond the marsh is Holehaven Creek and beyond it the marshes and land-fill sites of Canvey Island (the latter being raised above the original land-surface to form mounds).

The local topography makes a major positive contribution to the setting of the heritage assets, whose siting is in part determined by the topography.

3.17.4.2 Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)

The marshland landscape in which the Scheduled Monuments are located is historic art of Fobbing Marsh was reclaimed in the 13th century, with much of the remainder reclaimed by the time of the Chapman and

Andre map of 1777. Great Ilford Farm, which was demolished to make way for the bombing decoy is likely to have been 16th century in origin. Brick building foundations survive at the site of Great Ilford farmhouse, and there is extensive evidence of 'stetch' cultivation across the marsh. The sea walls depicted on the 1st edition OS map along Fobbing Creek survives, although has been altered, and significant lengths of contemporary, or potentially earlier sea walls or counter walls also survive. Earthwork mounds may represent late Iron Age or Roman salt making sites. An unusually large D-shaped earthwork is likely to have been used as a cattle refuge.

The site of Oozedam and Little Ilfords farm are likely to be 16th century in origin and the modern Oozedam farmhouse sits on a substantial settlement mound, which straddles a raised trackway. The marsh as a whole makes a major positive contribution to the setting of the heritage assets.

Evidence for industrial activity includes the earthworks of brickworks and remnants of a dismantled light railway that ran from Corringham to the docks at Shellhaven and the 19th century Kynochtown/Knocktown explosives factory, this closed in 1919. The Coryton oil refinery began in the interwar years as an oil storage depot, and has gradually expanded over much of the area of the explosives factory. The oil refinery is the reason for the construction of the bombing decoy and therefore makes a major positive contribution to the setting of the heritage assets.

In addition to the bombing decoys the World War II is also represented by anti landing ditches have been identified from aerial photographs and as earthworks on the ground, along with an anti-aircraft gun site, a spigot mortar and pill box and a large number of bomb craters left over from attacks on the refinery during WWII. As a group these make a major positive contribution to the setting of the heritage assets.



View 3: Looking eastwards across the storage bays to the historic settlement of Fobbing on the spur of higher ground, Fobbing church- tower is clearly visible above the tree line.

3.17.4.3 Land use, greenspace, trees and vegetation

The open marshland setting of the bombing decoy with the backdrop of the oil refinery site reflects the original setting of this assets and makes a major positive contribution to the setting of the monument. On the higher ground to the north and west there has been ongoing development, both in the form of housing and infrastructure, however these are largely hidden by trees and do not noticeably impinge on the immediate setting of the site.

3.17.4.4 Functional relationships and communications

There is a relationship between the bombing decoy site and the historic grazing marsh and the oil refinery. The need to protect the refinery from enemy action and the remoteness and riverside location of the marsh in determining both the location of the decoy site and ultimately the refinery itself and the marsh means that the relationship with the monument is integral to the understanding of the monument. This relationship makes a major positive contribution to the monument.

3.17.4.5 Integrity

The immediate setting of the bombing decoy site remains largely unchanged, although the oil refinery site has expanded into the area formerly occupied by the explosives factory. The site itself comprises two surviving structures, the night-shelter and the fuel store. The remainder of the elements which made up a decoy site of this nature were largely ephemeral and surface-based. There has been development on the higher ground to the north and west of the site, but this does not impinge on the essentially rural nature of the site. The wider landscape still remains largely rural in nature, despite the development to the north and west. To the east the landforms of Canvey Island have been raised on the landfill sites, but again the setting is largely rural in nature. The integrity of the setting makes a major positive contribution to the setting and significance of the heritage assets.

3.17.4.6 Associative relationships between heritage assets

As discussed above there is a relationship between the Scheduled bombing decoy and the historic grazing-marsh and the oil refinery. These relationships make a reciprocal major positive contribution to each other. There is also the relationship between the bombing decoy and the other WWII sites on the marsh, these are contemporaneous and interlinked and make a moderate to major positive contribution to each other.

There is also the relationship between the Scheduled site and the historic farm of Great Ilfords, which was demolished to make way for the bombing decoy, as well as the relationship between the site and the wider historic settlement of Fobbing (largely encompassed by the Conservation Area), including the Grade I parish church which forms a local landmark. These relationships make a moderate to major positive contribution to each other.

3.17.4.7 History & degree of change over time

The setting of the Fobbing bombing decoy site has remained relatively unchanged in the 70 years since the end of WWII. The oil refinery and the open marshland setting remain much as they were when the bombing decoy was built to protect the refinery, although the refinery has expanded in size in the intervening years and there has been the introduction of electricity pylons crossing the marsh. The wider backdrop has also changed little, with raised landscape levels due to landfill on Canvey Island being perhaps the most prominent change.

3.17.5 Experience of the asset

As set out in the Historic England guidance The Setting of Heritage Assets, significant identifiable views have been identified by this study, there are however numerous others that could have a role to play in assessing the impact of any individual development on the setting of the heritage assets, so this list should not be considered as definitive.



View 4: View to the east from the night-shelter to Canvey Island showing the open aspect of the marshland in this direction. The structure in the middle distance is the flood barrier on Holehaven Creek. The raised ground to the left of this is the Canvey Island land-fill site

3.17.5.1 Views from, towards, through, across and including the assets

3.17.6 The rarity of comparable survivals of setting

Only twelve Oil QFs were constructed in Britain, of which only three survive (Fobbing; All Hallows, Kent and East Halton, Lincolnshire). The survival therefore of both the site itself and its virtually intact setting is very rare indeed.

3.17.7 Future developments and impacts within the setting of the heritage asset

Employment area: Known impacts at present comprise potential employment area allocations to the south of the heritage asset, which have the potential to have a detrimental effect on the monuments and its immediate setting. Other planning applications within the setting of the monument also have the potential to impact on its significance.

3.17.8 Recommendations

The historic open marshland setting remains remarkably intact and opportunities should be sought to ensure that it remains this way. Bramble-growth around the monuments should be kept in check. Opportunities should be sought to enhance the experience of the heritage asset, through information boards and other appropriate promotion and interpretation.

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Appendix 1

SCHEDULED MONUMENT DESIGNATIONS (FROM HISTORIC ENVIRONMENT RECORDS)

1 BISHOP BONNER'S PALACE (Scheduled Monument 1002196)

DesigUID: 1002196 **Type** Scheduled Monument **Status:** Active
Preferred Ref **National Ref** **Other Ref**
 1002196 1002196 DEX22381
Name: Bishop Bonner's Palace, Orsett
Grade: - **Date Assigned:** 01/04/1999 **Amended:** - **Revoked:** -

Legal Description

Circular enclosure surrounded by a ditch about 50ft wide. To the north is an oblong bailey by a well-defined ditch said to have been the residence of the Bishops of London.

Curatorial Notes

Previously scheduled as EX36

Designating Organisation: English Heritage

Location

Grid Reference: Centred TQ 641 822 (137m by 144m)
Map sheet: TQ68SW **Area (Ha):** 13,344.11
Administrative Areas
Unitary Authority THURROCK, ESSEX

Sources - None recorded

Associated Monuments -

1855 Monument: Orsett - Bishop Bonner's Palace

2 BULPHAN WORLD WAR II BOMBING DECOY (Scheduled Monument 1020998)

DesigUID: 1020998 **Type** Scheduled Monument **Status:** Active
National Ref **Other Ref**
 1020998 DEX23311
Name: Bulphan World War Two Bombing Decoy
Grade: - **Date Assigned:** 25/02/2004 **Amended:** -

Legal Description

The monument includes two shelters, in separate areas of protection, designed to control a wartime decoy or 'dummy' aerodrome located on the lower slopes of a hillside, 850m and 890m south west of Doesgate Farm. Documented in contemporary records from World War II, 'Bulphan' was constructed to replicate and thus draw bombing raids away from RAF Hornchurch located about 11km to the west. The decoy was both a 'K' site, designed for daytime use, and a night-time 'Q' site. During the day the decoy displayed grassed runways, sandbagged defence positions, ammunition dumps and plywood dummy aircraft among their simulations. At night the decoy had electric lighting illuminating two traversing 'runways', obstruction/recognition lights and moving 'headlamps'. Most of these structures were ephemeral and are no longer present on the site. However, the decoy airfield was controlled from two bunkers, known as night shelters. These have both survived and are included in the scheduling.

The first night shelter to be built was constructed below ground level. Of concrete construction it had two entrances, one with steps halfway along the southern face and one taking the form of an

escape hatch with vertical steel ladder (the former is now infilled). These gave access to at least two underground rooms. The only part of this shelter visible above-ground is the escape hatch and a steel chimney pipe. This structure was found to be prone to flooding and was replaced by an above-ground night shelter, located to the east, during the course of the war.

The above-ground shelter is constructed of brick rendered with cement and measures 13m long by 6m wide. The design is to a known wartime standard (Type 3395/40) comprising an Engine (or Generator) Room and an Operations Room, but with the addition of a small toilet cubicle just inside the entrance in the southern wall. The easternmost room, the Engine Room, has survived in its original form complete with engine plinth set into the floor. The Operations Room retains the original escape hatch in the roof at its westernmost end. Local residents recall that the decoy airfield at Bulphan was manned by six airmen. The decoy was in use throughout much of the war, being successful on at least one occasion when it drew upon itself the incendiaries and high explosives of a heavy night-time bombing raid intended for nearby RAF Hornchurch.

Curatorial Notes

In two parts

Designating Organisation: English Heritage

Location

Grid Reference: Centred TQ 6526 8611 (55m by 20m)

Map sheet: TQ68NE Area (Ha): 127.48

Administrative Areas

Community Bulphan, THURROCK, ESSEX

Unitary Authority THURROCK, ESSEX

Sources - None recorded

Associated Monuments -

16682 Monument: WWII Bombing Decoy, "Bulphan", Essex

3 CAUSEWAYED ENCLOSURE AND ANGLO-SAXON CEMETERY 500m ENE of Heath Place (Scheduled Monument 1009286)

DesigUID: 1009286 **Type** Scheduled Monument **Status:** Active

National Ref **Other Ref**

1009286 DEX2553

Name: Causewayed enclosure and Anglo-Saxon cemetery 500m ENE of Heath Place

Grade: - **Date Assigned:** 29/07/1994 **Amended:** -

Legal Description

The monument includes a Neolithic causewayed enclosure and an Anglo-Saxon round barrow cemetery situated on a natural platform on the Thames terraces.

The land slopes gently away from the monument towards the south into the valley of a small tributary of the Thames. To the east and west it slopes into smaller dry valleys.

Although there are no visible earthworks at ground level the monument survives as buried features which have been recognised as cropmarks from aerial photographs. These include three roughly circular concentric interrupted ditches (i.e. they are not continuous but are, rather, crossed by causeways at irregular intervals), enclosing an area at least 160m in diameter.

The outer two ditches are 10m apart. A palisade trench lies between the inner and middle ditches.

This palisade trench has three breaks in it, coinciding with those in the outer ditches. The inner ditch is between 30m and 40m from the middle ditch and encloses an area measuring between 80m and 95m across.

Other internal features such as postholes and pits can be seen within the enclosed area on aerial photographs. Also visible on aerial photographs, within the southern half of the inner circuit, are at least 5 round barrows represented by ring ditch cropmarks.

These are between 8m and 13m in diameter with a circular ditch from 1m-2m wide and up to 0.35m deep. In 1975 trial trenching and small scale excavation took place in order to verify the interpretation of the monument. Parts of the ditches and palisade slot were excavated which confirmed their Neolithic date. A continuous bank was found to have been originally constructed on the berm between the two outer ditches, the material for which was quarried from the interrupted ditches. The palisade was an additional, contemporary, defensive feature inside the middle ditch. Within the enclosed area various pits and post holes were investigated. A number of the features identified during excavation were shown to be Iron Age in date. A period of Early Iron Age settlement was followed in the Middle Iron Age by an enclosed settlement within a rectilinear ditched enclosure, which lies within the southern part of the monument. In addition, two of the five ring ditches were fully excavated and were found to represent round barrows containing Saxon inhumation burials in wooden coffins.

Curatorial Notes

Previously scheduled as EX153

Designating Organisation: English Heritage

Location

Grid Reference: TQ 6515 8053 (point)

Map sheet: TQ68SE

Area (Ha):

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources - None recorded

Associated Monuments

5158 Monument: Orsett Causewayed Enclosure

5159 Monument: Orsett-Causewayed Enclosure

5160 Find Spot: Orsett-Causewayed Enclosure

5162 Monument: Orsett-Causewayed Enclosure

5163 Monument: Orsett-Causewayed Enclosure

5164 Monument: Orsett-Causewayed Enclosure

5165 Monument: Orsett-Causewayed Enclosure

4 COALHOUSE FORT BATTERY AND ARTILLERY DEFENCES (Scheduled Monument 1013943)

DesigUID: 1013943	Type Scheduled Monument	Status: Active
National Ref 1013943	Other Ref DEX965	
Name: Coalhouse Fort battery and artillery defences		
Grade: -	Date Assigned: 02/04/1990	Amended: -

Legal Description

The monument comprises the Victorian Coalhouse Fort at East Tilbury, with its associated railway link and jetty and its rifle range, as well as the foundations of an Henrician 'blockhouse' coastal battery, a late 19th century 'Quick-Firer' battery and a low-level radar tower dating from World War II.

The earliest of this remarkable sequence of Thameside defences is the blockhouse, the construction of which was ordered by Henry VIII in 1539/40. It was built of stone and timber robbed from St Margaret's Chantry nearby. Nothing is visible of the structure itself but the landward ditch

survives as a creek, and timber palisading running along the shore in the area may belong to this phase. Beside the blockhouse a jetty was built, perhaps initially to support the blockhouse but later to land coal. After several phases of rebuilding, the jetty served Coalhouse Fort, to which it was joined by a full-gauge railway line which survives almost intact but for the tracks themselves. The first phase of the fort, begun in 1799, was replaced in 1847-55 by a more complex structure which was in turn superseded by the present buildings between 1861-74. This latest fort was added to in the First and Second World Wars and only went out of military use in 1949. Near the waterfront a little distance from the fort are a 19th century battery for Quick-Firer guns and searchlights, a rifle range and a World War II low-level radar tower. The structures form a remarkable group of defensive sites at the strategically important Coalhouse Point.

Curatorial Notes

Previously scheduled as EX128 and 12707

Designating Organisation: English Heritage

Location

Grid Reference: Centred TQ 6910 7663 (point)

Map sheet: TQ67SNE **Area (Ha):**

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources - None recorded

Associated Monuments -

- 10296 Monument: Radar Tower, Coalhouse Point
- 10297 Monument: Spigot Mortar Pedestals (2) at Coalhouse Fort
- 10298 Monument: Tett Turret (destroyed), Coalhouse Fort
- 10299 Monument: Minefield Control Tower at Coalhouse Fort
- 10300 Monument: Concrete Building, Coalhouse Fort
- 1756 Monument: East Tilbury - Coalhouse Fort
- 1757 Monument: East Tilbury - Coalhouse Point, Site of 1540 blockhouse
- 1758 Monument: East Tilbury - Coalhouse Fort, Quick Firing Battery
- 1760 Monument: East Tilbury - Coalhouse Fort
- 1761 Monument: East Tilbury - Coalhouse Fort
- 45786 Monument: Coalhouse Wharf and Coastguard Station

5 CROPMARK COMPLEX, ORSETT (Scheduled Monument 1002134)

DesigUID: 1002134 **Type** Scheduled Monument **Status:** Active

National Ref 1002134 **Other Ref** DEX22385

Name: Cropmark complex, Orsett
rsett

Grade: - **Date Assigned:** 02/04/1990 **Amended:** -

Legal Description

An extremely complex crop mark picture showing, against a background of extinct field systems and river systems, rectilinear enclosures of possibly RB date, ring ditches which probably represent ploughed out barrows and a mass of very substantial pits. In many cases these pits may be the sites of Early Saxon "Grubenhouses". Recent research would seem to indicate that this may often be the case.

Finds in excavations already conducted at Thurrock, may be seen as confirmation of this.

(d) The aerial photograph shows that the already scheduled features to the W, including a complex of rectilinear continue eastwards in this field.

The field is under cultivation at the moment (with the exception of a small patch of grass to the NW by the wood) but there is a possibility of an application for mineral extraction.

(e) A continuation of the ditch system is visible in this field from aerial photographic evidence. The field is under cultivation.

The site lies in a number of fields on either side of the A13. Parts of the site have been obliterated by the road construction.

Curatorial Notes

Previously scheduled as EX174. Scheduled area in 5 parts.

Designating Organisation: English Heritage

Location

Grid Reference: Centred TQ 627 810 (1018m by 658m)

Map sheet: TQ68SW **Area (Ha):** 377,228.47

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources - None recorded

Associated Monuments -

5237 Monument: Orsett-Grey Goose Farm

5238 Monument: Orsett-Grey Goose Farm

5239 Find Spot: Orsett-Grey Goose Farm

5240 Find Spot: Orsett-Grey Goose Farm

5241 Find Spot: Orsett-Grey Goose Farm

5242 Find Spot: Orsett-Grey Goose Farm

5243 Monument: Orsett-Grey Goose Farm

5244 Monument: Orsett-Grey Goose Farm

5245 No finds or features: Orsett-Baker Street Pit

5246 Find Spot: Orsett-Baker Street Pit

6 DENE HOLES IN HANGMAN'S WOOD (Scheduled Monument 1002156)

DesigUID: DEX22387 **Type** Scheduled Monument **Status:** Active

National Ref **Other Ref**

1002156

Name: Dene holes in Hangman's Wood

Grade: - **Date Assigned:** 01/04/1999 **Amended:** -

Legal Description

Only three of this group of holes now visible, and only one open. Extensive exploration of these deneholes was made by Essex Field Club in 1880's. They were shown to have shafts 80ft deep, chalkside chambers, three on each side of shaft.

Three deneholes visible, two open.

Curatorial Notes

Previously scheduled as EX131.

Designating Organisation: English Heritage

Location

Grid Reference: Centred TQ 631 792 (256m by 134m)

Map sheet: TQ67NW **Area (Ha):** 16,274.87

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources - None recorded

Associated Monuments -

1681 Monument: Dene Holes, Hangman's Wood, Little Thurrock

7 DOVECOTE AT HIGH HOUSE PURFLEET (Scheduled Monument 1017234)

DesigUID: DEX3601 **Type** Scheduled Monument **Status:** Active

National Ref **Other Ref**

1017234

Name: Dovecote at High House Purfleet

Grade: - **Date Assigned:** 12/01/2000 **Amended:** -

Legal Description

The monument includes a late 17th century brick dovecote located to the east of High House, some 900m north of the River Thames on a slightly elevated position overlooking the West Thurrock Marshes.

The dovecote, which is Listed Grade II, is octagonal with brick walls rising 3m above the exterior cemented plinth towards a smooth cemented eaves cornice (originally carved plaster). The roof is tiled with a wooden louver surmounted by a weather vane and has a dormer window of two lights facing north. The entrance faces west towards the house and has a unusual double door. The massive inner door is constructed entirely of iron and originally had an elaborate lock activating three bolts (parts of which survive), while the outer wooden door is reinforced and secured by iron straps padlocked over staples. The interior of the dovecote is largely unaltered and contains 517 brick nest boxes set into the walls with a continuous alighting ledge to each tier. The first tier of nests is 0.36m from the ground, and between this tier and the floor are two brick string courses projecting about 0.5m, possibly a precaution against vermin entering the nests. The nests have entrance holes which are 0.13m by 0.16m leading into 'L'-shaped compartments measuring some 0.28m deep. The nests were thus designed in order to accommodate two broods.

The dovecote also retains its two armed wooden potence complete with ladder, (a rotating structure designed to provide access to the nest boxes), which is supported upon a circular brick table (cemented over) some 1.25m in diameter.

The main beam of the potence is housed in the intersection of two alighting beams which also carry the framework of the louver. The internal roof timbers are to some extent restored but retain a fair number of the original timbers.

The security entrance is unique and was probably fitted to keep out pigeon thieves who often stole birds for London pigeon shoots in the 18th century.

Documentary sources refer to the dovecote having been used as a temporary village lock up.

A brick wall abuts the dovecote on its western side, where this impinges on the monument's protective margin, it is excluded from the scheduling, although the ground beneath it is included.

Curatorial Notes

Designating Organisation: English Heritage

Location

Grid Reference: TQ 5673 7800 (point)

Map sheet: TQ57NE **Area (Ha):**

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources –

Scheduling record: English Heritage. 2000. Dovecote at High House, Purfleet - SM 32420

Associated Monuments -

35284 Listed Building: Dovecote at High House Purfleet

8 EARTHWORKS NEAR CHURCH, WEST TILBURY (Scheduled Monument 1002199)

DesigUID: DEX22380 **Type** Scheduled Monument **Status:** Active
National Ref **Other Ref**
 1002199
Name: Earthworks near church, West Tilbury
Grade: - **Date Assigned:** 01/04/1999 **Amended:** -

Legal Description

Earthworks obscured by gravel diggings and farm buildings. The church yard stands upon a slight mound suggesting the site of an early camp. SW of the church is a length of rampart with an internal ditch which turns at right angles towards the N.

Curatorial Notes

Previously scheduled as EX40.

Designating Organisation: English Heritage

Location

Grid Reference: Centred TQ 660 777 (212m by 235m)
Map sheet: TQ67NE **Area (Ha):** 24,837.31

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources - None recorded

Associated Monuments -

1674 Monument: West Tilbury

9 EAST TILBURY BATTERY (Scheduled Monument 1013880)

DesigUID: DEX966 **Type** Scheduled Monument **Status:** Active
National Ref **Other Ref**
 1013880
Name: East Tilbury Battery
Grade: - **Date Assigned:** 21/08/1990 **Amended:** -

Legal Description

East Tilbury battery, separate from the nearby Coalhouse Fort, was built in 1889/90 to support Coalhouse Fort with long-range fire. Its form rejected the stark outline of its predecessors, instead being blended into the landscape by means of a long and sloping earthen frontal area so that from a distance it was invisible ('Twydall Profile'). The guns at the battery, two 10-inch and four 6-inch, extended the tactical doctrine of invisibility, being mounted on 'disappearing carriages' which lay flat in deep emplacements for reloading and aiming but which were raised above the parapet for the few seconds of firing. Below the gun mountings were magazines and accommodation blocks, and to the rear of the battery were a cookhouse and the battery office. Unclimbable 'Dacoit fencing', set in a steeply-sided ditch, surrounds the battery. Although the guns were removed when the battery was decommissioned before the First World War, the remainder of the fortification is remarkably well-preserved. Many structural details are discernible and machinery used to raise shells and cartridges from the magazines to the emplacements is virtually intact.

Curatorial Notes

Designating Organisation: English Heritage

Location

Grid Reference: Centred TQ 6869 7735 (point)
Map sheet: TQ67NE **Area (Ha):**

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources - None recorded

Associated Monuments -

1823 Monument: East Tilbury Battery

1824 Monument: East Tilbury Battery

10 GATEHOUSE AND MOAT OF SOUTH OCKENDEN OLD HALL (Scheduled Monument 1002155)

DesigUID: DEX22388 **Type** Scheduled Monument **Status:** Active

National Ref **Other Ref**
1002155

Name: Gatehouse and moat of South Ockenden Old Hall

Grade: - **Date Assigned:** 01/04/1999 **Amended:** -

Legal Description

A large irregular quadrilateral moat enclosing an area of some 500' and 300'. Lower part of outer wall of gatehouse is of finely dressed ashlar and is Medieval, upper part Tudor or Stuart. Evidently an important house, only an orchard inside now.

Curatorial Notes

Previously scheduled as EX130.

Designating Organisation: English Heritage

Location

Grid Reference: Centred TQ 60367 83143 (141m by 199m)
Map sheet: TQ68SW **Area (Ha):** 18,686.27

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources - None recorded

Associated Monuments -

1863 Monument: South Ockendon Old Hall

1864 Monument: South Ockendon Old Hall

11 PURFLEET MAGAZINE (Scheduled Monument 1005561)

DesigUID: DEX22387 **Type** Scheduled Monument **Status:** Active

National Ref **Other Ref**
1005561

Name: Purfleet magazine

Grade: - **Date Assigned:** 01/04/1999 **Amended:** -

Legal Description

1. The Central magazine of five built 1761-1763 as the principle ordnance depot for the Thames and Medway, brick vaulted, slate roof, condition good.

2. Small office/test house, once part of complex of buildings used as proof houses etc. Clock Tower nearby. All probably date from original building programme.

The information on the AM7 is ambiguous as it is not clear whether it is referring to the entrance monument that remained in 1970 or to the small proportion which is scheduled. The historic circumstances are as follows:

i) The government gun powder magazine was moved from Greenwich to Purfleet in the early 1760's. The complex include a quay, five identical storehouses and magazines, the proofing house and, some distance from the stores, shielded by an earthbank and large garden, the Commandants house.

ii) The magazine continued to operate through the 19th century and was used as an ammunition store in first World War.

iii) The magazine was occupied by the army until the 1960's when it was purchased by Thurrock Council.

iv) In 1976 the quay, four magazines and Commandants house were demolished except for the part of garden wall and clock tower.

Thus the scheduled ancient monument consists of;

a) One of the magazines (No 5). This is a brick vaulted rectangular building with a slate roof. There are doors on each side and six small windows on each long side. The walls are thick and internally, the magazine would be divided into bays for storing the barrels.

b) The Proofing House - A two storey brick building with slate roof.

c) The Clock Tower. This was part of the garden wall of the commandants house. It is a small square arched brick tower with clock face. One possibly original wooden door remains.

Curatorial Notes

Previously scheduled as EX151.

Designating Organisation: English Heritage

Location

Grid Reference: Centred TQ 549 785 (141m by 98m)

Map sheet: TQ57NW **Area (Ha):** 1,256.64

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources - None recorded

Associated Monuments -

5000 Monument: Purfleet Gunpowder Magazines

12 Roman barrow 260m NE of South Ockenden Hall (Scheduled Monument 1002156)

DesigUID: DEX22387 **Type** Scheduled Monument **Status:** Active

National Ref **Other Ref**

1002156

Name: Roman barrow 260m NE of South Okenden Hall

Grade: - **Date Assigned:** 07/07/2000 **Amended:** -

Legal Description

The monument includes a Roman burial mound, or barrow, located some 260m north east of South Ockendon Hall, on a terrace of fairly high ground on the western slope of the Mar Dyke river valley.

It originally stood as one of three such barrows sited along the valley side at intervals of about 500m apart. The other two barrows have long since been destroyed, although one was excavated prior to destruction and found to date to the late second century AD.

The mound is oval in plan with a rounded profile rising to a flat summit at a height of about 5m. It has a maximum diameter of 50m at the base where it is surrounded by a largely buried ditch, visible as a slight depression measuring up to 10m in width. A single trench excavated across the ditch and into the edge of the mound in 1957 yielded 17 sherds of Roman pottery, indicating that this barrow was also constructed in the second century. The interior of the mound, including the central burial, was not disturbed.

Curatorial Notes

Previously scheduled as EX129.

Designating Organisation: English Heritage

Location

Grid Reference: TQ 6031 8336 (point)

Map sheet: TQ68SW **Area (Ha):**

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources - None recorded

Associated Monuments -

5135 Monument: Roman Barrow 260m NE of South Ockendon Hall

13 Second World War anti-aircraft battery at Bowaters Farm (Scheduled Monument 1002156)

DesigUID: DEX22387 **Type** Scheduled Monument **Status:** Active

National Ref **Other Ref**

1002156

Name: Second World War anti-aircraft battery at Bowaters Farm

Grade: - **Date Assigned:** 31/07/1991 **Amended:** -

Legal Description

The monument includes eight concrete gun emplacements with their connecting roads and vehicle parks, magazine and command post. The battery forms two groups of anti-aircraft artillery. The earlier group comprises four octagonal emplacements of concrete covered by asphalt, which measure some 16m across. Two entrances are located on opposite sides of the emplacements and earthen banks protect their outer sides. Inside the emplacements, the ten bolts which fixed the guns to the ground survive, as do the ammunition lockers against the walls. Between the middle two emplacements is a rectangular magazine building some 12m long with five compartments for shells with different fuses. At the rear of the group is a larger building which formed a command post and which included height and range-finding equipment, although this no longer survives. This group housed 4.5 inch guns from mid-1940 to 1944.

To the east is a second group of four emplacements, these examples comprising a deep circular pit lined with concrete, again measuring some 16m across, with an adjoining sunken engine room to the west or south-west. A gun turret, which no longer survives, capped the circular pit, and housed a 5.25 inch gun. This group superseded the 4.5 inch guns in 1944 and continued in use until after the war.

Curatorial Notes**Designating Organisation:** English Heritage**Location****Grid Reference:** TQ 6786 7707 (point)**Map sheet:** TQ67NE **Area (Ha):****Administrative Areas**

Unitary Authority THURROCK, ESSEX

Sources - None recorded**Associated Monuments** -

9082 Monument: WWII HAA Gun Site "TN13 Bucklands", Bowaters Farm, Thurrock

14 SITE OF MOATED MANOR HOUSE E OF ST MICHAEL'S CHURCH, AVELEY

(Scheduled Monument 1005562)

DesigUID: DEX22384 **Type** Scheduled Monument **Status:** Active**National Ref** **Other Ref**

1005562

Name: Site of moated manor house E of St Michael's Church, Aveley**Grade:** - **Date Assigned:** 01/04/1999 **Amended:** -**Legal Description**

'The Manor House of Aveley anciently stood in a little field of about 20 acres, adjoining the SE corner of the churchyard.' (Morant Vol 1 P77). In 1287 the manor's described messuage, garden and curtilage, in 1399 as a capital messuage, with access to the church through the court. In 1360 a capital messuage. In 1374 a capital messuage with the park 'badly enclosed with a ditch and feeble palings!. In 1506 a messuage, and in 1578 the manor is Marshfods House on a different site. The 1598 map indicates the site thus "it is said the manor house of Aveley stood in this place". The moats on the S side are still wet and the interior is under rough pasture. Interior now dense scrubby woodland.

Curatorial Notes

Previously scheduled as EX179.

Designating Organisation: English Heritage**Location****Grid Reference:** Centred TQ 568 800 (101m by 89m)**Map sheet:** TQ58SE **Area (Ha):** 6,524.17**Administrative Areas**

Unitary Authority THURROCK, ESSEX

Sources - None recorded**Associated Monuments** -

5079 Monument: Aveley Manor

15 SPRINGFIELD STYLE ENCLOSURE AND IRON AGE ENCLOSURES SOUTH OF HILL HOUSE, BAKER STREET (Scheduled Monument 1009287)

DesigUID: DEX2554 **Type** Scheduled Monument **Status:** Active
National Ref **Other Ref**
1009287

Name: Springfield style enclosure and Iron Age enclosures south of Hill House, Baker Street
Grade: - **Date Assigned:** 01/04/1999 **Amended:** -

Legal Description

The monument includes a Springfield style enclosure, and an overlying enclosed domestic settlement believed to date to the Iron Age period. The monument is located on a low flat topped ridge on a sand and gravel terrace overlooking Orsett Fen to the north.

The monument is represented by a series of buried features which have been recognised as cropmarks from aerial photography. The Springfield style enclosure includes an external ditch, enclosing an area of c.70m in diameter, with an entrance on the eastern side. The traces of a circular building and pits are visible as cropmarks on aerial photographs within the enclosure. Overlying the Springfield style enclosure is an enclosed domestic settlement and associated field system. This settlement complex includes an 'L'-shaped enclosed area measuring 210m by 130m, surrounded by an enclosure ditch, with at least one entrance on the eastern side. Within it are at least four roughly rectangular compounds which vary in size from 25m by 30m to 60m by 40m, most of which are believed to represent stock paddocks and pens or distinct areas for cultivation and industrial purposes. In an internal enclosure in the north west corner of the complex are the remains of two circular buildings.

These are visible on aerial photographs as cropmark ring ditches 10m in diameter along with cropmarks representing pits and other features. This compound measures 60m x 40m and probably represents the main dwelling area of the enclosure complex.

Curatorial Notes

Designating Organisation: English Heritage

Location

Grid Reference: TQ 6389 8152 (point)
Map sheet: TQ68SW **Area (Ha):**

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources - *None recorded*

Associated Monuments

14444 Monument: Cropmarks S of Hill House, Baker Street
5212 Monument: Cropmarks S of Hill House, Baker Street

16 TILBURY FORT (Scheduled Monument 1021092)

DesigUID: DEX2730 **Type** Scheduled Monument **Status:** Active
National Ref **Other Ref**
1021092

Name: Tilbury Fort
Grade: - **Date Assigned:** 17/04/1997 **Amended:** -

Legal Description

Tilbury Fort is situated on low lying ground on the north bank of the River Thames, south east of the modern outskirts of Tilbury. The monument includes the buried remains of an Henrician blockhouse, the far larger and more complex fort and battery which succeeded the blockhouse in the late 17th century, the late 19th and early 20th century alterations to the fort and a World War II pillbox. The blockhouse, the first permanent defensive structure in this location, was constructed in 1539 as part of Henry VIII's campaign to improve the coastal defences. Small fortified barracks were sited both here and at East Tilbury (about 5km distant), and on the opposite side of the estuary at Gravesend, Milton and Higham. None of these buildings now survive above ground, although contemporary illustrations provide details of their appearance. The Tilbury blockhouse, like the others, had two stories and was D-shaped in plan - the curved elevation, pierced by gun ports, provided a wide field of fire across the river. Alterations to the blockhouse were occasioned by the threat of Spanish invasion in the late 16th century and, following the defeat of the Armada in 1588, the building was encircled by a ditch and counterscarp bank with drawbridge and timber palisade. Within this enclosure (which was located roughly in the centre of the southern side of the present fort) stood barracks and store buildings.

The Thames blockhouses were maintained through the period of the English Civil War, but played little part in the conflict. After the Restoration in 1660, Charles II began a complete reorganisation of the national defences which, following a highly successful Dutch raid up the Thames and Medway in 1667, came to include Tilbury. The new fort and battery, based on principles pioneered in the Low Countries, were designed by Charles' chief engineer Sir Bernard de Gomme. Work began in 1670 and the resulting fortifications remain substantially unaltered to this day. The fighting front of the new fort was a linear battery extending along the shoreline for approximately 250m to either side of the Henrician blockhouse, which was retained as a powder magazine. Of the 14 original gun positions (renewed with brick revetments towards the end of the 18th century) 12 survive along the West Gun Line, marked by triangular projections on the seaward side of an earthen rampart. The East Gun Line has been more severely eroded over the years leaving only a single gun platform. Behind each line are the remains of artillery store buildings dating from the 1840s and the buried foundations of earlier structures. The two gun lines were separated by a square quay (now largely overlain by modern flood defences) where stores and munitions were landed. These were then taken via a narrow causeway (the Powder Bridge) to the blockhouse and the new fort which guarded the landward side of the battery.

De Gomme's fort is pentagonal in plan, with arrowhead-shaped bastions projecting from four of the angles, allowing guns positioned behind the parapets to command wide areas and to be mutually supportive in close quarter defence. Pilings in the intertidal zone in front of the site of the blockhouse indicate an intention to add a fifth bastion to complete the regular appearance of the fort, but work is thought to have been abandoned at an early stage. The scheduling extends across the foreshore in front of the fort (approximately 50m below the modern flood wall) in order to protect these remains and those of various other jetties and piers associated with the frontage of the fort. Some of these are recorded on early maps, others have been identified by recent survey work. The original jetty for the Gravesend ferry, for example, stood here before it was relocated in 1681. The brick built curtain wall which both encloses and links the bastions is largely original, with some later heightening of the parapet, and survives around all but the south eastern bastion and side of the fort. It supports massive internal earthen banks designed to absorb the impact of bombardment and to provide a firing platform for the defenders. The pentagonal area within the ramparts, known as 'The Parade', covers about a hectare, and is raised above the level of the surrounding marsh by layers of chalk, clay and gravel surfaced with stone paving.

The Soldiers' Barracks, a rectangular building some 50m in length with 20 rooms, was situated along the western edge of the parade parallel to the curtain wall. It was damaged by bombing in World War II, together with the kitchen, mess hall, hospital and other structures, and has since been demolished. Unlike these other structures, the footings of the barrack block remain marked out on the ground. On the opposite side of the Parade stands the 18th century terrace of the Officer's Barracks.

On the north side of the parade are two brick built powder magazines dating from 1716, the eastern of which is used as a visitors centre and display area. Each magazine has two entrances in the south wall with wooden doors reinforced with copper sheeting. The magazines are surrounded by a

brick blast wall constructed in 1746. This originally had entrances corresponding to those of the magazines themselves, although these were later blocked and new staggered entrances added for more effective blast containment. Though altered in the 19th century the magazines still contain many of their original features, including ventilation slits and (within the eastern magazine) raised wooden floors to prevent damp affecting the powder. The two magazines are separated by a passage giving access to the Parade from the Landport Gate directly to the north. The gateway consists of a brick vaulted entrance hall supporting an upper storey with a single room containing some original plaster work and fragments of 18th century wall paintings. The main entrance to the fort, known as the Water Gate, is situated in the middle of the south curtain.

This is a two storied brick structure with an elaborate outer facade faced with ashlar and including a frieze with a dedication to Charles II with supporting motifs of gun carriages and other military regalia. A blocked doorway in the east wall would have originally given access to the house of the sutler (camp follower who sold drink and provisions to the troops) which now only survives as foundations. Adjacent to the west side of the Water Gate is a two storied building, the lower part of which served as a guard room and the upper floor as a chapel. There is no direct access between the two floors, the entrance to the chapel being provided from the curtain wall. Also within the parade are three mid-19th century hand pumps used to draw rainwater from underground cisterns. The elaborate outworks which surround the landward sides of the fort remain substantially unaltered. The curtain wall and bastions are flanked by a broad terrace, or berm, in turn surrounded by a 50m wide moat following the outline of the fort. A narrow strip of dry land separates this channel from a more sinuous outer moat and contains a complex of defensive structures, the main element of which is a rampart, or covered way, traceable as a low earthwork running along most of its length. The covered way, with internal firing step, or banquette, acted as a communications channel linking the outer gun positions with the main body of the fort. In the middle of its eastern and western arms are triangular projections known as 'places of arms' which served as muster points for troops defending the covered way, and originally contained platforms for cannon. The covered way to the south of the eastern place of arms was modified in 1779 to provide an additional battery of six guns providing a field of fire down river. Access to the Landport Gate was by a wooden drawbridge across the inner moat. This has not survived but has been replaced by a modern replica. The northern end of this bridge stands on an arrowhead shaped island, or ravelin, within the inner moat. The ravelin would have contained gun emplacements to defend the Landport Gate from direct bombardment and provide covering fire for the northern bastions. A further wooden bridge, also a modern replacement, links the north western side of the ravelin to the covered way between the moats. The approach continues northward over causeways which cross a second triangular island, known as a redan, in the outer moat. The low earthworks of a redoubt (an enclosed area containing further gun emplacements) remain visible on the redan. The two moats are connected by a sluice to the east of the ravelin, and the water level is controlled by a second sluice between the south eastern corner of the outer moat and the adjacent tidal creek (Bill Meroy Creek). Water management formed a significant part of the fort's system of defences. The ability to drain the moats was vital both for periodic removal of silts and to prevent attack over the frozen surface in winter.

Beyond the moats, wider areas of the marsh were enclosed by banks and could be partly flooded to hinder an approaching force and prevent the construction of adjacent siege works. This wider basin is defined to the west by Fort Road (which runs along the top of part of the containment bank), to the north by a bank linking Fort Road to the head of Bill Meroy Creek, and to the east by the creek itself - which effectively provided a third moat along this side. These earthworks, and the area which they contain, are included in the scheduling along with the earthen dam across Bill Meroy Creek which regulated the water level.

Tilbury Fort remained at the forefront of the defence of the Thames and London through the 18th and early 19th centuries, although it never saw the action for which it was designed, and it was partly superseded by forward batteries established down river at Coalhouse Point, Hope Point and Shornemead in 1795. The Royal Commission on the Defence of the United Kingdom in 1859 found all these defences inadequate and shortly afterwards larger forts were constructed at Coalhouse, Shornemead and Cliffe Creek. It was recommended that Tilbury be made more efficient, but as it was now relegated to a secondary position the alterations were far from radical, allowing the 17th

century layout to survive. Embrasures and platforms for new heavy guns were added to cover the river from the north east and west bastions in 1868, the pivots and racers for which remain in position. Each gun was supplied by a brick vaulted expense magazine containing lifts and ventilators from chambers below where the powder and shot were combined.

These chambers were joined by passages and linked to main underground magazines situated beneath the centres of the bastions. Separate passages contained lamps which shone through plate glass windows into the magazines and passageways. Both bastions also have positions for 10 inch smooth bore howitzers mounted on the northern flanks to cover the landward approach.

The mid-19th century 32 pound guns presently mounted on the west and north east bastions are not original armaments. Towards the end of the 19th century, a light narrow gauge railway was laid out across the Parade to aid the transport of ammunition and stores. A section of the rails can still be seen on the quay, near the powder magazines and in the modern gateway to the east of the Water Gate.

The 1868 gun positions on the east bastion and south eastern curtain wall are masked by later emplacements built shortly before World War I. The curtain wall was realigned to give a better field of fire and four positions with concrete emplacements were let into the earlier embrasures on the wall for breech loading guns. Two more massive emplacements were constructed on the bastion for heavier guns, probably naval 6 inch. The mechanical hoists which served the larger guns still survive. The new defences never saw action in World War I, although anti-aircraft guns mounted in the parade did provide a spectacular military success by bringing down a German airship. In the early stages of World War II the chapel housed the Operations Room which controlled the anti-aircraft defences of the Thames and Medway (North) Gun Zone, until it was relocated to a purpose built structure at Vange in 1940. A small rectangular pillbox, located slightly to the north of the western end of the West Gun Line, was added at this time to control the river front approach to the fort and provide enfilade fire across the rear of the old battery positions. This is included in the scheduling. In 1948 the Commissioner of Crown Lands placed Tilbury Fort in the guardianship of the Ministry of Works to ensure conservation and public display. It is in the care of the Secretary of State.

A number of features within the area are excluded from the scheduling; these are the replica bridges, the Officer's Barracks and attached stable, the 19th century workshop to the south east of the Parade, the public toilets, all fences, fenceposts and signposts, the modern surfaces of all roads and car parks, the replica sentry boxes flanking the passage between the powder magazines, all guns presently positioned on the batteries and within the fort and all modern fixtures such as light fittings and flagpoles; the ground beneath these features and the structures to which they are attached, are included in the scheduling.

The line of the modern flood wall, built along the front of the East and West Gun Lines in the mid-1980s, is totally excluded from the scheduling both above and below ground.

Curatorial Notes

Previously scheduled as EX80.

Designating Organisation: English Heritage

Location

Grid Reference: TQ 6515 7543 (point)

Map sheet: TQ67NE **Area (Ha):**

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources -

Scheduling record: English Heritage. 1997. Tilbury Fort - SM 26309

Associated Monuments -

10279 Monument: Spigot Mortar Base, NW Bastion, Tilbury

10280 Monument: Spigot Mortar Base, SE Bastion, Tilbury Fort

1677 Monument: Tilbury Fort, West Tilbury

1678 Monument: Tilbury Fort

1679 Monument: Tilbury Fort

17 WORLD WAR II BOMBING DECOY ON FOBGING MARSHES, 1.11KM AND 1.15KM NORTH WEST OF OOZEBARN (Scheduled Monument 1020489)

DesigUID: DEX3621 **Type** Scheduled Monument **Status:** Active
National Ref **Other Ref**
1020489

Name: World War II bombing decoy on Fobbing Marshes, 1.11km and 1.15km north west of Oozebarn

Grade: - **Date Assigned:** 01/04/1999 **Amended:** -

Legal Description

The monument lies in an area of open marshland known as Fobbing Marshes, to the north of the Shell Haven Oil Refinery which occupies a large site on the north bank of the River Thames. It is in two areas of protection. Documented in wartime records as 'Shell Haven, Fobbing' the monument is the night shelter and oil storage bay of a World War II Oil QF (diversionary fire) decoy designed to protect the Shell Haven oil refinery. At the peak of its operation the decoy would have had many burning pools of oil and simulated ring fires from burning oil storage tanks; these would have been ignited electrically from the night shelter, situated some distance away, which also housed the generator and decoy manning personnel. Although nothing remains of the arrangement of decoy fires, the night shelter and the walls of an oil storage facility remain.

The night shelter is built of concrete; it is 6m long by 3.2m wide, aligned north-south and has a single sloping entrance on its northern side. Inside are two rooms: the southernmost is the Operations Room, with the smaller Engine Room to its north. The Operations Room measures 2.9m by 2.5m and has an escape hatch in the roof at its southern end with steel rungs leading up to it. Two steel connection pipes which match up with pipework on the outside, probably contained the wiring terminals for the electrical ignition of the decoy devices. The Engine Room measures 2.5m by 2.3m and would have contained the generator (no longer present), bolted onto a low concrete base which still survives.

Approximately 17m to the west of the night shelter, on heavy concrete foundations, are four parallel walls each 7m long by 1.3m high, aligned east-west. With railway sleepers formerly bridging the gaps, these walls are thought to have functioned as six storage bays for the drums of oil necessary for the operation of the site.

War Office documents relating to the equipment and manning of the bombing decoy show that it was operational in August 1941 (the earliest reference to it dated 1st August) and was certainly in use in March 1942 (latest written reference); although no further specific documentary references can be found it may have continued in use through to the end of the war.

All modern fencelines are excluded from the scheduling, although the ground beneath them is included.

Curatorial Notes

In two parts TQ72988400 and TQ72948401

Designating Organisation: English Heritage

Location

Grid Reference: TQ 7298 8400 (point)

Map sheet: TQ58SE **Area (Ha):** 6,524.17

Administrative Areas

Unitary Authority THURROCK, ESSEX

Sources -

Scheduling record: English Heritage. 2002. World War II bombing decoy on Fobbing Marshes - SM 32445.

Associated Monuments -

10328 Monument: World War II bombing decoy on Fobbing Marshes, 1.11km and 1.15km north west of Oozedam

Appendix 2

DEFINITION OF THE CONTRIBUTION MADE BY SETTING TO THE SIGNIFICANCE OF HERITAGE ASSETS

Major positive contribution	The element or attribute of the assets setting makes a major positive contribution to the significance of the asset and/or the ability to appreciate/understand the significance of the asset
Moderate positive contribution	The element or attribute of the assets setting makes a moderate positive contribution to the significance of the asset and/or the ability to appreciate/understand the significance of the asset.
Minor positive contribution	The element or attribute of the assets setting makes a minor positive contribution to the significance of the asset and/or the ability to appreciate/understand the significance of the asset.
Neutral / uncertain contribution	The element or attribute of the assets setting makes a neutral contribution to the significance of an asset and/or the ability to appreciate/understand the significance of the asset, or its contribution to the significance of the asset is currently unknown.
Minor negative contribution	The element or attribute of the assets setting makes a minor negative contribution to the significance of an asset, and/or ability to appreciate/understand the significance of the asset.
Moderate Negative contribution	The element or attribute of the assets setting makes a moderate negative contribution to the significance of the asset and/or the ability to appreciate/understand the significance of the asset.
Major negative contribution	The element or attribute of the assets setting makes a major negative contribution to the significance of the asset and/or the ability to appreciate/understand the significance of the asset

Table 2: Contribution of the of the asset's setting to the significance of the heritage asset, and/or the ability to appreciate the significance of the heritage asset.



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Design & Placemaking team
Civic Offices, New Road
Grays, Essex RM17 6SL

17 October 2023	ITEM: 6
Planning, Transport and Regeneration Overview and Scrutiny Committee	
East Tilbury (Bata Village) & Corringham Conservation Areas Character Appraisal and Management Plans - April 2023	
Wards and communities affected: All	Key Decision: Yes
Report of: Alec Scragg, Place & Design Manager	
Accountable Assistant Director: Tracey Coleman, Chief Planning Officer	
Accountable Director: Mark Bradbury, Director of Place	
This report is Public	

Executive Summary

The East Tilbury (Bata Village) conservation area and Corringham conservation area are two of seven conservation areas designated by Thurrock Council, as a Local Planning Authority, under the Planning (Listed Buildings and Conservation Areas) Act 1990. Both the previous East Tilbury Character Appraisal and Corringham Character Appraisal were adopted in March 2007. They are now significantly out of date given new historical research, recent major developments in East Tilbury, as well as the impact of incremental change across both conservation areas.

The updated Character Appraisal and Management Plan (CAMP) provides an up-to-date baseline for the Conservation Area, in line with updates to best-practice and national guidance. This includes an assessment of heritage significance, highlighting opportunities for enhancement, as well as setting out management proposals.

No changes are proposed to the East Tilbury conservation area boundary. Minor amendments are proposed to the Corringham conservation area boundary to allow it to better follow existing physical features and boundaries along the south-west and south-eastern edges. For both CAMPs, no objections were received on the respective public consultation documents. Historic England were complimentary of both consultation documents and provided minimal comments on points of detail.

1. Recommendation(s)

- 1.1 That the Planning, Transport and Regeneration Overview and Scrutiny Committee notes and comments on the East Tilbury (Bata Village)

Conservation Area Character Appraisal and Management Plan (April 2023) (Appendix 1) and of the Corringham Conservation Area Character Appraisal and Management Plan (April 2023) (Appendix 2)

2. Introduction and Background

- 2.1 The East Tilbury (Bata) conservation area was originally designated in March 1993. The Conservation Area comprises the former factory complex of the British Bata Show Company and a large housing development of some 352 houses in a 'garden village' setting.
- 2.2 The Corringham conservation area was originally designated in 1973. Its boundary was extended in 1986. The conservation area reflects a special interest in Corringham, primarily drawn from its legibility as a compact historic village established on the very edge of the marshes. The settlement retains a strong connection with its landscape setting and a number of high-quality buildings of historic and architectural merit.
- 2.3 Under the 1990 Act, the Local Planning Authority has a duty to review past conservation area designations from time to time, as well as formulate and publish proposals for the preservation and enhancement of their designated conservation areas. This is done via the development and regular publication of a conservation area Character Appraisal and Management Plan (CAMP).
- 2.4 The CAMP provides a technical baseline heritage assessment of the conservation area. This includes a detailed assessment of significance, identifying those features and characteristics that contribute to the special historic interest of the area. The CAMP also identifies opportunities for enhancement as well as management proposals. These provide guidance on appropriate positive management approaches that could be progressed to enhance and protect the conservation area, as well as the identification of potential funding opportunities to support such approaches.
- 2.5 The current CAMPs for both East Tilbury (Bata) and the Corringham conservation areas were adopted in March 2007. They are now considered out-of-date for several reasons:
- Substantial change to the East Tilbury conservation areas since 2007 including major developments within an adjacent to the designation. There is a need to also consider the impact of incremental change within both conservation areas over the past 16 years. This includes loss of trees, and public realm works within Corringham conservation area.
 - Significant and in-depth historical research into the existing heritage at East Tilbury by Historic England, which was published after the adoption of the existing CAMP. This provides new and relevant information to inform the assessment of significance of the conservation area. This is included within the 'East Tilbury, Essex –

Historic Area Appraisal, Research Department Report Series no.21/2007, Historic England’.

- The identification by Historic England of the East Tilbury Conservation Area as being ‘at risk’ (first recorded within their Heritage at Risk 2014 Register – East of England), reflecting the deteriorating condition of the conservation area since the 2007 CAMP adoption.
- The listing by Historic England of further buildings within the conservation area in 2009. This includes the Bata Industrial Buildings numbers 24 and 34 (Victory House and Nelson House) (list entry no: 1393327), and the Bata Industrial Building number 12 (list entry no: 1393328).
- Changes in best-practice and guidance regarding conservation areas since adoption of the 2007 CAMP. This is reflected in updated guidance provided by Historic England (statutory consultee on heritage matters) via their ‘Conservation Area Appraisal, Designation and Management - Historic England Advice Note 1 (Second Edition), February 2019.’ This includes a recommendation that conservation area reviews should be undertaken every 5 years.
- The need to update and maintain the accuracy of the CAMP to provide detailed and robust evidence to inform the development of the emerging Local Plan, as well as the Development Management process (particularly concerning Thurrock’s representations to the Lower Thames Crossing DCO process, as well as other live planning applications).

2.6 The Council had commissioned a full review and update of both the East Tilbury (Bata Village) and Corringham conservation areas CAMPs. These now provide an up-to-date appraisal and assessment of each conservation area, while acknowledging changes to best practice guidance. These reviews have been subject to public consultation, with the draft updated CAMPs subsequently revised to acknowledge relevant submissions received.

2.7 The main changes to the updated East Tilbury (Bata Village) CAMP (**Appendix 1**) include:

- Updates to the character appraisal, assessment of significance, and appendices incorporating findings from 2007 Historic Area Appraisal by Historic England, as well as up-to-date survey of the conservation area (including recent photography).
- Updates to the context and character appraisal to acknowledge recent development that has been delivered within East Tilbury since the 2007 CAMP. This includes the Bata Fields, Bata Mews, the Thames Enterprise Centre, as well as development of the former tennis courts.
- The former ‘Factory Site and Bata Avenue’ character area is now separated into ‘Factory Site’ and ‘Bata Avenue’ character areas to better reflect their special characters.
- Inclusion of a new chapter: ‘Opportunities for Enhancement’. This identifies areas of concern and potential regarding enhancement of the conservation area.

- An expanded chapter on ‘Management Proposals’, including detailed recommendations on positive management approaches and up-to-date identification of funding opportunities.

2.8 The main changes to the updated Corringham CAMP (**Appendix 2**) include:

- Updates to the character appraisal and assessment of significance, including an up-to-date survey of the conservation area (including recent photography).
- Inclusion of a new chapter: ‘Opportunities for Enhancement’. This identifies areas of concern and potential regarding enhancement of the conservation area.
- An expanded chapter on ‘Management Proposals’, including detailed recommendations on positive management approaches and up-to-date identification of funding opportunities.

2.9 No changes to the East Tilbury (Bata Village) conservation area boundary are proposed.

2.10 Minor amendments are proposed to the Corringham conservation area boundary to better align and reflect existing physical edges. This includes a refinement to the boundary along the south-west to better follow an existing field feature (whereas previously it was drawn as a more arbitrary straight line). The boundary to the south-east has also been refined to align with the physical boundary of Corringham Hall farmyard most closely, and hence better reflect the immediate setting of the listed Corringham Hall.

3. Issues, Options and Analysis of Options

3.1 The Council, in its role as a Local Planning Authority, has a statutory duty under sections 69 & 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review, from time to time, their designated conservation areas and formulate and publish proposals for their preservation and enhancement. The Act does not stipulate precisely how often a CAMP should therefore be reviewed, however, to further delay the adoption of this review of the CAMPs would create risks to the Council in terms of fulfilling our statutory duties.

3.2 Given the balance of risks, the preferred option is to progress with adoption of the prepared and consulted upon updates to the East Tilbury (Bata Village) and Corringham CAMPs, with a view to review the CAMPs again in line with current best practice guidance (every 5 years).

4. Reasons for Recommendation

4.1 Adoption of the East Tilbury (Bata Village) Conservation Area CAMP (April 2023) and Corringham Conservation Area CAMP (April 2023) is required to fulfil the Council’s statutory duty, as a Local Planning Authority, under sections 69 & 71 of the Planning (Listed Buildings and Conservation Areas)

Act 1990 to review, from time to time, their designated conservation areas and formulate and publish proposals for their preservation and enhancement.

5. Consultation (including Overview and Scrutiny, if applicable)

- 5.1 It is a legal duty for Thurrock Council, as the Local Planning Authority, under section 71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 to submit for consideration to public consultation any proposals for the preservation and enhancement of their conservation areas, and to have regard to any views concerning the proposals expressed by persons as part of this public consultation.
- 5.2 Public consultation on both the updated East Tilbury (Bata Village) and Corringham CAMPs was undertaken by the Council for 6 weeks in 2022 (from 24th January to 6th of March). This was facilitated via our consultation portal, Engagement HQ. The consultation was publicised via press releases, emails to Elected Members and Community Forums, and to those who had signed up to the associated mailing list.
- 5.3 The online public consultation for the East Tilbury (Bata Village) CAMP was viewed 109 times, with the survey for responses receiving 6 unique visitors, of which 2 provided responses. One of the responses provided no comment, while the other provided a more detailed response but no objection. This response included a desire for greater listing of the remaining buildings and sites of importance, a concern over the appropriateness of any further growth given lack of additional access over the railway line, and a need to be mindful on the impact of further development on the 'garden village idea' that underpins East Tilbury's conservation area.
- 5.4 The contributor's point about the impact of any potential further development on the character of the East Tilbury conservation area is relevant, however the CAMP is a technical baseline heritage document and is not the appropriate document for defining potential growth in the area. This is a matter best considered within the emerging Local Plan. Instead, the updated East Tilbury CAMP highlights the risk of inappropriate new and/or infill development in and/or around the conservation area in terms of potential harm and has provided some initial guidance as to how this can be best managed. Regarding the comments around further listing, the Council does not have any powers to do this. Historic England and the Secretary of State for Digital, Culture, Media & Sport are solely responsible for listing important buildings and determining their grade. It is beyond the scope of this consultation summary to advise on additional buildings which might be eligible for national listing although the Council intend to work with communities to establish Local Lists of important buildings to ensure they are preserved commensurate with their significance.
- 5.5 The online public consultation for the Corringham CAMP was viewed 178 times, with the survey for responses receiving 3 unique visitors, of which 1 provided a response. The response raised no objection to the Corringham

CAMP but highlighted several important points which have now been incorporated within the updated document. This included: identification of lost trees on the village green, recent loss of old stone kerbs, as well as a series of opportunities for improvement of the public realm including footpaths, style of lighting and bus shelters, and the impact of advertising. Minor changes to the character appraisal, assessment of significance, opportunities for enhancement and management proposals have been made to reflect these comments. The respondent also raised opportunities to extend the conservation area further along Fobbing Road and Herd Lane, and up Lampits Hill to incorporate the two parades of shops. While it is acknowledged that Lampits Hill constitutes a gateway to the Corringham conservation area, further extension of the designation north and east has not been considered for the following reasons:

- These areas do not form an intrinsic part of the historical significance at the heart of the Corringham conservation area, as the remnant of a compact historic village at the edge of the marshlands with strong connections to this landscape.
- Fobbing Road and Herd Lane reflect a notable loss of historic buildings (present on earlier maps) and have not retained significant heritage assets (designated or non-designated) to warrant significant expansion of the conservation area. Indeed, this is likely to weaken the assessment of significance of the extant conservation area by absorbing significant areas of modern building that lack historic significance.

5.6 However, the contributor's assessment of those further areas that bring merit to the townscape and character of the local area is valuable. While it is beyond the scope of this consultation summary to advise on these areas beyond the proposed Corringham conservation area boundary, the Council intend to work with communities to establish Local Lists of important buildings to ensure they the buildings as identified by the contributor are properly assessed with the potential for preservation commensurate with their significance.

5.7 Historic England were not originally consulted on either of the CAMPs during the public consultation window as they had not been readded to the consultation database following the move from Objective to Engagement HQ, as their email address had changed in the interim. Historic England were instead consulted following the close of the public consultation. Their response was complimentary and positive of both reports, and requested minor amendments in terms of formatting, graphics, and references to external sources. Historic England also provided further clarity as to potential management approaches and funding opportunities, which have been incorporated within the updated CAMPs.

6. Impact on corporate policies, priorities, performance and community impact

- 6.1 The update to the East Tilbury (Bata Village) and Corringham CAMPs aligns with Thurrock Council's priorities around 'place' in terms of a 'heritage-rich borough which is ambitious for its future'. The CAMPs provides an updated assessment of the heritage significance of two of Thurrock's conservation areas. It also provides proposals to ensure the enhancement and preservation of this heritage, as well as highlighting opportunities for heritage-led regeneration to ensure this heritage acts as a catalyst for improvement in East Tilbury, Corringham, and their respective context. The updated CAMPs help ensure a well-maintained conservation area which helps engender civic pride and anchor a community's identity.
- 6.2 The updated East Tilbury (Bata Village) CAMP does not propose any changes to the boundary of the conservation area designation. As such, it does create any additional impact on local residents within or adjacent to the conservation area than what already exists (in terms of affecting permitted development rights).
- 6.3 The updated Corringham CAMP proposes minor amendments to the boundary of the conservation area designation. However, these amendments refine boundaries to better follow existing physical defined property lines to the south-west and south-east. As such, it is not considered that these minor amendments create any additional impact on local residents within or adjacent to the conservation area than what already exists (in terms of affecting permitted development rights).

7. Implications

7.1 Financial

Implications verified by: **Laura Last**
Senior Management Accountant

There are no financial implications represented by adopting these updates to the East Tilbury (Bata Village) and Corringham CAMPs.

7.2 Legal

Implications verified by: **Linda Saunders**
Planning Solicitor

A failure to ensure that the CAMPs are reviewed and updated from time to time would be a breach of the Council's statutory duties, as a Local Planning Authority, under the Planning (Listed buildings & Conservation areas) Act 1990. Adoption and publication of the updated East Tilbury (Bata Village) and

Corringham CAMPs would ensure Thurrock Council's compliance with the 1990 Act.

7.3 Diversity and Equality

Implications verified by: **Rebecca Lee**
Team Manager, Community Development Team

There are no direct implications to diversity and equality.

7.4 Other implications (where significant) – i.e. Staff, Health Inequalities, Sustainability, Crime and Disorder, and Impact on Looked After Children

There are no other implications associated with adopting these updates to the CAMPs.

8. Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):

- East Tilbury Conservation Area Character Appraisal – March 2007 ([Thurrock Council - Character Appraisal - East Tilbury](#))
- East Tilbury Conservation Area Character Appraisal and Management Plan – October 2019 (Public Consultation Document) ([c134cb3b4a7fc710c9f349f85b238315_220202_East_Tilbury_Conservation_Area_2019_Web.pdf \(amazonaws.com\)](#))
- Corringham Conservation Area Character Appraisal – March 2007 ([Thurrock Council - Character Appraisal - Corringham](#))
- Corringham Conservation Area Character Appraisal and Management Plan – October 2019 (Public Consultation Report) ([3b637b089c166bad2fcc8ec01006a1e7_220202_Corryingham_Conservation_Area_2019_Web.pdf \(amazonaws.com\)](#))

9. Appendices to the report

- Appendix 1: East Tilbury Conservation Area – Character Appraisal and Management Plan – April 2023
- Appendix 2: Corringham Conservation Area – Character Appraisal and Management Plan – April 2023

Report Author:

Alec Scragg, Place & Design Manager

Character Appraisal and Management Plan

East Tilbury (Bata Village)

April 2023

Authored by Historic Environment Team,
Place Services, Essex County Council



 thurrock.gov.uk

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1. Introduction

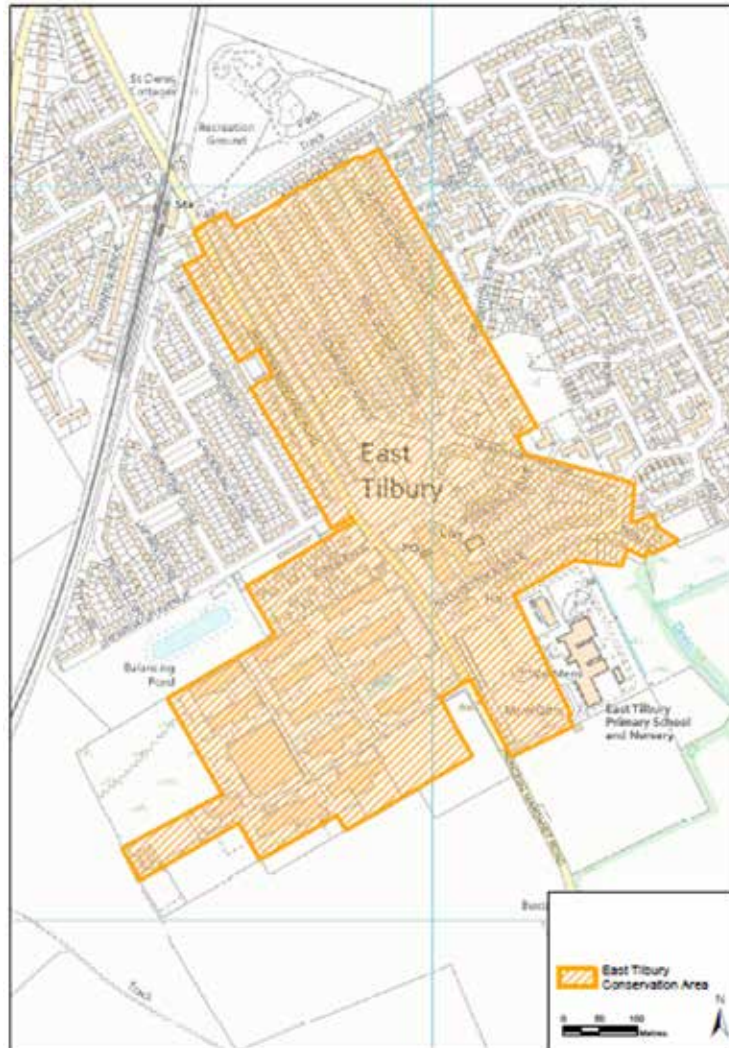


Figure 1: Map of East Tilbury (Bata Village) Conservation Area

1.1. SUMMARY

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

The Bata settlement at East Tilbury is a highly unusual purpose-built industrial village which developed predominantly between the 1930s-1960s for the British Bata Shoe Company Ltd. The village has a unique international character which combines English Garden City planning and Czech Modernist Architecture. Similar to the model villages which emerged from the late

eighteenth century onwards in Britain, East Tilbury was built by British Bata as a self-contained social mechanism which embodied the slogan "living separately - working together".

Since the departure of British Bata, the condition of East Tilbury has declined, and its unique identity diluted to the extent that Thurrock Council have added the Conservation Area to Historic England's Heritage at Risk Register¹.

1.2. CONSERVING THURROCK'S HERITAGE

Thurrock Borough Council has appointed Place Services to prepare a Conservation Area Appraisal and Management Plan for East Tilbury (Bata Village). The document is provided as baseline information for applicants to consider when designing or planning new development in East Tilbury.

This report provides an assessment of the historic development and character of East Tilbury (Bata Village) and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area. The understanding of significance will be used to assess the sensitivity of the area to new development, highlighting key assets of importance.

This assessment will consider how different Character Areas within East Tilbury (Bata Village) came to be developed, their building styles, forms, materials, scale, density, roads, footpaths, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities can be used to assess the key characteristics of each area, highlighting potential impact future developments may have upon the significance of heritage assets and the character of East Tilbury (Bata Village). This assessment is based on information derived from documentary research and analysis of the individual character areas.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principles of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (2019) and The Setting of Heritage Assets (2017).

1.3. PURPOSE OF APPRAISAL

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the Historic Environment and its unique character.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will strengthen understanding of East Tilbury (Bata Village) and its development, informing future design.

1.4. PLANNING POLICY CONTEXT

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular, section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (DCLG 2019).

The Conservation Area which is the subject of this report is located within the area covered by Thurrock District Council. Local planning policy is set out in the Appendix B. Saved policies which are relevant to heritage assets include:

- CSTP23: Thurrock Character and Distinctiveness
- CSTP24: Heritage Assets and the Historic Environment
- PMD2: Design and Layout
- PMD4: Historic Environment

In line with the Strategic Spatial Objectives of the Local Development Framework (2015):

- SSO12: Protect and enhance the natural, historic and built environment including biodiversity, landscape character, Conservation Areas, Listed Buildings, Scheduled Monuments and other heritage assets and open space through positive improvement.



2. East Tilbury (Bata Village) Conservation Area



Figure 2: East Tilbury (Bata Village) Conservation Area within its wider context © Google Earth

2.1. CONTEXT AND GENERAL CHARACTER

East Tilbury is situated in the eastern half of the borough of Thurrock in Essex. It is located between the historic settlement of Mucking and the modern settlement of Chadwell St Mary. The settlement was developed on former farmland overlooking the marshland on the north bank of the River Thames. The character of the Conservation Area derives from the early-mid twentieth century development of Bata Village with its surviving street layout, factory site and distinctive modernist houses. The Conservation Area covers four parallel residential streets which

converge in a central roundabout to the north of the main commercial area with additional residential streets to the east, and the former factory site to the south-west.

Whilst this appraisal focuses upon the area defined within the Conservation Area boundary, it is important that consideration is given to East Tilbury's relationship with those aspects of the wider environs which contribute to its significance .

2.2. ORIGIN AND EVOLUTION



Figure 3: Chapman & Andre Map of 1771

PREHISTORIC

Archaeological investigations have shown that within the Conservation Area there is evidence of a prehistoric settlement, funerary and monumental landscape with activity spanning the Early Neolithic through to the Late Bronze Age. The excavations have shown the area to the immediate west of the Conservation Area, in the location of the twenty-first century housing development between Princess Margaret Road and the railway line, to contain a double enclosure dated to the Late Neolithic/Early Bronze Age with one of the enclosures containing a single cremation burial. A number of circular burial mounds of probable Bronze Age date and further cremations were identified. Settlement evidence comprised an enclosure containing a probable building surrounded by an agricultural field system.

ROMAN AND EARLY MEDIEVAL

Bisecting the Conservation Area was a Roman road running from the coast by Coalhouse Fort north-westwards through the present

settlement towards the Roman settlement at Mucking. During the Saxon period a large settlement developed at Mucking and it is probable that this road line continued in use from the estuary. Princess Margaret Road preserves the line of this Roman road today.

MEDIEVAL AND POST MEDIEVAL

During the medieval period the landscape was largely rural, continuing in this manner through to the initial development of the Bata complex in the first half of the twentieth century. The farm complex of St Clere's Farm, lying at the southern end of the Conservation Area in the current location of the Memorial Park and Primary School, is visible on cartographic maps dating back to the Chapman and Andre Map of 1777 (Figure 3). By the time of the Ordnance Survey maps from the 1870s this was a substantial complex of buildings (Figure 5). The Bata development occupies the former farmland.

Further information on the archaeological potential of the area can be accessed via the Essex Historic Environment Records.

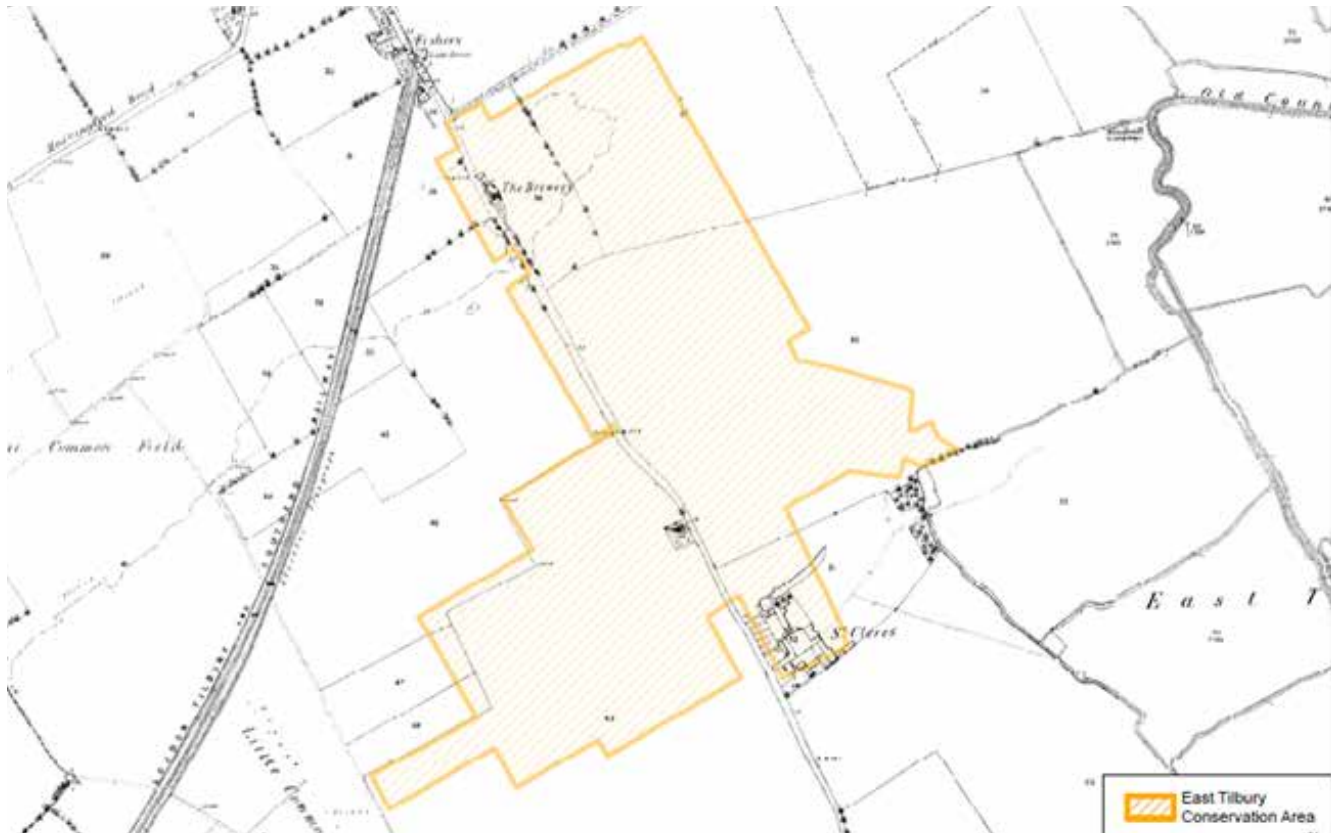


Figure 4: OS Map, 1870's

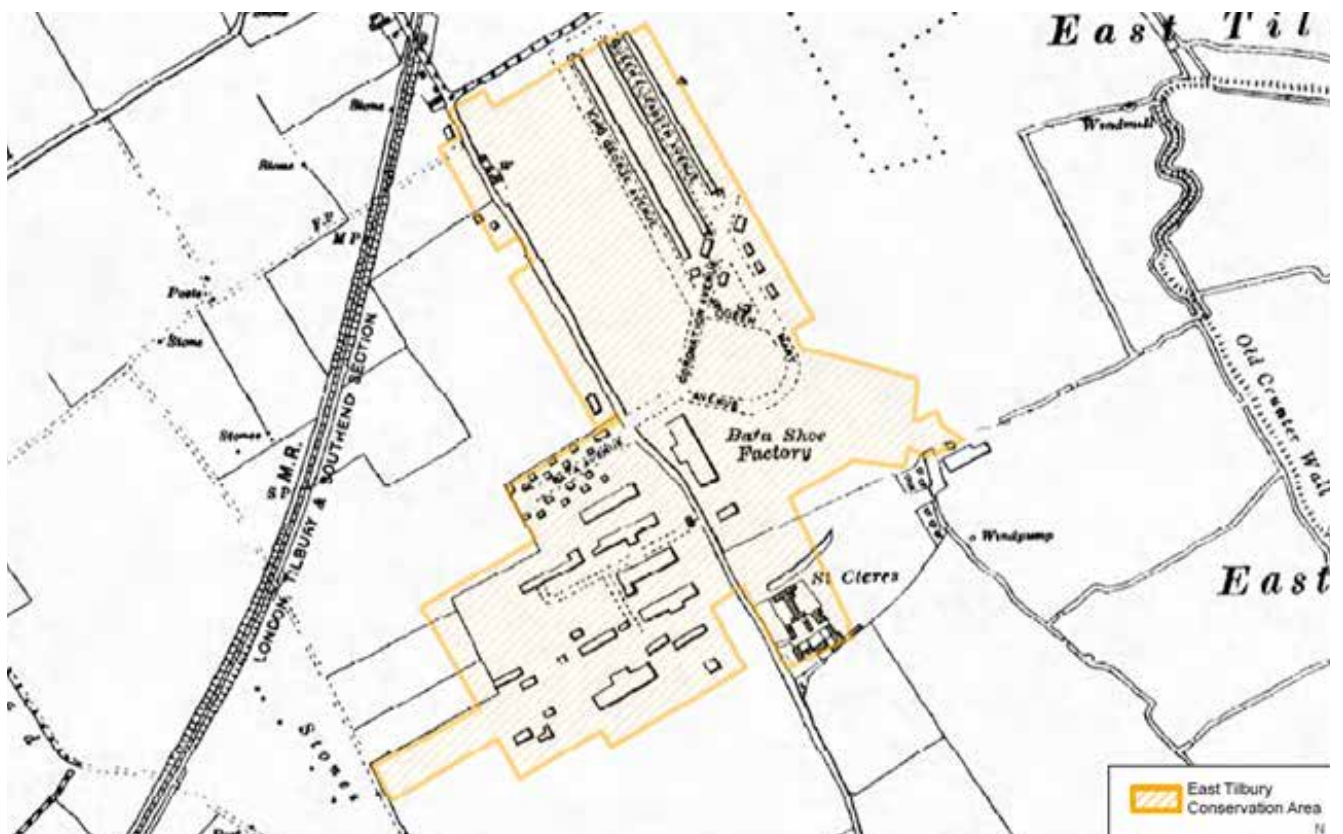


Figure 5: Early phases of the Bata development Page 195



Figure 6: Panorama of East Tilbury, Bata An Invitation to East Tilbury, 1958

The Bata Company was founded in the Moravian town of Zlin in 1894 by Tomas together with his brother and sister. Tomas took sole control of the company in 1908, developing it into largest shoe manufacturer in Czechoslovakia. Bata began trading in Britain in the early 1920s with the Bata Shoe and Leather Company Ltd. being established in London in 1924.

Land at East Tilbury was acquired from a local farmer, Mr Wilson of St Clere's Hall. The new settlement laid out following some of the principles of the Garden City Movement, originating in England in the late nineteenth century, and Czech modernism which favoured simplicity, spaciousness, straight lines and economy of structure. The original master plan for the estate was designed by Czech architects, Vladimír Kárfík and Frantisek Gahura, who made significant contributions to the international modern movement in the 1920s and 1930s. Whilst the settlement is the product of successive master plans, the original architectural principles were unchanged throughout the development. All the buildings on the estate and their locations were carefully designed to work as a compact, self-contained social mechanism .



Figure 7: East Tilbury, 1937 (source: <https://www.britainfromabove.org.uk/en/image/EPW052437>)



Figure 8: Housing phasing map

Housing was built in stages between 1933 and the mid-1960s (Figure 8). The oldest properties (located 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. Early properties such as those on Queen Elizabeth Avenue are exact copies those in Zlin with standard materials such as doors, windows, internal joinery and electrical fittings being imported from Czechoslovakia.

Consequently, the design and construction of properties was altered following the outbreak of World War Two which severely

limited available materials. Following the end of World War Two, the construction of flat roofed Czech Modernist houses resumed, though utilising standard British materials. The properties to the south of Gloucester Avenue continued as pitched roof houses, presumably to match those constructed during World War Two across the road. By the late 1950s and early 1960s the Bata houses represented a more English taste .

The factory buildings were constructed at East Tilbury between 1933 and 1968 and are laid out in a grid pattern with structures rising to five stories in height (Figure 9).



Figure 9: Factory Phasing Map

Building 12, a former rubber factory, was the first to be constructed and is a single-storey steel-framed building which was designed in Zlin with the steel being imported from Czechoslovakia. Buildings 10, 11a, 12 and 21 are all constructed in this manner between 1933 and 1938. The multi-storey buildings (Buildings 11b, 13, 24 and 34) were erected between 1934 and 1938 using reinforced concrete frames in defined modules, a standard design transferred directly from Zlin. The other factory buildings are single-storey, either in steel or concrete, and dating from 1948-52. The final building to be constructed on the factory site was the Computer Centre in 1967 (since demolished).

2.3 DESIGNATION OF THE CONSERVATION AREA

The East Tilbury (Bata Village) Conservation Area was designated in 1993. The most recent Character Appraisal, which this document supersedes, was adopted in 2007. The Conservation Area boundary has remained unchanged since its designation.

2.4 DESIGNATED HERITAGE ASSETS

There are eleven buildings within the East Tilbury Conservation Area which have been recognised by statutory listing, all of which are Grade II.

The East Tilbury Conservation Area is the most recent conservation area in Thurrock to be designated (March 1993). Shortly after designation, 2-34 (even) Bata Avenue and Factory Building 13 were Grade II listed, followed by Factory Buildings 12, 24 and 34 in 2009.

There is potential for a number of structures within the factory complex to be curtilage listed and as such Listed Building Consent would be needed for any internal or external alterations. Curtilage can be defined, for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings pre dating July 1948 may potentially be considered listed.

However, the status of individual buildings would be assessed on a case-by-case basis. Applicants are advised to contact Thurrock Council as the Local Planning Authority in the first instance should any uncertainty arise as to the implications of curtilage.



Figure 10: Map of designated heritage assets

2.5 NON-DESIGNATED HERITAGE ASSETS

There are a number of non-designated buildings and structures within East Tilbury which contribute positively to the character and appearance of the Conservation Area. While not all of these can be properly considered non-designated heritage assets, many of them are considered to be good examples of their type or architectural style, demonstrating local design features, are all relatively complete in their survival and illustrate the history of the settlement.

As such, these particular buildings and structures have the potential to be considered non-designated heritage assets. These have the potential for inclusion on a Local Heritage List or for designation.

These buildings and structures have been identified below:

- British Bata War Memorial;
- Bata Factory Buildings 11a, 11b, 20, 21, 22, 23, 30, 31 & 33;
- Bata Factory Building Boiler House;
- Bata Factory Building Gate House;
- Bata Factory Lamp post;
- Bata Factory Gatehouse;
- Thomas Bata Memorial Statue;
- Village Hall;
- Stanford House;
- Bata Housing Lamp posts; and
- Bata Signage.



Figure 11: British Bata War Memorial

2.6 HERITAGE AT RISK



Figure 12: Stanford House

Historic England's Heritage at Risk programme (HAR) identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. Conservation areas that are deteriorating or are in very bad or poor condition and not expected to change significantly in the next three years, are defined as being at risk.

As the statutory body responsible for the Conservation Area, Thurrock Council has decided to add The East Tilbury (Bata Village) Conservation Area onto Historic England's Heritage at Risk register. The Conservation Areas has been identified as being in 'very bad' condition with a 'medium' level of vulnerability and a deteriorating trend.

There are no statutory listed buildings within the Conservation Area considered to be 'at risk'.

2.7 ARCHAEOLOGICAL POTENTIAL

Archaeological investigations to the immediate west of the Conservation Area have uncovered evidence of a prehistoric settlement dating from the Early Neolithic through to the Late Bronze Age. There is high archaeological potential throughout the Conservation Area for further prehistoric remains where they have not been disturbed by development.

The site of St Clere's Farm, in the location of the Memorial Park and Primary School to the south-east of the Conservation Area, may contain surviving archaeological remains of the former Medieval and Post-Medieval farm buildings.





Figure 13: Map of significance and contributors

3. Assessment of Significance

3.1 SUMMARY

The Bata settlement at East Tilbury is a highly unusual purpose-built industrial village which developed predominantly between the 1930s-1960s for the British Bata Shoe Company Ltd. The village has a unique international character which combines English Garden City planning and Czech Modernist Architecture.

The significance of East Tilbury is in part derived from the part it plays in the wider international story of Bata, which is the result of considerable advancements in technology and international trade as well as architecture and social thinking during the twentieth century. The Estate also contributes to our understanding of the impact of international events at a local level such as isolationism following the First World War, the impact upon material availability during and immediately after World War Two, as well as globalisation and the transition of manufacturing to developing countries.

Whilst other model or company villages were built in England in the inter-war years these were predominantly traditional in character with Silver End, Braintree, Essex being the only other industrial village to combine Garden City planning and Modernist Design. Though there are notable similarities between Silver End and East Tilbury, the Czechoslovakian influence upon the latter makes it of a distinctly unique character.

There are several other examples of multi-national companies building factories in Britain, sometimes importing their own building designs and planning philosophies. Although all examples are of functional design and rational planning, these complexes lack the social and philanthropic dimension of East Tilbury.

Figure 13 highlights features and buildings within the conservation area which are considered to be significant and make a positive contribution

3.2 LAND USAGE



Figure 14: Functional Zoning Map (2019)

The zoning of functions (work, leisure and home) is an integral and unique feature of East Tilbury, with each element contributing to the whole. Retaining these different functions is vital to the preservation of the area’s significance. For example, by continuing to use the factory site as workspace and through the enhancement of leisure and social facilities, designated areas of land use can be retained, and the masterplan understood.

The areas of residential use are largely confined to the streets in the north of the conservation area, the industrial and commercial uses (contained within the former factory site) are to the south-west of the

area, with the key buildings within community use at the centre of the area.

3.3 CHARACTER ANALYSIS

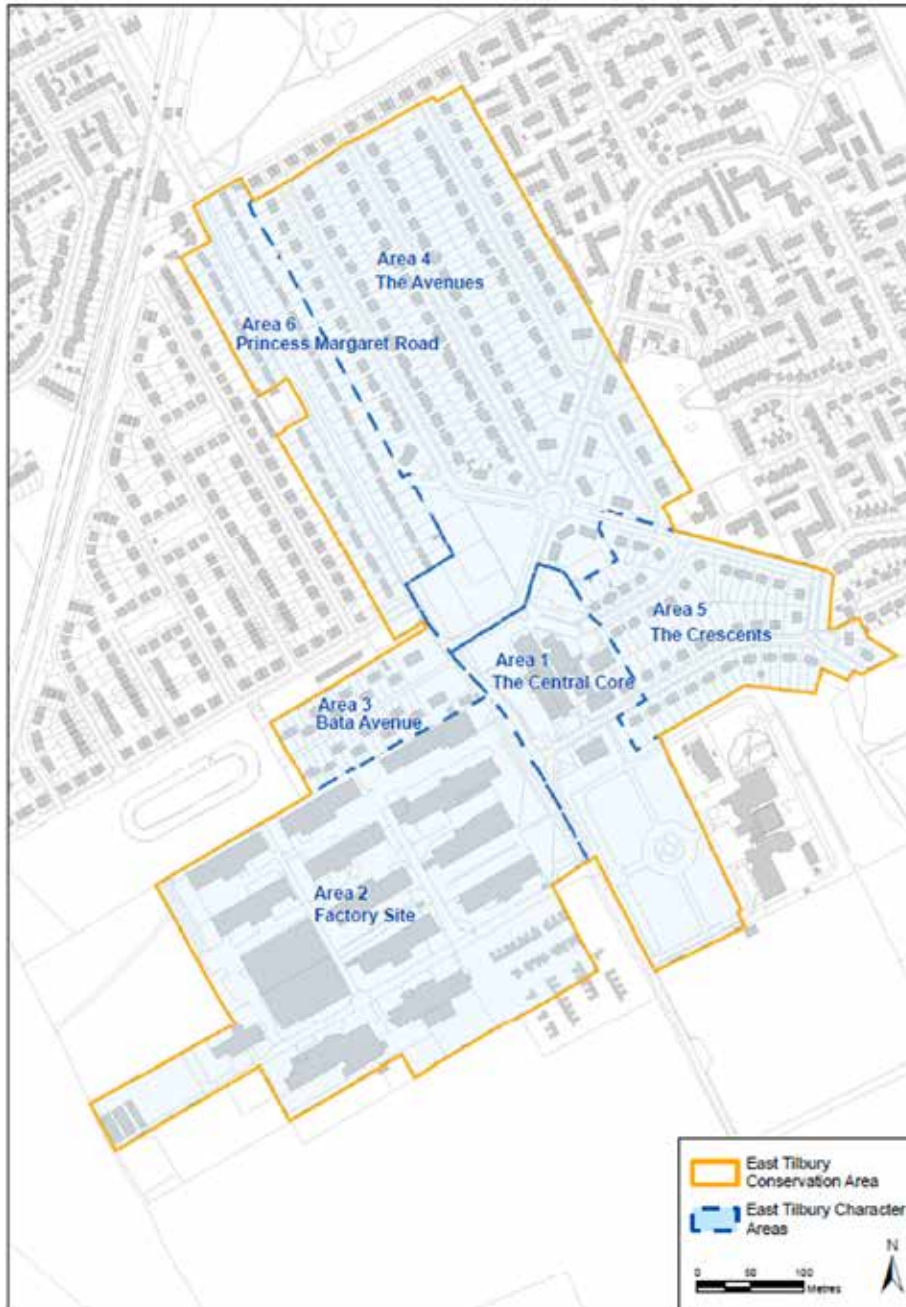


Figure 15: Character Areas Map

The conservation area has been divided into six Character Areas determined by their function and phases of development which have resulted in buildings of distinct styles. Key buildings of townscape merit have been identified within each area; these are buildings of prominence due to their scale

and location, buildings set within important views, or those that are good examples of a particular style of phase of development. The key characteristics of the houses within Character Areas 3 to 6 are noted within Appendix 6.2.

CHARACTER AREA 1: THE CENTRAL CORE

This area is the heart of the Conservation Area and was conceived as the 'civic zone' of the village. It still contains the remaining social facilities on the estate and is dominated by Stanford House, the largest building within the conservation area outside the factory site. Large areas of public open space, including Memorial Park, and prominent, detached community buildings are characteristic of Character Area 1. Some original community facilities, including swimming pool and tennis courts, have been lost and other buildings have fallen out of use; however, the Area retains its sense of place at the core of the village.



Figure 16-22: Character Palette for Area 1



Figure 23: Stanford House

KEY BUILDINGS OF TOWNSCAPE MERIT

Stanford House was originally constructed in 1935-6 as the Community House; it was the centre of community and social life within the village, accommodating a wide range of public facilities including ground-floor shop units, a ballroom, restaurant and works canteen, dormitory accommodation for workers and a gymnasium. In 1957-59 it was converted to the Bata Hotel and is now in residential use with retail units on the ground floor. It retains its prominence as a landmark building at five storeys in height and thirteen bays in length. Whilst it has undergone alterations and several changes of use since its construction, its pattern of fenestration has remained relatively unchanged and the circular columns between each bay are an original detail which hint to its modular method of construction. The retail units at ground floor are important in preserving its community focus, despite

their varied and modern signage. This building makes a positive contribution to the conservation area .

East Tilbury Village Hall occupies the original Bata Cinema building constructed in 1938 and retains its characteristic blocky two storey frontage with hall behind. In use as a cinema until 1965, it was converted to the Village Hall in 1967 and was refurbished in the late 1990s following a successful Heritage Lottery Grant bid. Despite some unsympathetic alterations, including external shutters, loss of original signage and installation of modern signage, it still retains much of its original detailing deriving from its structural elements and fenestration arrangement. The building is in a deteriorating condition and suffers from vandalism and graffiti, but it still contributes positively to the conservation area and presents an opportunity for enhancement .



Figure 24 & 25: Bata Cinema © Bata & East Tilbury Village Hall

The former **Recreation and Sports Club** and associated **Espresso Bar** are located to the rear of Stanford House with the former Espresso Bar fronting Gloucester Road. These buildings date to 1959 and formed part of the same programme of work as the conversion of the Community House (Stanford House) to the Bata Hotel. The former Espresso Bar is heavily altered, having been in a variety of uses since the original bar closed, and now contains four retail units with modern signage and shutters.

Set within Memorial Park is a **War Memorial** dedicated to the employees of the British Bata Shoe Company who lost their lives in the Second World War. Consisting of a rectangular surround of polished stone with a bronze urn and flame at its centre, the memorial dates from the mid-1950s.

LANDSCAPING AND OPEN SPACES

There are large areas of open space around the village centre which play an important visual and recreational role, and the presence of uniform rows of poplar trees is characteristic of the original landscape design. The vertical planting elements of the poplar trees complement the long horizontal forms of the minimalist architecture. The central open spaces are visually important, not only in providing a focal point within the



Figure 26 & 27: Former Espresso Bar



Figure 28: War Memorial



Figure 29: Memorial Park and War Memorial



Figure 30: Car Park at Stamford House

Conservation Area, but also in separating the various components of the estate housing .

Concrete paving and tarmac cover large areas within the village centre, however, much of this was once laid to grass in formal arrangements to complement the buildings. The area of land to the front of Stamford House is dominated by parking and the area to the rear currently lacks purpose. Whilst the large car park provides an important facility, neither area contributes positively to the character of the Conservation Area .

The Memorial Park is 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 with the area now occupied by the East Tilbury Infants and Junior Schools once forming part of the park. 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. It makes a positive contribution to the Conservation Area.

CHARACTER AREA 2: FACTORY SITE

The factory complex consists of 14 large buildings ranging between single and five storeys in height, along with other smaller ancillary buildings and structures, built between 1933 and the late 1950s. The standardised design and proportions of the five storey buildings are a dominant

feature of the factory complex, particularly set against the surrounding flat landscape. The buildings are very good examples of the modern movement style of architecture and the grid layout of the site contributes to their significance.



Figure 31-36: Character palette for area 2



Figure 37: Bata Factory Building 13, former Offices & Leather Factory (1934)

KEY BUILDINGS OF TOWNSCAPE MERIT

The three largest buildings on the factory site are **Victory House: former Leather Factory (1936-38)** (factory building no. 24), **Nelson House: former Rubber Factory (1936-38)** (factory building no. 34) and the former **Offices & Leather Factory (1934)** (factory building no. 13). These buildings are very characteristic of the modernist movement style and mirror the design and scale of building in the parent company town of Zlin. The characteristic pale blue and white buildings and surviving red 'Bata' logos within the factory complex at East Tilbury are visible in long views afforded by the flat landscape. Due to their height and position along Princess Margaret Avenue, the **Bata Factory Buildings 12 (former Rubber Factory (1933)) and 11a & 11b (former Rubber Factory (1933) and Chemical Mixing House (1934))** are landmark buildings within the Conservation Area along with the Bata Factory Building 13, whilst **Bata Factory Buildings 24 and 34** command views from both within and outside the Conservation Area.



Figure 38: Bata Factory Buildings 11a & 11b, former Rubber Factory (1933) and Chemical Mixing House (1934)

The former Bata Factory **Gatehouse**, clock and barriers at the entrance to the factory complex are an important component to the factory site. These structures indicate the role and original function of this part of the estate. The former boiler house is also a building of interest within the complex. Built in 1956, it powered and heated the entire factory complex.



Figure 39: Gardens within Character Area 2



Figure 40: Thomas Bata Statue

The **Thomas Bata Statue** stands on one of the paths within the Factory Garden. It is a bronze full height figure, sculpted by Joseph Hermon Cawthra and unveiled in 1955. It makes a positive contribution to the conservation area due both to its aesthetic value and as a visual reminder of the founder of the Bata settlement in East Tilbury.

LANDSCAPING AND OPEN SPACE

The landscaped gardens at the front of the main administration building have recently been replanted and reinforce the concept of 'factory in a garden', responding to the original landscaping. Within it stands the statue of Thomas Bata. The landscaping retains an important historic visual and pedestrian connection with the factory entrance and Stanford House where the canteen was located. The landscaping within this Character Area continues the language of the Central Core (Character Area 1), reinforcing the uniform Bata identity as well as enhancing and unifying the different functional zones.

CHARACTER AREA 3: 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 (Grade II). The late twentieth century replacement buildings have successfully replicated the Bata Avenue character; their spacing, staggered building line, scale, style and detail all successfully mimic the original houses.

The properties are widely spaced semi-detached houses in a staggered layout. All have large gardens and some surviving original privet hedging. The original finished colour scheme of the houses was carefully

investigated following a successful English Heritage funded Conservation Area Partnership Scheme. 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.



Figure 41-44: Character palette for area 3



Figure 45: Number 1 Bata Avenue

KEY BUILDINGS OF TOWNSCAPE MERIT

As an intact group (with faithful replicas), the buildings along Bata Avenue are an attractive and characterful addition to the Conservation Area. **Numbers 1 and 2 Bata Avenue** vary from the standard design as larger buildings originally intended as hostels for single workers. Together they provide a gateway to Bata Avenue, framing views from Princess Margaret Road.

LANDSCAPING AND OPEN SPACE

The well-established avenue of trees at the entrance frames the Avenue and creates a sense of detachment and privacy from Princess Margaret Road. Originally plots were demarcated by simple low privet hedges, some of are still intact. The minimal number of lampposts creates an uncluttered streetscene in which the staggered houses are dominant.



Figure 46: Mature planting on Bata Avenue

CHARACTER AREA 4: THE AVENUES

The Avenues contain the most representative forms of the flat roofed housing so characteristic of the Bata Village and the Conservation Area. The cubic form of the houses is a strong feature of the modern movement and there are 104 pairs of semi-detached houses within the Avenues (208 homes in total) making this type of property the most characteristic of the area. 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. Central to the design concept were the wide spaces between the buildings.

Many the houses are red painted brick, although there are some that are part

rendered. These variations in external house finishes are in legible blocks and represent three phases of building (1936-1938, 1939-1941 and 1953-1955). Originally, the doors and windows of whole streets were fitted with a standard design. There is some evidence of original doors and windows, however, most have been replaced with new double-glazed units of various styles and designs. There was some variety in the original styles, some of which were first installed to open inwards, which may explain why some adjoining properties had slightly different window types although original or mimicking the original design.

Many properties have had extensions or porch additions, some with pitched roofs.



Figure 47-52: Character palette for area 4.



Figure 53: Large corner plots to the south of the Character Area

KEY BUILDINGS OF TOWNSCAPE MERIT

While the majority of the buildings within this area are significant for their group value, there are a number of buildings located in larger, prominent plots which are notable in their own right. At the roundabout where the five main routes through the area meet, four Bata houses with balconies overlook the focal point of this crossing. Another building at the south of Bata Avenue (1 and 1a) is also orientated to overlook the street. These plots are typically orientated against the grain of the majority of development in the area and are planted with mature trees.



Figure 54: Large corner plots to the south of the Character Area

LANDSCAPING AND OPEN SPACES

Walls delineate the boundaries of the front gardens of the properties. Often backed by hedges, these were characteristic of the original landscaping. Boundary treatments are predominantly low, single courses of brick walls, usually in sand-faced bricks. Many boundary walls have been partially removed facilitate off road car parking or vehicular access to garages, but they remain an important design detail of The Avenues. Another unifying feature is the type of lamppost used in all parts of the Conservation Area (except Princess Margaret Road). Some lampposts have been replaced with modern units which detract from the character of the area and the appearance of the streetscene.



Figure 55: Lamp posts



Figure 56: Green spaces at road junctions.

There are no communal open spaces in The Avenues Character Area. However, the front gardens are generous and contribute to the green aspect of the streets. Bata originally planted a cherry tree in the front garden of each pair of semi-detached houses although many have subsequently been lost. Green space is also provided by the small verges formed at road junctions.

CHARACTER AREA 5: THE CRESCENTS

The properties in this area are small semi-detached houses with hipped built between 1939 and the mid-1950s in two basic designs. The change from flat-roof houses results from the outbreak of World War Two which disrupted the supply of materials from Czechoslovakia. Whilst the construction of flat roofed Czech Modernist houses resumed after war ended (then utilising standard British materials), the properties to the south of Gloucester Avenue continued as pitched roof houses, presumably to match those constructed during World War Two across the road.

The houses in The Crescents Character Area consist of two types reflecting their date of construction. Those constructed between 1939-41 (north side of Gloucester Avenue, Princess Avenue and south side of Queen

Mary Avenue) are arranged in semi-detached pairs under hipped concrete tile roofs with a central chimney stack. Constructed from brick, there are three types of elevational treatment: brick; brick at ground floor with roughcast render at first floor level; and roughcast render with brick quoins. Those constructed between 1953-55 (south side of Gloucester Avenue) are similar but with additional smaller chimneys to the rear and either a pebble-dashed front elevation or pebble-dashed at first floor level.

The vast majority of properties have replacement windows and a number of these properties have been altered or extended. As a result, the sense of consistency and uniformity, which is a key characteristic of the Conservation Area, has been eroded.



Figure 57-60: Character palette for area 5



Figure 61: Green space on Farm Road

LANDSCAPING AND OPEN SPACES

Front gardens provide the main element of landscaping and green space within this Character Area, although the triangular verge at the junction of Farm Road and Gloucester Avenue is important and contributes to the feeling of spaciousness evident elsewhere in the village.

CHARACTER AREA 6: PRINCESS MARGARET ROAD

Princess Margaret Road forms the entrance and gateway into the Conservation Area. The properties in this area are the most recent, having been built during the late 1950s and early 1960s. They are wide fronted and set well back from the road with spacious front gardens.

There are no particular key buildings within the Princess Margaret Road Character Area. The group value of the buildings and their uniformity of design, detailing and materials is an important contributor to the character and appearance of the Character Area.

The houses form semi-detached pairs under hipped concrete tile roofs with a central and two end chimney stacks. The elevations are constructed in alternating two-tone brickwork with a rendered band between ground and first floor levels. The decorative red and yellow brickwork at ground floor level adds interest to the front facades and the character of the streetscene. Some houses retain the original glass brick detailing beside the front door.



Figure 61-64: Character palette for area 6



Figure 65: Boundary treatment and garden planting

LANDSCAPING AND OPEN SPACES

The wide front gardens contribute to the green aspect of the streetscene and are the main element of landscaping within this Character Area. The boundary walls were originally in sand-faced bricks, however, many have been replaced and there are now contrasting materials and colours creating a piecemeal approach to the detriment of the once uniform character of the streetscene. The majority of gardens are well maintained and contain mature trees, making an important contribution to local amenity and the overall character of the Conservation Area.

3.4 VIEWS

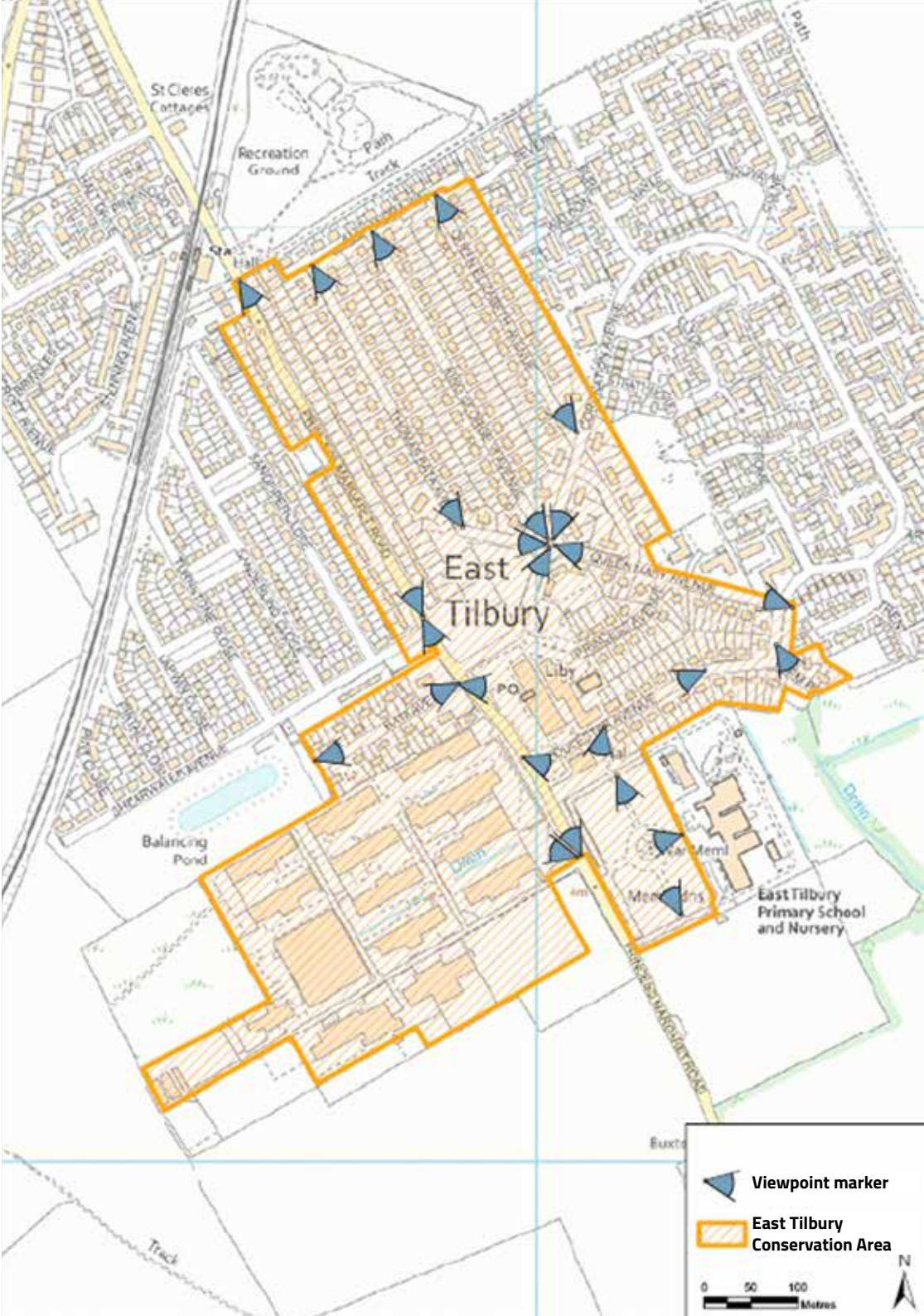


Figure 66: Viewpoints

Key views are identified on Figure 66. However, this character appraisal does not attempt to identify and analyse all views which may make a positive contribution to the Conservation Area.

There are significant views into the Conservation Area travelling north and south along Princess Margaret Road. From the north looking south, the late 1950s-early 1960s houses along Princess Margaret Road (Character Area 6) frame the view down towards the Central Core (Character Area 1), and from the south the view takes in the key landscaped areas including Memorial Park and the Factory Garden. The view looking north-west from the edge of the Conservation Area on Princess Margaret Road is important in highlighting the dominance and scale of the former Bata Factory buildings, particularly set against a largely flat, open landscape.

Views within the Central Core (Character Area 1) demonstrate the links between the village's former social facilities centred around Stanford House and the factory site, and are dominated by many of the Conservation Area's Key Buildings of Townscape Merit, including the former factory buildings, Stanford House and the Village Hall.

Within the residential areas of the Conservation Area, key views of the regular and uniform building stock and wider streetscenes are afforded from the ends of the roads. These views all contribute to the character of the conservation area and allow an appreciation of its planned layout and modernist design ethos.

3.5 PUBLIC REALM

The principal areas of public realm are within the Central Core (Character Area 1) due to its original function containing the village's social facilities, including Memorial Park and other landscaped areas noted below (section 3.6). The area around Stanford House is dominated by concrete and tarmac hardstanding to provide parking. Strips of grass verge, semi-mature trees and an area of community planting on the corner of Gloucester Avenue provide some elements of green but hardstanding predominates.

There is a narrow stretch of tarmacked car park along Princess Margaret Road on the western edge of Memorial Park. This has a negative impact on the setting of the park and the quality of the green, open landscape in this location.

The public realm throughout the residential areas largely consists of tarmacked pavements. The pavement on the eastern side of Princess Margaret Avenue is particularly wide to allow for the parking of cars alongside pedestrian use making it an unattractive area of public realm. Somewhat inevitable patch repairs to pavements resulting from updated services can detract from the quality of the public realm. The survival of original lampposts on many of the streets within the Conservation Area enhances the character of the public realm and the streetscene.



Figure 67: Community planting on Gloucester Avenue



Figure 68: Wide pavements in areas of public realm

3.6 LANDSCAPE & OPEN SPACES



Figure 69: Memorial Park

The Memorial Park (Character Area 1) is the largest area of landscaped open space within the Conservation Area. Footpaths across the park converge on the War Memorial at its centre and it is bounded by low hedges and rows of tall poplar trees. A recent area of landscaping, the Factory Gardens, is located opposite Memorial Park on the western side of Princess Margaret Avenue. Here footpaths provide a physical and visual connection between the former factory site and the social core of the village, and low hedges mirror the features of Memorial Park. The area of planting in front of the Village Hall also contributes to the landscaping in this part of the Conservation Area.

Elsewhere, as noted within the analysis of each Character Area, it is private front gardens and grass verges alongside roads which make a positive contribution to the overall character of the Conservation Area. The sense of green, open space within the area is a result of the adoption of Garden City principles during the planning of the village and the retention of front gardens, verges and trees contributes to this and is an important aspect of the character of the area.

3.7 LOCAL BUILDING MATERIALS AND DETAILS

The buildings within the Conservation Area are characteristically uniform in style and layout in each of their groups. Modernist in style, they share common architectural detailing and construction techniques, the most apparent of these being their boxy forms and flat roofs. Subtle changes in design and materials indicate different dates of construction and reflect the influence of external, international events including World War Two which impacted the availability of building materials.

Brick is the predominant construction material within the Conservation Area, although exposed brick is less common with most buildings being rendered, painted or pebble-dashed. The rendered and painted elevations of the former factory buildings and the houses within The Avenues (Character Area 4) and Bata Avenue (Character Area 1) are characteristic of Modernist architecture adopted by the architects of Bata Village. On houses with pitched roofs, concrete tiles predominate.

The materials and details of each type of house are provided within the tables in Appendix 6.2.

3.8 BEYOND THE CONSERVATION AREA BOUNDARY



Figure 70: Development to the west of the Conservation Area

The land purchased by Bata in 1932 was predominately farmland stretching from the railway line to the river shoreline. Plots of land not yet required for development were utilised as farmland which provided food and milk to the settlement. The original masterplan had intended for surrounding farmland to be developed as the settlement expanded. The Conservation Area has a historic and visual connection with the surrounding lands, which served both a functional and aesthetic role in establishing a self-contained village. The surrounding landscape contributes to the significance of the Conservation Area and its setting because of these historic connections and in the views afforded over the flat landscape towards East Tilbury and particularly its large former Bata Factory buildings.

Some modern development has encroached on the setting of the Conservation Area, whilst other more recent developments have harmonised with the Modernist character of the area's buildings and the Garden City principles of its layout and planning. To the west and south of the Conservation Area are recent developments constructed (and still under construction) from c.2010 onwards. These developments respect the layout and building form characteristic of the adjoining Conservation Area.

To the north-east of the boundary is a development dating to the 1970s which differs noticeably in layout, density and building design from the grid layout and Modernist buildings of the Bata Village. There are views of this development from

the adjoining streets within the Conservation Area, particularly due to the deliberate wide gaps left between the houses within The Avenues (Character Area 4). The 1970s development does not complement or harmonise with the prevailing characteristics of the Conservation Area. East of Memorial Park is East Tilbury Primary School constructed in the 1970s. It has encroached on the eastern edge of Memorial Park and now forms its backdrop when viewed from Princess Margaret Road, however, predominantly at single storey, its silhouette is low and partially filtered by intervening trees.



4. Opportunities for Enhancement

The following key issues have been identified and are summarised below in brief. The list is in no way exhaustive and does not infer priority. Some of the issues identified are not unique to East Tilbury (Bata Village) Conservation Area, with many being shared with other conservation areas.

The East Tilbury (Bata Village) Conservation Area is included on Historic England's Heritage at Risk Register and has been identified as being in 'Very Bad' condition. The character and appearance of this pioneering village has been eroded over recent decades and there are many opportunities to preserve or enhance its character and appearance.

4.1 BATA HOUSING

Many of the houses throughout the Conservation Area have undergone piecemeal alterations which have had a cumulative negative impact on the area's character and appearance. Negative alterations include:

- Recladding of buildings with pebble dash, render and mock-stone;
 - Inconsistent window replacements;
 - Inconsistent door replacements;
 - Unsympathetic and poorly detailed uPVC windows and doors;
 - Alteration and loss of original architectural details, including underbuilding flat roof canopies and insertion of new windows in front elevations;
 - Poor quality parapet and flat roof canopies repairs or reinstatements;
 - Inconsistent and unsympathetic side extensions;
- Loss of or inconsistent replacement front boundary treatments; and
 - Extensive hardstanding.

There are opportunities to enhance the building stock of the Conservation Area by ensuring alterations and additions are sympathetic to the scale, design, detailing and materiality of existing buildings, and by replacing inappropriate additions (particularly windows and doors) with well-detailed alternatives when their repair or replacement is planned.

EXTENSIONS

Side extensions have had a cumulative detrimental impact on the character of the Conservation Area by infilling the intended wide gaps between houses. This undermines the village's Garden City Principles and interrupts the uniform rhythm of the streetscene, eroding its visual consistency. Further infilling of these gaps with large extensions not adequately set back from the front elevation could result in a terracing effect where the original semi-detached houses appear as a terrace.

There are several examples throughout the conservation area of inappropriate extensions. Many extensions are out of keeping with the original house as they clash with the style of the main house or introduce a new style. Some unsympathetic extensions undermine the original cube shape of the houses making it difficult to distinguish between the house and extension.

Design principles and standards on alterations and extensions to houses can be found in the Thurrock Design Guide: Residential Alterations & Extensions SPD (July 2017).

WINDOWS AND DOORS

An issue throughout the Conservation Area is the widespread unsympathetic replacement of windows and doors. Often, they are replaced with unsympathetic substitutes of inferior quality, materiality and detailing; uPVC is particularly prevalent. Cumulatively these replacements have diluted the overall character of the area due to a loss of uniformity and subtle original detailing.

ARCHITECTURAL DETAILS

In many instances, flat roof canopies have been under-built to form porches or altered to a tiled pitched roof porch. This undermines the uniformity of the streetscene and the simplicity of the Modernist detailing.

Several original houses, particularly those on corner plots, featured balconies. Some of these have since been infilled, detracting from the architectural value of these houses.

There are some examples of the addition of new rainwater goods to houses or later extensions without consideration of the original architectural detailing and Modernist design.

FAÇADE TREATMENT

The original Bata houses either had a painted brick or rendered finish. Many houses now feature alternate finishes such as pebble-dash, mock stone or render (over the original brick). This has undermined the architectural interest of the houses individually, the consistency and legibility of each phase of development, and the loss of detailing around windows, doors and flat roofs.

Front Boundary Treatments and Hardstanding Low brick walls originally delineated the boundaries of the front gardens of the houses, often backed by hedges, and were a characteristic of the original landscaping. Many boundary walls have been removed to facilitate off road car parking or replaced with higher boundary treatments. The paving over of front gardens for additional parking provision has altered the character and appearance of the Conservation Area. The loss of original fabric, the disruption of the uniformity of the streetscape and the undermining of the Garden City principles of openness and green space have been detrimental to the character of the Conservation Area.

4.2 BATA FACTORY

The setting of the former Bata Factory site is an important aspect of its significance. Views from within the Conservation Area towards the factory site, and longer distance views from outside the area, are important in illustrating the prominence of the factory complex as the reason for the establishment of the Bata Village at East Tilbury. New development in and around the Conservation Area should preserve existing important views or create new views of interest. The Factory Garden alongside Princess Margaret Road has enhanced the setting of the factory site and further landscaping presents an opportunity for future enhancement.

The Bata Factory site is sensitive to change, and some alterations have not been sympathetic. There is a risk that piecemeal works will cumulatively undermine the significance of the group of buildings as the site is not considered holistically. The

appropriate adaptive reuse of the buildings is vital to ensuring their long-term viable future. Their industrial and commercial uses are an important aspect of the Conservation Area's character and should be preserved. There are opportunities to enhance the appearance of individual buildings and the group as a whole.

FORMER BATA AUTO GARAGE

The site of the former Bata Auto Garage, now occupied by a hand car wash, is highly visible from the Central Core (Character Area 1) and detracts from the character and appearance of the Conservation Area in its present form. Alterations to the building, the signage and railings are unsympathetic and detract from the streetscene. There is an opportunity to improve the appearance of this site through the replacement of signage and railings with more sympathetic alternatives.



Figure 71: Unsympathetic signage in the Conservation Area

4.3 BATA CIVIC CENTRE

The Civic Centre (Character Area 1: The Central Core) was conceived as the heart of the village containing all the social facilities. Some public amenities have now been lost, including tennis courts and a swimming pool, and other buildings have been repurposed for other uses. As well as opportunities to improve the character and appearance of the area, there are opportunities to enhance the communal value of the Conservation Area by improving the public realm and refurbishing surviving civic buildings and social facilities.

The public realm, particularly beside Stanford House, is dominated by large expanses of tarmac and car parking. The introduction of landscaping and improvements to surfaces and street furniture could be beneficial here.

EAST TILBURY VILLAGE HALL

This building was repaired and refurbished in the late 1990s as a result of a successful grant funding bid. It has since been subject to unsympathetic alterations which have had a detrimental impact upon its character and appearance. It is also in a deteriorating condition and suffers from vandalism and graffiti. There is an opportunity to enhance the positive contribution this building makes to the Conservation Area by reversing unsympathetic alterations and encouraging its continued maintenance.

Former Espresso Bar (now shopping parade)
The former Espresso Bar now contains five retail units with modern signage and external shutters. It has been heavily altered and in its current form has a detrimental impact upon the character and appearance of the Conservation Area due to inappropriate alterations and the loss of the building's original appearance. Whilst the use of the building has changed, it still serves an important social function and the sympathetic replacement of signage could enhance the appearance of the building and the contribution it makes to the Conservation Area.

SHOP FRONTAGES

As noted above, there are examples of poor quality and unsympathetic signage within the Conservation Area, predominantly on the former Espresso Bar and Stanford House, which detract from the area's character and appearance. Shopfronts and signage have been renewed on a regular basis as successive retailers have made alterations. The majority of inappropriate shopfronts have attempted to impose a standard brand without consideration of the character of the area and detrimental impact a standard approach can have on the buildings and wider streetscene.



Figure 72: Former Espresso Bar

4.4. LANDSCAPING AND PUBLIC REALM

The treatment and maintenance of the public realm within East Tilbury presents an opportunity for enhancement. In places, it is tired and does not make a positive contribution to the Conservation Area. The original principles adopted in the planning and design of Bata Village championed the value of public open spaces, landscaping and quality public realm. These principles have been undermined by some developments and inappropriate alterations but there is opportunity for change.

ENTRANCE TO EAST TILBURY

At present neither entrance to the East Tilbury (Bata Village) Conservation Area (approaching from the north or south along Princess Margaret Road) presents a positive first impression. There is opportunity here to present a clear identity with visual reminders of the settlement's association with its Bata origins.

The character of Princess Margaret Road has been eroded through the loss of trees, hedges and boundary treatments and the parking of cars along the wide pavement and on the grass verge. There is an opportunity to enhance the road as the primary (and historic) route through the Conservation Area by ensuring the public realm is well maintained.

LANDSCAPING AND OPEN SPACES

Bata took great care with the landscaping and planting within East Tilbury (Bata Village) in accordance with its Garden City principles. Whilst there has been previous investment in soft landscaping, some of this now appears tired and in some places is missing. Trees and hedges help to define and zone the different functions within East Tilbury and it is important this separation between functions is retained and reinforced. The poplar trees along the edge of Memorial Park are now in decline due to their age. These trees make a positive contribution to the Conservation



Figure 73: Current entrance to East Tilbury from north

Area and their replacement presents an opportunity for enhancement.

Memorial Park is the largest area of public green open space within the Conservation Area and is well maintained on the most part. Some later alterations, the construction of the Primary School and issues with vandalism and graffiti to the rear of the Village Hall have undermined its contribution to the area. High quality well maintained open green spaces were an integral feature of the Bata Village Masterplan, reflected the adoption of Garden City principles and this should be reflected within Memorial Park.

STREET FURNITURE

Some parts of the Conservation Area lack a consistent style of street furniture with a varied mix of styles, ages and condition. The loss of original Bata lampposts and benches and their replacement with inappropriate alternatives detracts from the character and appearance of the Conservation Area through the loss of historic fabric and undermining the uniformity of streets.

The replacement of modern lampposts and benches with faithful replicas is an opportunity to enhance the character and appearance of the Conservation Area.



Figure 74: Planting within Memorial Park



Figure 75: Loss of street furniture

4.5. INAPPROPRIATE & NEW DEVELOPMENT

INFILL DEVELOPMENT

Inappropriate infill development within the Conservation Area has diminished the sense of openness which is characteristic of the Garden City principles adopted in planning the settlement. There are opportunities for future development, where sensitively designed and located, to better reveal the significance of the Conservation Area by enhancing areas of public realm, improving landscaping and reviving social facilities.

DEVELOPMENT BEYOND THE CONSERVATION AREA BOUNDARY

Inappropriate development immediately adjacent to the Conservation Area boundary has in some cases been detrimental to the character and appearance of the area, including poorly detailed 1970s development. Poorly designed and detailed development has not respected the design principles of Bata Village, detracting from its significance. The original Masterplan for Bata Village provided for the extension of the settlement. Sensitively designed new development which respects and harmonises with the layout, scale, density and design of the Bata building stock, including consideration of the basic Modernist and Garden City principles adopted in the original Masterplan, could provide an opportunity to enhance the settlement with improved social facilities and public spaces. Fundamental principles such as the clear separation of work, leisure and housing through spatial planning and careful landscaping are vital in achieving a successful scheme.

4.6 INTERPRETATION

BATA IDENTITY

Since the departure of the Bata company from East Tilbury, the Bata identity has slowly eroded as original signage, colour schemes, street furniture and architectural details have been removed or altered. The Bata company is synonymous with the identity of East Tilbury and visual reminders of this association are important to the area's significance.

INTERPRETATION

The Bata Heritage Centre (formerly The Bata Reminiscence and Resource Centre) was opened in 2002 to collate the memories, photographs and artefacts of the Bata community. The centre has since expanded to include other Bata subsidiaries both in the UK and abroad. The centre is located within the East Tilbury Library and has recently launched a new website. The centre, and its extensive archive, is available for members of the public to visit. This is a valuable resource which can increase understanding and awareness of the significance of the Conservation Area, as well as assisting applicants in the production of Heritage Statements.

There is an opportunity to present the significance of the area and the importance of notable buildings and structures to residents and visitors. A lack of awareness can lead to poor alterations and changes within the area.

EAST TILBURY VILLAGE HALL

The Village Hall is located within the core of the Conservation Area and it presents an opportunity to enhance the area and its understanding by creating a central hub. Social and community facilities were fundamental to the original masterplan and this building could be used to reinvigorate this and provide a space for the better interpretation and understanding of the significance of Bata Village.



5. Management Proposals

As outlined in the previous chapter, there are a wide range of issues facing the East Tilbury (Bata Village) Conservation Area, many of which share common themes. This Chapter seeks to recommend management proposals which address these issues in both the short and long term.

5.1. POSITIVE MANAGEMENT

These proposals relate to positive management and focus on good practice and improved ways of working within the local planning authority.

LOCAL HERITAGE LIST

Thurrock Council is currently in the early stages of establishing a Local Heritage List which will identify and document local heritage assets within the district. This appraisal has identified several buildings and structures of local historic or architectural interest which warrant consideration for inclusion on to the Local Heritage List (section 2.5). These assets are 'non-designated heritage assets' and are afforded protection within the National Planning Policy Framework.

Thurrock will consult an appropriately qualified heritage expert when an application will have a direct or indirect impact upon a heritage asset on the Local Heritage List.

ARTICLE 4 DIRECTIONS

Permitted Development Rights allow an owner to carry out certain limited forms of development without the need to make an application to a local planning authority. Where such changes would erode the character and appearance of the area, the Council can introduce special controls, known as Article 4 Directions. The result is that some or all Permitted Development Rights are withdrawn and planning permission is required for such alterations.

Consideration of the need for an Article 4 Direction is an important and necessary step to ensure that the unique character and appearance of the Conservation Area is preserved and enhanced.

An Article 4 Direction could be imposed across the whole the conservation area. Key elements which it would be desirable to control include:

- Alterations to fenestration and doors visible from the road;
- Alterations to the roof of the house facing the road;

- Building a front porch;
- The provision of hard standing in front facing the road;
- Removing, altering or erecting a chimney/flue;
- Building or demolishing front garden walls, fences or gates;
- Painting the front of the house or any other building fronting the road; and
- Installing or replacing solar panels on a roof slope visible from the road.

An Article 4 direction could be delivered in tandem with the implementation of a Local Development Order. This would give permission for specific alterations and modifications that would be deemed to be acceptable and which reinforce the character and appearance of buildings.

ENFORCEMENT

Thurrock Council will take enforcement action against inappropriate or poor quality unauthorised works to buildings within the Conservation Area. This will prevent the further gradual loss of architectural features and inappropriate alterations amongst other detrimental impacts. This could include the use of Section 215 notices.

The local planning authority shall from time to time undertake a photographic survey of the area to assist with enforcement and monitor the appropriateness of Article 4 Directions.

CAR PARKING

Thurrock Council shall pay particular attention to the provision of parking when considering planning applications to ensure that pressure for on-street parking is not increased and the visual impact of off-street parking can be managed. The provision of the large car parks around Stanford House and alongside Memorial Park should be assessed through parking utilisation studies to inform positive

management strategies.

The local planning authority shall continue to work with landowners and highways to seek opportunities for parking to be rationalised and formalised as development and highways improvements occur.

PUBLIC REALM AND HIGHWAYS

Whilst replacing all inappropriate street furniture is an optimum solution it is acknowledged that this is an expensive project to undertake. There are numerous other short-term solutions to this problem.

A key consideration would be to provide a unified 'family' of street furniture that delivers co-ordinated design and avoids discordant clutter. Any design and selection should consider the guidance and principles included within 'Streets for All: Advice for Highway and Public Realm Works in Historic Places' by Historic England (2018).

A positive working interdepartmental relationship is key to improving the public realm and highways.

The Highways Department should be engaged to conduct an assessment of existing signage within the conservation area with the view to 'de-clutter' the historic environment. Other case studies have found this was a cost-neutral exercise due to the scrap value of signage and posts.

Planning and Highways should work together to agree standard good practice within a conservation area such as avoiding excessive road markings and where necessary using narrow road markings.

Planning and Highways should work together to agree standard street furniture to ensure consistency over time as elements are introduced or replaced.

Additionally, options to address the quality of the small number of shopfronts in East Tilbury could be addressed through production of targeted shop front design guidance (such as for the former Espresso Bar and Stanford House)

HERITAGE STATEMENTS

In accordance with the NPPF (Para.189), applicants must describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

All applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement. Any application without a Heritage Statement should not be validated.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, tree's or highways on key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (March 2015). Applications which fail to have assessed any impact upon views and setting should not be validated.

TREE MANAGEMENT

Trees are a key feature of the Conservation Area and make a positive contribution to the character and appearance of the area. They are of amenity value and also illustrate the Garden City principles adopted by the Bata

company when planning the settlement. Trees should be preserved and maintained. If removed, they should be replaced with semi-mature specimens. New developments should include provision for tree planting to enhance the character of the area.

The poplar trees lining Memorial Park and Bata Avenue are deteriorating due to their age. They should be replaced with semi-mature poplar trees as their loss would be harmful to the significance of the Conservation Area.

NEW DEVELOPMENT

There are numerous opportunities within East Tilbury (Bata Village) Conservation Area and its setting for development which makes a positive contribution to the conservation area. To be successful, any future development needs to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

Successful new development will:

- Relate to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths);
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which as high in quality of those used in existing buildings; and
- Create new views and juxtapositions which add to the variety and texture of their setting.

Thurrock Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials;

- Ensuring medium-large scale development schemes are referred to a CABE Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area; and
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

Any new development must be careful to take into account the philosophy and ambition of the original masterplans and parent company. This includes clarity on the zoning of functions, an analysis of heights, densities and typologies as well as an emphasis on landscaping and the health and well-being of current and future residents. New development should also take advantage of modern construction techniques and sustainable technology in response to the pioneering architectural and social qualities of the Bata Village.

This could be achieved by the use of Design Guidance and Coding, which could form part of an application or developed as a Supplementary Planning Document to set clear expectations on design quality in East Tilbury.

NEUTRAL ELEMENTS

Thurrock Council must not allow for the quality of design to be 'averaged down' by the neutral and negative elements of the built environment. Given the conservation area's "at risk" status, in part due to inappropriate modern development, Officers must where possible seek schemes which enhance the built environment and not allow previous poor quality schemes to become precedents.

PUBLIC RESOURCES

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a conservation area. In addition, a maintenance guide would assist property owners in caring for their property in an appropriate manner.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair would be conducive with the preservation of East Tilbury's built heritage.

The Thurrock Design Guide: Residential Alterations & Extensions SPD (July 2017) should be referred to when considering alterations and extensions to houses within the Conservation Area.

Improved Understanding and Awareness
At present there is no interpretation (information boards, signage, interactive QR Codes) within the Conservation Area aimed at improving understanding and awareness. This would be an effective way to improve the awareness and re-establish the identity of East Tilbury as a unique planned settlement.

BOUNDARY

The appropriateness of the Conservation Area boundary should be regularly reassessed in accordance with the NPPF (2019) and Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2018) to ensure it is robust and adequately protects

5.2. FUNDING OPPORTUNITIES

There are four main funding opportunities which could assist in the execution of these plans:

NATIONAL LOTTERY HERITAGE FUND

The NLHF is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NLHF schemes Thurrock Council should consult their appointed Heritage Specialist.

SECTION 106 AGREEMENTS

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon East Tilbury. These agreements could be used to fund public realm or site specific improvements.

PARTNERSHIP SCHEMES IN CONSERVATION AREAS (HISTORIC ENGLAND)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.



6. Appendices

6.1 SCHEDULE OF SOCIAL FACILITIES

Reference	Bata Facility	Present 2019	Commentary
A	East Tilbury Train Station	Yes	Still present and in use.
B	Police Station	No	Now a residential dwelling.
C	The Nook Café	No	Now an open area of land with no development.
D	Bata Garage	Yes	Now in commercial use. Much altered.
E	Tomas Bata Statue	Yes	Recently refurbished
F	Factory Entrance	Yes	This remains the primary entrance to the factory site and has recently been enhanced through a new landscaping. Now also the entrance to a new residential development.
G	GP Surgery	Yes	Now a residential dwelling.
H	Playground	No	Currently being redeveloped for residential dwellings.
I	Tennis Court with associated pavilion	No	Currently being redeveloped for residential dwellings.
J	Swimming Pool with associated changing rooms	No	Redeveloped in the 1990s and known as Kensington Gardens.
K	Fountain	No	No longer present.
L	Bata Hotel with integrated shops, restaurant, residential suite for the Bata family and a ballroom for company functions.	Yes	Much altered, now known as Stanford House and in residential use with commercial at ground floor.
M	Working Men's Club	Yes	Still present and in use.
N	Library	Yes	Still present and in use.
O	Café	Yes	Still present though much altered and subdivided to four commercial units.
P	Bata Cinema	Yes	Still present though altered and in use as a village hall.
Q	Tomas Bata Memorial Park	Yes	Still present and in use.
R	War Memorial	Yes	Still present.
S	Sports Ground	No	No longer present, returned to arable land.
T	Sports Stand	No	No longer present.
U	Bata Technical College	No	No longer present, redeveloped for residential dwellings in the 1970s.
V	Bata Primary School	No	No longer present, redeveloped for residential dwellings in the 1970s.
W	Bata Dairy Farm	Yes	Some areas still in agricultural use though much reduced in size.

6.2. BATA HOUSING PHASING AND TYPOLOGY



Type A (yellow)	1933-35
<p>Key Characteristics:</p> <ul style="list-style-type: none"> ▪ Staggered layout, ▪ Painted roughcast render (opposed to pebble dash), ▪ Deep overhanging parapet without cornice, ▪ Timber windows and doors painted 'Wild Sage' (Ref: 3911.3019T10Y), ▪ Principle Elevation <ul style="list-style-type: none"> ▪ Single four-light window at first floor, ▪ Single four-light bay window at ground floor with lead flat roof ▪ Side Elevation <ul style="list-style-type: none"> ▪ Single one-light window at first floor, ▪ Primary entrance on side return with simple flat roof overhanging porch and single one-light window to the right ▪ Central shared chimney stack <p>Variations:</p> <ul style="list-style-type: none"> ▪ Nos. 1 and 2 were erected as hostels for single workers and differ in massing and elevational composition 	

Type B (orange)	1936-38
<p>Key Characteristics:</p> <ul style="list-style-type: none"> ▪ Painted brick ▪ Deep overhanging parapet with simple yet deep cornice ▪ Principle Elevation <ul style="list-style-type: none"> ▪ Single three-light window at first floor with inset brick surround ▪ Simple projecting flat roof canopy with underbuilt bay four-light window ▪ Front door with inset brick surround under canopy ▪ Side Elevation <ul style="list-style-type: none"> ▪ Single one-light window at first floor ▪ Centrally aligned side door with simple flat roof overhanging porch ▪ Central chimney stack <p>Variations:</p> <ul style="list-style-type: none"> ▪ Manager Houses ▪ Balcony at first floor ▪ Timber horizontal sliding garage doors 	
Type C (red)	1939-41
<p>Key Characteristics:</p> <ul style="list-style-type: none"> ▪ Three variants of elevational treatment <ul style="list-style-type: none"> ▪ Brick ▪ Brick at ground floor with painted roughcast render (opposed to pebble dash) at first floor (kicking out) with brick quoins ▪ Painted roughcast render (opposed to pebble dash) with brick quoins ▪ Hip roof slackening at the eaves ▪ Central shared chimney ▪ Principle Elevation <ul style="list-style-type: none"> ▪ Single three-light window at first floor those with roughcast render at first floor have decorate brick surround ▪ Simple projecting flat roof canopy with underbuilt bay four-light window, solid corner on bay ▪ Front door under canopy ▪ Side Elevation <ul style="list-style-type: none"> ▪ Single one-light window centrally aligned at first floor ▪ Centrally aligned side door 	
Type E (green) – Thomas Bata Avenue	1953-55
<p>Key Characteristics:</p> <ul style="list-style-type: none"> ▪ Painted render ▪ Shallow overhanging parapet without cornice ▪ Principle Elevation <ul style="list-style-type: none"> ▪ Single three-light window at first floor with projecting cill, ▪ Simple projecting flat roof canopy with underbuilt bay four-light window and glazed return, ▪ Front door emphasised by a protruding piers ▪ Side Elevation <ul style="list-style-type: none"> ▪ Two light and one-light window at first floor ▪ Side door emphasised by a protruding piers with simple flat roof overhanging porch ▪ Central chimney stack with pair of smaller chimneys to the rear. ▪ Brick boundary walls 	

Type F (green) – Gloucester Avenue	1953-55
<p>Key Characteristics</p> <ul style="list-style-type: none"> ▪ Two variants <ul style="list-style-type: none"> ▪ Brick side elevations with unpainted pebble dash principle façade ▪ Brick at ground floor level with unpainted pebble dash at first floor, ▪ Principle Elevation <ul style="list-style-type: none"> ▪ Three-light and two-light window at first floor with projecting cill, ▪ Simple projecting flat roof canopy with underbuilt bay four-light window and glazed return, ▪ Front door emphasised by a protruding brick piers ▪ Side Elevation <ul style="list-style-type: none"> ▪ Single one-light window at first floor ▪ Side door emphasised by protruding brick piers with simple flat roof overhanging porch ▪ Central chimney stack with pair of smaller chimneys to the rear. 	
Type G (light blue and dark blue)	1955-59 (light blue) and 1961-63 (dark blue)
<p>Key Characteristics:</p> <ul style="list-style-type: none"> ▪ Two tone (red and yellow) brick with horizontal render band between ground and first floor. Decorative brick detail at ground floor. Two variants with inverted brick tones. ▪ Principle elevation: <ul style="list-style-type: none"> ▪ Two three-light window and one two-light window at first floor. ▪ Single four-light window at ground floor ▪ Inset door to provide open porch. Glass bricks either side of door. ▪ Side elevation <ul style="list-style-type: none"> ▪ Side door with simple flat roof overhanging porch ▪ Central shared chimney with pair of smaller chimneys to the rear. 	
Non-Bata	
<p>Kensington Gardens:</p> <ul style="list-style-type: none"> ▪ Built in the 1990, these three blocks were constructed as flats in manner which responds to the locality with a number of good details which assist in their integration with the local streetscene. <p>Former Tennis Court Site:</p> <ul style="list-style-type: none"> ▪ These are under construction at time of writing though plans show that these should respond visually with the language of the flat roofed Czech Modernist houses. 	

6.3. BIBLIOGRAPHY

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Chapman and Andre, *Map of the County of Essex, 1777* (accessed at: https://map-of-essex.uk/map_of_essex_v2/)

6.4. LEGISLATION, POLICY AND GUIDANCE

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions
National Planning Policy	National Planning Policy Framework (2021) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance	
Local Supplementary Planning Document	Thurrock District Council, Local Development Framework: Core Strategy and Policies for Management and Development (2015)	

6.5. GLOSSARY (NATIONAL PLANNING POLICY FRAMEWORK)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.



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Character Appraisal and
Management Plan

Corringham Conservation Area

April 2023

Authored by Historic Environment Team,
Place Services, Essex County Council



Essex County Council

 [thurrock.gov.uk](https://www.thurrock.gov.uk)

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1. Introduction

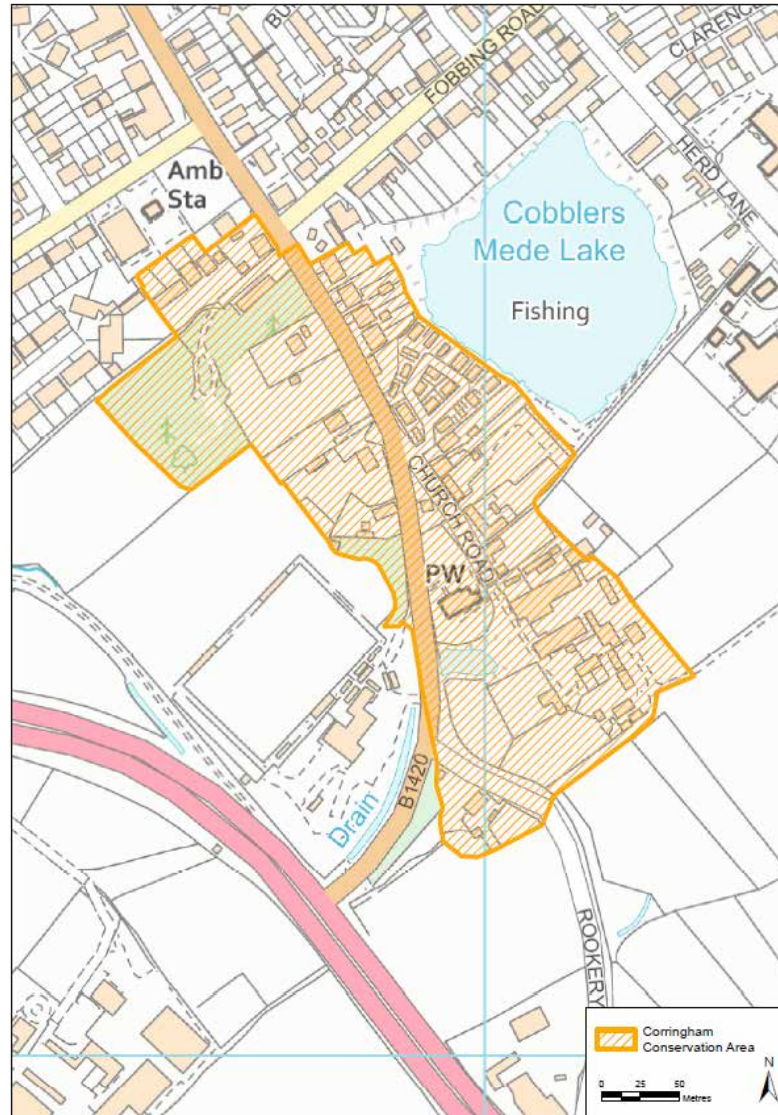


Figure 1: Map of Corringham Conservation Area

1.1. SUMMARY

The Corringham Conservation Area was first designated in 1973 and subsequently had its boundary extended in 1986. The most recent Character Appraisal, which this document supersedes, was adopted in 2007.

The special interest of Corringham is primarily drawn from its legibility as a compact historic village established on the very edge of the marshes. The settlement retains a strong connection with its landscape setting and a number of high quality buildings of historic and architectural merit.

1.2. CONSERVING THURROCK'S HERITAGE

Thurrock District Council has appointed Place Services to prepare a Conservation Area Appraisal for Corringham. The document is provided as baseline information for applicants to consider when designing or planning new development in Corringham.

This report provides an assessment of the historic development and character of Corringham and outlines its special interest. The appraisal will also consider the significance of heritage assets and the contribution that these, along with their setting, make to the character of the area.

Thurrock Council strongly defends and protects its Conservation Areas and has updated this appraisal as part of its commitment to preserving and enhancing the historic environment. Publishing this Conservation Area Appraisal and Management Plan will allow the council to manage change in a sensitive way and ensure that the unique character and appearance of Corringham is sustained and reinforced, rather than eroded, as the opportunity for new development occurs. This Conservation Area Appraisal summarises the significance of Corringham, identifies key issues and proposes management considerations.

The National Planning Policy Framework (NPPF) highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, the immediate and larger character of the area in which new development is sited.

This assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (Second Edition, 2019) and The Setting of Heritage Assets (Second Edition, 2017).

1.3. PURPOSE OF APPRAISAL

This document should be used as a baseline to inform future development and design with regard to the sensitivities of the historic environment and its unique character.

It is expected that applications for planning permission will also consult and follow the best practice guidance outlined in the bibliography.

Applications that demonstrate a genuine understanding of the character of a Conservation Area are more likely to produce good design and good outcomes for agents and their clients. This Appraisal will strengthen understanding of Corringham and its development, informing future design.

1.4. PLANNING POLICY CONTEXT

The legislative framework for conservation and enhancement of Conservation Areas and Listed Buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). In particular section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas. National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (DCLG 2019).

The Conservation Area which is the subject of this report is located within the area covered by Thurrock District Council. Local planning policy is set out in the Appendix B. Saved policies which are relevant to heritage assets include:

- CSTP23: Thurrock Character and Distinctiveness
- CSTP24: Heritage Assets and the Historic Environment
- PMD2: Design and Layout
- PMD4: Historic Environment

In line with the Strategic Spatial Objectives of the Local Development Framework (2015):

- SSO12: Protect and enhance the natural, historic and built environment including biodiversity, landscape character, Conservation Areas, Listed Buildings, Scheduled Monuments and other heritage assets and open space through positive improvement.



2. Corringham Conservation Area



Figure 2: Corringham Conservation Area within its wider context © Google Earth

2.1. CONTEXT AND GENERAL CHARACTER

Corringham is situated in the eastern half of Thurrock, Essex, overlooking the marshes on the north bank of the River Thames. The Conservation Area comprises a number of high-quality historic buildings, which surround the Church of St Mary and are predominantly located in the village core in the centre of the Conservation Area. Some twentieth century development has taken place to the north of the Conservation Area, and building density is low to the south, comprising of a farm complex and cottage. The central route through the area formed by Rookery Hill and Church Road; these

roads are green in character, particularly to the south, lined with mature trees and grass verges in places. Topographically, the Conservation Area is situated on high ground, with wide reaching views to the south over agricultural land and the marshes beyond.

Whilst this appraisal focuses upon the area defined within the Conservation Area boundary it is important that consideration is given to Corringham's relationship with those aspects of the wider environs which contribute to its significance.

2.2. ORIGIN AND EVOLUTION

The following section provides an overview of the history of Corringham and the surrounding settlement. Human activity has long been present in the vicinity of Corringham, and the modern plan of the settlement within the Conservation Area is largely the same as it was during the medieval period.

PREHISTORY: PALAEOLITHIC TO ROMAN (C.10, 000 BC TO C AD 450)

Evidence of prehistoric occupation surrounding the Conservation Area has been found. Worked flint tools dating from the Palaeolithic and Mesolithic periods have been uncovered, with some Palaeolithic flint found within the village itself. A Mesolithic site was discovered to the north east of the Conservation Area, on light orange clay in a terrace-stream valley. This prompted further searches of the site where Neolithic flints and a leaf-shaped blade, attributed to the Neolithic by the British Museum, were also found¹. Pottery from the later Iron Age has also been found outside the settlement.

ROMAN

Some Roman pottery has been discovered just outside of the settlement at Corringham suggesting occupation in the area at this time. A small Roman vessel was found during the construction of a Dutch barn at Corringham Hall Farm, and Roman tiles and Romano-British sherds have also been uncovered nearby. The chance find of probably human skeletal remains may indicate a possible Roman cemetery

EARLY MEDIEVAL

The Corringham Hall complex originated as an Anglo-Saxon manorial site located adjacent to the eleventh century Church of St Marys. There is high potential for buried remains dating from the Late Saxon and Early Medieval period around the Church and Corringham Hall complex. The economy of the area during this period relied on exploitation of the marshes and the River Thames,

1 (Hart, 1971), p61

providing an ideal place for occupation throughout history, and early settlement of the area first recorded as 'Corinham' was situated on farmland at the very edge of the marshes. The name Corringham is derived from 'the settlement of Curra's people'².

MEDIEVAL

Corringham was recorded in the Domesday Book (1086) as having 30 households, pasture for 400 sheep and woodland for 200 pigs³. Pasture land on the South Essex marshes, such as at Corringham, was highly valued as grazing land at this time. The significance of this land is evident at Corringham, as the earliest indication of medieval embankment on the South Essex Marshes can be traced to a marsh near

2 (P. Reany, 1935)

3 (Open Domesday, n.d.)



Figure 3: Church of St Mary 1870 (ERO I/Mb 109/1/10)



Figure 4: The Bull Inn (ERO I/Mb 109/1/3)

Fearing's Farm dating to the early twelfth century.

The core of the modern settlement of Corringham largely dates to the medieval period, including the Church of St Mary and The Bull Inn. The tower of the Church of St Mary dates from the early Norman period, and is considered to be 'one of the most important Early Norman monuments in Essex'. The north chapel is home to another unique feature of the church, an early example of timber screens in Essex, dating from the first half of the fourteenth century.

Corringham was home to a medieval market and fair from the fourteenth century, marking its prosperity at this time. The Bull Inn was constructed in the fifteenth century, a prominent building overlooking the churchyard, timber framed with a jettied south end.

POST-MEDIEVAL

The medieval village was relatively compact and centred on the Church of St Mary's, the churchyard and the old hall. The Church of St Mary is visible on Saxton's Map of Essex, 1576 (Figure 5).

The Chapman and Andre Map highlights the extent of the settlement by 1777, the Church of St Mary enclosed by roads and buildings to the north, east, and south (Figure 6).

Growth throughout the post-medieval period is evident in the historic building stock of the conservation area. Many buildings within the conservation area were constructed between the sixteenth and eighteenth centuries including Fearing Farmhouse (late sixteenth century), Bush House (sixteenth century), Hall farm cottages (late sixteenth century), Bell House (early eighteenth century) and Corringham Hall (early eighteenth century). These buildings and the historic plan form contribute to the area's character and appearance, shown in Figures 7 and 8.



Figure 5: Saxton Map of Essex 1576



Figure 6: Chapman and Andre Map, 1777



Figure 7: Historic photograph showing Bell House, The Bull Inn and Hall Farm Cottages, opposite the green c.1900 (ERO I/Mb 109/1/1)



Figure 8: Modern image of Bell House, The Bull Inn and Hall Farm Cottages

In the nineteenth century, a large rectory was built in the extensive grounds to the north of the village and west of Church Road. In this period a schoolhouse was also built to the north to the rectory along Church Road. These additions are evident on the Tithe Map (Figure 9) and First Edition Ordnance Survey Map (Figure 10).

MODERN

At the turn of the twentieth century a number of changes took place across the settlement of Corringham due to the establishment of

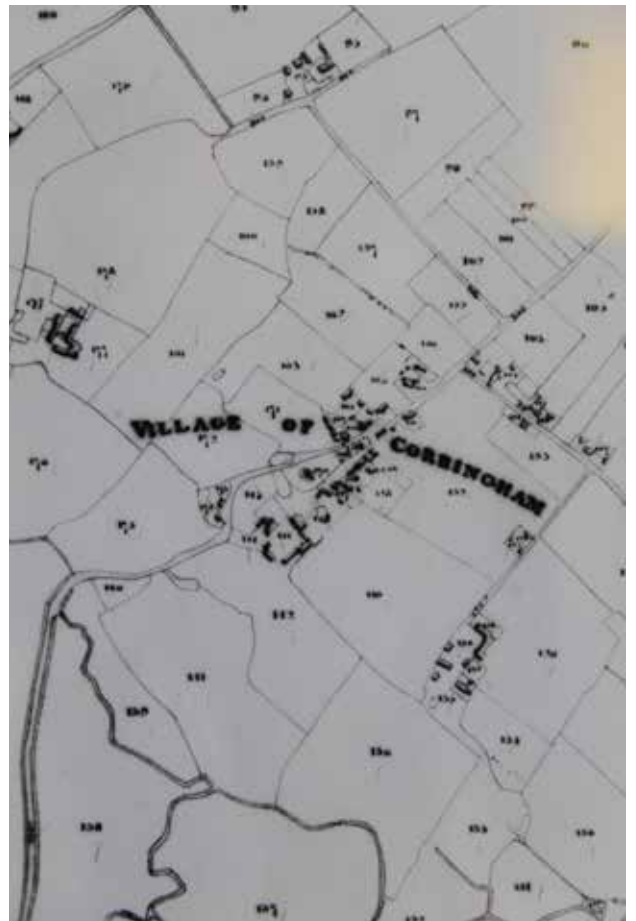


Figure 9: Corringham Tithe Map 1840 (Essex Record Office)

a munitions factory in 1895 by Kynoch & Co. which was opened to the east of the area. In 1901 The Corringham Light Railway opened to bring in workers who lived in Corringham, also connecting the Kynoch munitions factory with the London, Tilbury and Southend Railway. When it opened, it was one of the smallest public railways in the Country, and possibly one of the shortest at 3 miles. It is shown on the Ordnance Survey map of 1920s Figure 11, to the north east of the Conservation Area.



Figure 12: Corringham Light Railway (G Wood)



Figure 13: Example of twenty-first development in Corringham to the north west of the conservation area

The factory closed after the First World War and the site was bought by Cory Brothers. The area and workers cottages became known as Cory Town and the site the Coryton refinery.

During World War Two the Railway Line played an active part in the war effort, moving large amounts of oil from the refinery to Thames Haven Port and transporting war materials which were stored in the area. Passenger services were reinstated from the 8th November 1945, but by this time many workers were using bus services, and the line was mainly used by enthusiasts.

Twentieth Century development within the Conservation Area was confined predominantly to the north. The rectory was demolished and replaced by the Kashody Clinic, with much of the former grounds, garden and planting of the rectory retained. The Kashody Clinic has since become vacant and has fallen into significant disrepair.

To the north east of the Conservation Area, a row of bungalows and a chalet home park was established in the twentieth century. These were developed within a small previously quarried area between Ainsworth Cottages and Rose Cottage. To the rear of these developments, adjacent to the Conservation Area boundary, the large Cobblers Mede Lake was also created in the twentieth century on the site of the former quarry.

Modern Corringham expanded to the north west of the historic core throughout the twentieth and twenty-first centuries. The large and extensive area of modern Corringham developed principally in the 1960s and 1970s leaving the historic core intact

2.3. DESIGNATED HERITAGE ASSETS

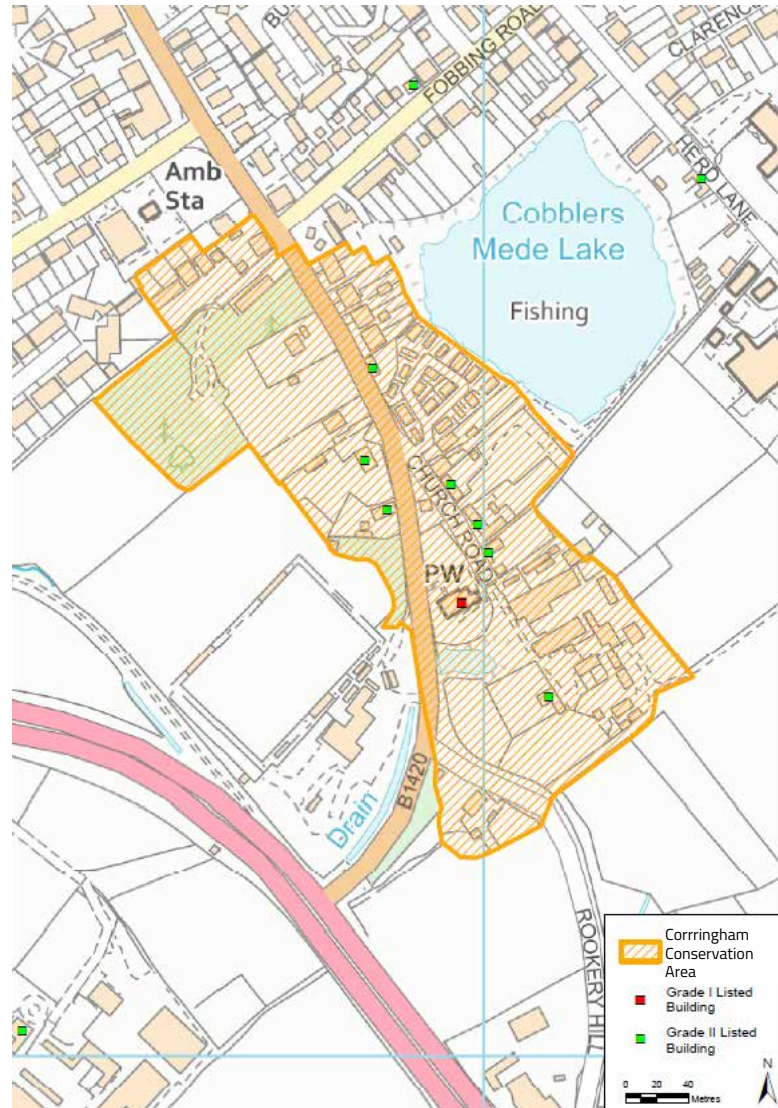


Figure 14: Listed Buildings within the Conservation Area

LISTED BUILDINGS

There are eight listed buildings within the Conservation Area (Figure 14) which have been recognised by statutory listing. These include:

- CHURCH OF ST MARY, Grade I, List Entry Number: 1337083
- BELL HOUSE, Grade II, List Entry Number: 1111619
- CORRINGHAM HALL, Grade II, List Entry Number: 1111622
- BULL INN, Grade II, List Entry Number: 1111620
- FEARINGS FARMHOUSE, Grade II, List Entry Number: 1337132
- ROSE COTTAGE, Grade II, List Entry Number: 1111618
- BUSH HOUSE, Grade II, List Entry Number: 1111562
- HALL FARM COTTAGES, Grade II, List Entry Number: 1111621

CURTILAGE LISTED BUILDINGS

There is potential for a number of structures, for example within the Fearings Farms complex, to be curtilage listed and as such Listed Building Consent would be needed for any internal or external alterations. Curtilage can be defined, for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings pre-dating July 1948 may potentially be considered listed.

2.4. NON-DESIGNATED HERITAGE ASSETS

There are numerous buildings, features and spaces within Corringham which are of local historic, social or architectural interest and could be considered 'non-designated heritage assets' under the provisions of the NPPF. Thurrock does not currently have a Local Heritage List to formally evaluate and recognise the value of non-designated heritage assets. Those features identified as positive contributors to the Conservation Area should be considered for inclusion. These buildings have been identified as they are either considered to be good examples of their type or architectural style, are prominent local landmarks, demonstrate use of local materials or design features, or are connected to local historical events, activities or people. They are typically also relatively complete in their survival.

Within Corringham Conservation Area, the following buildings are considered to make a positive contribution to the character and appearance of the Conservation Area and are considered to be non-designated heritage assets:

- Old school house
- Pit House
- Culham House

- 1 Church Road
- Ainsworth Cottages
- Church Cottage
- Harley Cottage
- Old Hall Cottages
- Farm buildings at Corringham Hall

2.5. HERITAGE AT RISK

Historic England's Heritage at Risk programme (HAR) identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development.

The Corringham Conservation Area is considered in fair condition and as such is not included within this register. There are also no statutory listed buildings considered to be 'at risk' at present.

More information on the Heritage at Risk Programme can be found on Historic England's website.

2.6. ARCHAEOLOGICAL POTENTIAL

The underlying London Clay Mudstone bedrock is overlain by river terrace deposits. The Conservation Area is located within a Pleistocene River Valley, with the potential for deposits containing artefacts and faunal remains from the Lower and Middle Palaeolithic.

There is high archaeological potential around the eleventh century Church of St Mary's and Corringham Hall, the site of an Anglo-Saxon manorial complex. Archaeological work has revealed post-medieval pits and ditches within the Corringham Hall complex but there is potential for earlier remains.



3. Assessment of Significance

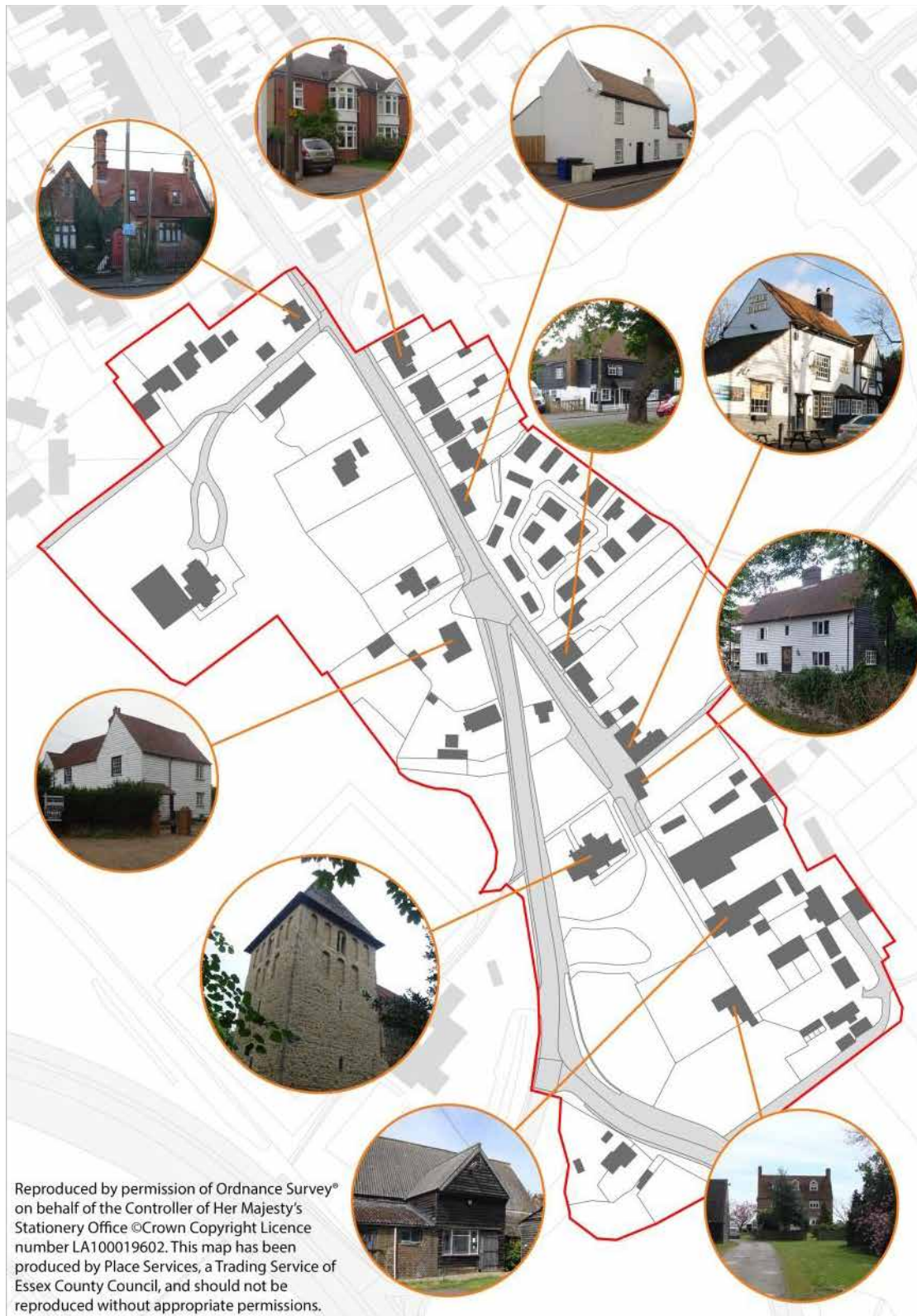


Figure 15: Map showing character of positive and listed buildings in the Conservation Area

3.1. SUMMARY

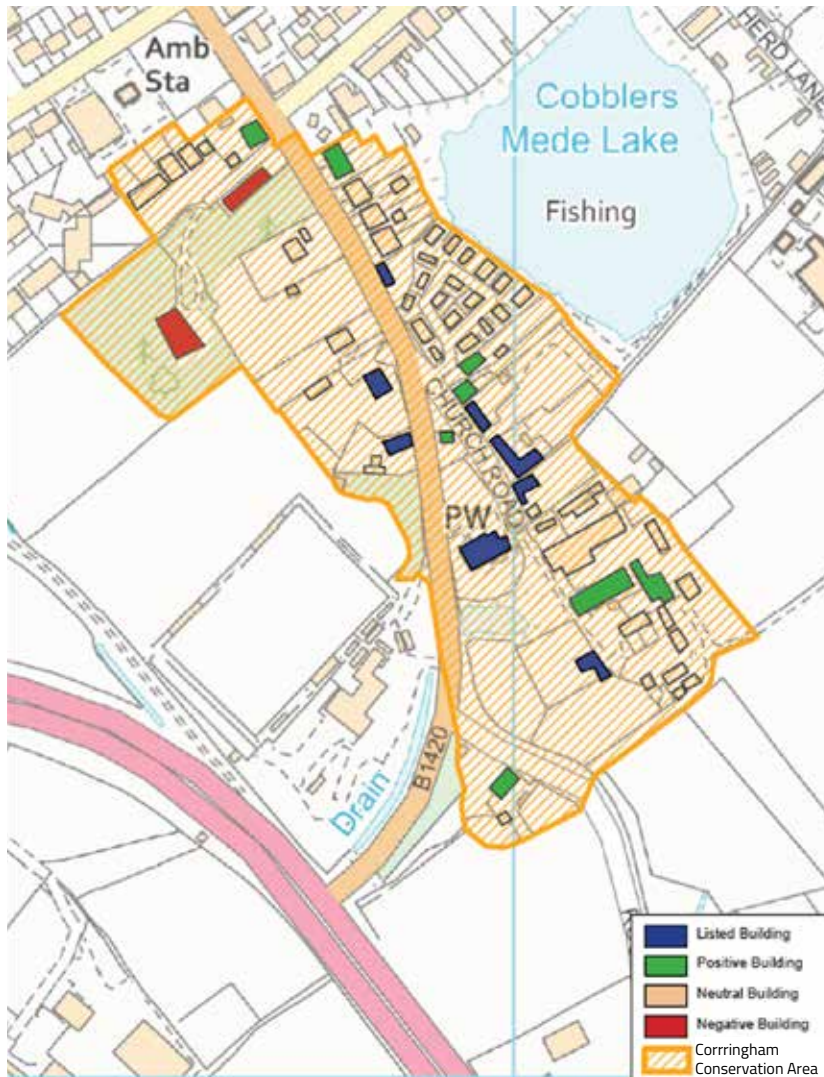


Figure 16: Significance Map of Built Heritage within the Conservation Area

The historic core of the village surrounds the eleventh century Grade I listed Church of St Mary, its churchyard and the Corringham Hall complex. The church and churchyard form a prominent and important central space of the Conservation Area. The church and its surrounding trees, low stone walls, gates and styles contribute to the historic and green character of the area. The mature trees are important within the space, and a large pond still exists to the rear of the church, adjacent to the grounds of Corringham Hall.

The ancient lanes of Church Road and Rookery Hill are of historic value to the Conservation Area, framing the central area and reflecting the historic routes through the settlement and toward the marshes. The historic buildings which surround the central green space and line these roads are also important to the character of Corringham. Later eighteenth, nineteenth and twentieth century development to the north retains the linear development pattern of the settlement, and includes notable buildings and green spaces, such as the former Rectory grounds, former School House, and Rose Cottage.

3.2. CHARACTER ANALYSIS



CORRINGHAM HALL AND SOUTH ROOKERY HILL

To the south of the Conservation Area is the gated entrance to the working farm at Corringham Hall. Within the farm is the eighteenth century brick Corringham Hall (Grade II Listed: 1111622), with an attached garden wall and associated farm buildings. The farm backs onto the open fields at the crest of the hill, which descends to the former Corringham Marsh and the River Thames. This creates an open, rural character to the Hall complex with long views over the marshes towards the modern industry along the River.



Figure 17-20 (clockwise from top left): Corringham Hall Complex



On Rookery Hill are the early nineteenth century former farm dwellings, Old Hall Cottage and Harley Cottage, with small front gardens behind a brick wall. This area is open and green in character, the buildings isolated within large garden plots and surrounded by wide reaching views south towards the marshes contributing to an open character.



Figure 21-25 (clockwise from top): Images highlighting the character of Rookery Hill

VILLAGE CORE

Church Road

On the east of Church Road is a close-knit row of vernacular buildings fronting onto the pavement. Numbers 1 and 2 Hall Farm Cottages (Grade II Listed 1111621) are located near to the south end of Church Road, overlooking the Church of St Mary and its churchyard. This building is timber framed and weather-boarded, constructed between the late sixteenth and early seventeenth century. It makes a positive contribution to the historic character of the area, along with its large garden containing mature trees to the rear.

A footpath separates Hall Farm Cottages from the building to the north, the fifteenth century The Bull Inn (Grade II Listed: 1111620). The footpath makes a positive contribution to the area, and has an enclosed character which contrasts with the open spaces it leads to.



Figure 26: Numbers 1 and 2 Hall Farm Cottages (Grade II Listed 1111621)



Figure 27: View west along footpath



The Bull Inn also overlooks the open churchyard to the west. The Inn's core is timber framed and jettied with pantile roofing, and has eighteenth century weather-boarded extensions to the north. The building is set back from the road behind a small area of paving currently used for benches and outdoor seating and marked by bollards, and has a large rear yard used mainly for parking and a small garden. It is of communal and historic value to the Conservation Area, contributing to the only group of community spaces within the Conservation Area, comprising the church, churchyard and green. The footpath beside the Inn crosses over Church Road and continues into the churchyard.



Figure 28-31 (clockwise from top left): Images of the Bull Inn

To the north of The Bull Inn is the timber framed and weather-boarded Bell House (Grade II Listed 1111619). This building is set behind a small front garden with low box hedge boundary, and has a garden with trees to the rear. Numbers 3 and 4 Ainsworth Cottages are located to the immediate north of Bell House, and make a positive contribution to the historic character of the area. Constructed in the eighteenth century, they are clad in black painted weather boarding under a pantile roof, with an oriel window on the first floor. They have a small front garden bounded by a low white picket fence, and long rear garden. Numbers 1 and 2 Ainsworth Cottages, constructed in the nineteenth century, to the north are set back from the pavement with a brick wall to the north and close boarding to the south. They are also important to the historic character of the Conservation Area.



Figure 32 (top): Bell House, and Figure 33 (bottom): Ainsworth Cottages



Figure 34: Boundary wall of the Church of St Mary

The Church

The Church of St Mary and its churchyard are bounded to the east by Church Road, the west by Rookery Hill, the south by Corringham Hall and the north by Church Cottage. The roads create an island, with the church located in its centre. The church is set within a large churchyard with mature boundary planting and a low stone wall. The late eleventh century west tower is dominant within its setting, and the church is isolated from surrounding buildings by the churchyard, roads and planting. This green, ecclesiastical core to the Conservation Area makes a key contribution of its special interest, enhancing our understanding of the origins and development of the settlement, and the historic and communal value of the area.



Figure 35 (left) and 36 (right): The church and churchyard



Figure 37 (top): Churchyard, and Figure 38 (bottom): the church

The Green

A small green is situated to the north of Church Cottage and is populated by mature chestnuts. These contribute to the green character of the area, marking the junction of Rookery Hill and Church Road.

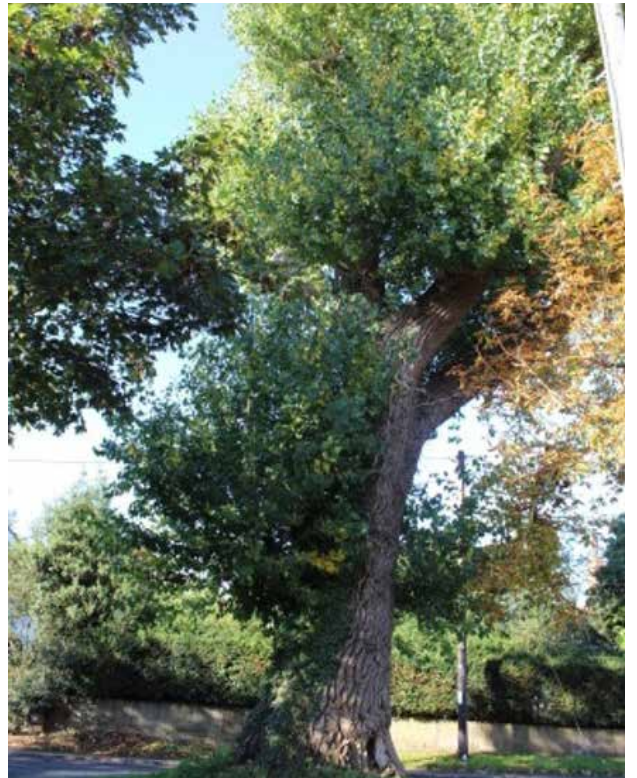


Figure 39-41 (clockwise from top left): The Green

Rookery Hill

The trees and hedgerows which line Rookery Hill are important and should be maintained. They contribute to the rural character of the area, and form the approach to the settlement core from the south. A public footpath traverses west through this area, physically linking it with the churchyard and Bull Inn.



Located on Rookery Hill is the late sixteenth century Fearings Farmhouse (Grade II Listed 1337132). The former farmstead is set behind a high timber fence, however the farmhouse is visible from Rookery Hill, its timber-framed and plastered exterior under a red plain tile roof contributing to the historic character of the street.

To the north is the sixteenth century hall house Bush House (Grade II Listed 1111562). This building is set back slightly further from the pavement behind a grassed verge and low brick wall with hedge row. The properties which surround Bush House are set within large gardens, with mature trees and hedges to the rear field boundary, creating a verdant backdrop to the buildings in this area.



Figure 42 (top): Rookery Hill, and Figure 43 (bottom): Fearings Farmhouse

Figure 44 (top) and Figure 45 (bottom): Bush House

Church Road (North)

Within the centre of the Conservation Area on the east side is a chalet park. This complex is largely concealed from view behind a tall timber fence, and the dwellings here are of a small scale. The chalet park is considered to have a neutral impact on the Conservation Area. The low height of the buildings reduces their visual prominence however they are untraditional in form, detailing and materials



Figure 46: Chalet Park

Further north is Rose Cottage (Grade II Listed 1111618), a late eighteenth century house in painted brick with red plain tile roof. It has retained its historic sash windows and simple eaves corbeling, making a positive contribution to the historic character of this area, particularly in contrast to its twentieth century surroundings.



Figure 47: Rose Cottage

To the north of Rose Cottage is a row of six twentieth century bungalows; the majority of these have paved over their generous front gardens, although one has retained a lawn and low boundary wall. These bungalows are neutral in their contribution to the Conservation Area. Whilst of little historic value, their low height, uncluttered roofscape and set back building line result in an unassuming presence within the streetscene.



Figure 48: East side of Church Road

The northern boundary of the Conservation Area is marked by the late nineteenth century, semidetached Pit House and Culham House, which are set behind small front gardens planted with shrubs with low red brick boundary wall and iron fencing. Pit House has retained its recessed porch and original windows with stained glass lights; Culham House has retained much of its character, although an extension to the south, window replacements and a porch impacts the historic character and symmetry of the pair.



Figure 49: Pit House and Culham House

Chestnut Walk and former Rectory

To the north west of the Conservation Area are the grounds to the former nineteenth century Rectory, accessed from the tree lined Chestnut Walk. While the rectory has been lost and the Kashody Clinic which later replaced it has fallen into disrepair, parts of the Rectory grounds, garden features (including a tiled pool) and planting survive. Towards the rear field boundary of the grounds, a large metal framed structure clad in corrugated sheeting is in a poor state of repair and at risk of rapid deterioration. This has a negative impact on the appearance of the Conservation Area.

At the entrance to Chestnut Walk, the nineteenth century Arts and Crafts style Old School House is set behind a modest garden, bounded by iron fencing, facing onto Church Road. This building makes an important contribution to the character of the area, its red brick elevation with diaper work and varied roofline and chimneys are prominent in the streetscape, as well as marking the northern boundary of the Conservation Area.

There are two modern houses and gardens to the east of the grounds on Rookery Hill, Anvil House and the late twentieth century Rectory. These are set back from the road behind high, close board fencing, trees and shrubs. Planting on the west side of Church Road forms a prominent feature and contributes to the special interest of the Conservation Area.



Figure 50: Structure remaining in the former Rectory grounds



Figure 51: Anvil House



Figure 52: The Former School House

Along Chestnut Walk, an avenue of established trees contributes to the verdant character of the area and line the former entrance to the Rectory grounds. A modern development of houses to the north of Chestnut Walk and the Village Hall to the south make a neutral contribution to the character of the area.

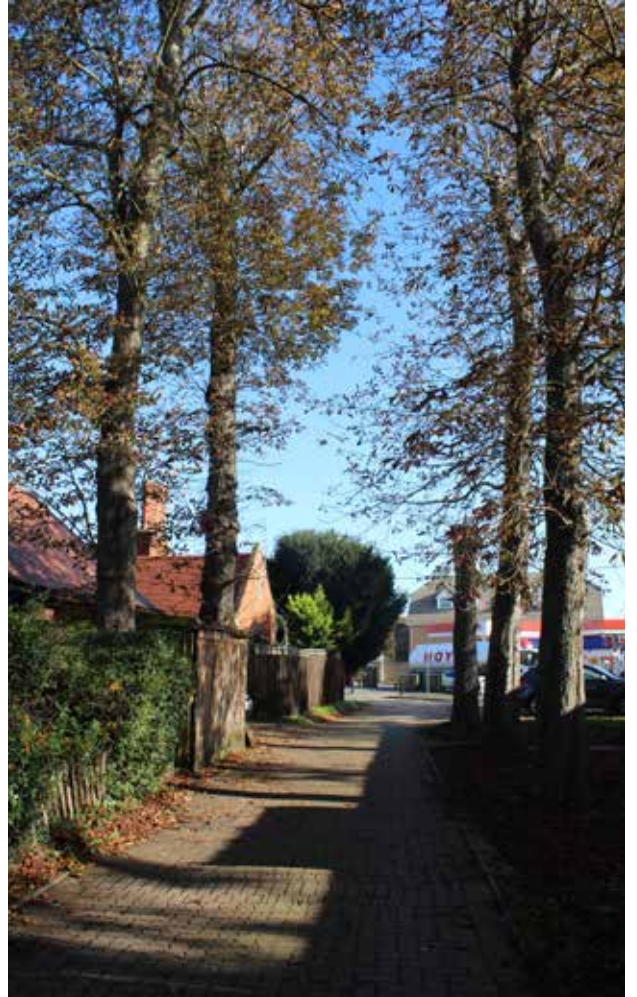


Figure 53-55 (clockwise from top left): Chestnut Walk



Figure 56 (top) and Figure 57 (bottom): Boundary treatment on footpath

Chestnut Walk continues to the west to follow a footpath, which is bordered predominantly by close board and concrete fencing. This is deteriorating in places, often overgrown with ivy, with some panels

missing. There are parts of the wall which incorporate historic red brick boundary walls of the Rectory, however these are also at risk of deterioration.

3.3. ARCHITECTURAL SCALE



With the exception of the Church of St Mary, all the buildings within the Conservation Area are either one or two storeys, with the majority of positive buildings being the latter. Steeply pitched roofs and brick chimneys provide a characterful roofscape.

The proportions and massing of timber framed structures are the result of their historic construction which did not allow for long single spans. Whilst gables feature prominently in views, buildings tend to be parallel to the road resulting in a lower perceived overall building height.



Figure 58-60 (clockwise from top left): Examples of roofing

3.4. LANDSCAPING AND OPEN SPACES

There are a number of green spaces within the village which make a positive contribution to the Conservation Area as visually appealing elements of the village. The three key green amenity spaces within the Conservation Area are:

THE CHURCHYARD OF ST MARY

This is the most significant public space in Corringham and is well maintained. It is also bisected by a public right of way, with stone step access into the churchyard, which connects the medieval village core directly to Rookery Hill and beyond to the Old Hall to the north-west.

VILLAGE GREEN

Situated at the junction of Church Road and Rookery Hill, the 'Village Green' is the most prominent open space in the Conservation Area. This small green space contains mature trees and is a visually pleasant element to the historic core of Corringham. The space is not cluttered with signage or street furniture and makes a strong contribution to the area's open character.

FORMER RECTORY

The former Rectory is a private site, although there is evidence of access informally via the tree lined Chestnut Walk and through missing fence panels which line the footpath here. The site is of historic interest, with the foundations and some walls of the former Rectory still discernible. The site is not currently maintained and is at risk of further deterioration. It appears to attract anti-social behaviour including littering and vandalism. Despite this, the site makes a positive contribution to the Conservation Area as private grounds, due to its former use, historic value, and its visibility from the road which allows it to contribute to the green character of the area.



Figure 61: The Green

3.5. LAND USE AND SETTLEMENT FORM

Modern-day land use remains largely unchanged, with residential properties located throughout the Conservation Area following a linear development pattern along Rookery Hill and Church Road. The earliest properties tend to be situated within narrow plots and located close to the pavement or with very little front garden. Later properties generally tend to be set further back from the road, within a more generous plot.

The core of the settlement is located in the centre of the Conservation Area, incorporating the commercial Bull Inn and ecclesiastical Church of St Mary. These areas are notable for their communal use, in what is otherwise a predominantly residential area.

Corringham Hall Farm situated to the south of the Conservation Area and Fearings Farm to the west represent historic agricultural elements to the edges of the Conservation Area.



Figure 62: Farm buildings at Corringham Hall



Figure 63: The churchyard and Bull Inn

3.6. PUBLIC REALM

The only distinct area of public realm within the Conservation Area is the area of land between Church Road and Rookery Hill, though this is enhanced by other green spaces including the churchyard which is publically accessible. The Conservation Area has a strong verdant character due to the contribution of planting within these green spaces and private plots. While there is street lighting, there are currently no other elements of street furniture within the areas of public realm.



Figure 64: Open space to the north of the churchyard

3.7. TRADITIONAL/LOCAL BUILDING MATERIALS

Basic building forms, along with later alterations, give Corringham Conservation Area its varied sense of historic detail. The use of locally sourced materials and skills unites the character of the historic vernacular structures to give them their special interest. The twentieth century buildings and additions are an exception, as they introduce a new material palette and varied building forms.

Timber Frame

Timber frame was the most common form of construction for pre-seventeenth century buildings, which were subsequently rendered or clad with brick. Although the village's timber frame buildings and oldest plan forms date from the medieval period, the existing external appearance of many of these earlier original buildings are eighteenth and nineteenth century, due to the later use of render or re-facing in brick, the raising of roofs and the alteration of doors, porches and windows throughout the post-medieval period. These alterations are of interest but may cover a wealth of earlier historic fashion and detail, which often still exist beneath the later facades.

Weatherboarding was also applied to timber frame farm buildings and as a later cladding for the external walls of domestic properties. This is usually painted white on the front or other important elevations and black or tarred to the sides or rear.

Brick

While handmade bricks were used earlier for chimneys, red bricks came into widespread use as external walling in the eighteenth century, such as at Corringham Hall, and yellow stock or grey gault bricks in the nineteenth century. Lime mortar was used for pointing brickwork until the later nineteenth century.

The Old School House is a fine example of polychromatic (many colours) brickwork and although modest, is executed with great skill and harmonious detail.

In the twentieth century, re-pointing and repairs to brickwork often used harmful cement based mortar. It can often be identified in combination with the use of unsuitable protruding and thickened cement.

Stone

The Church of St Mary is the only ragstone and flint structure in the Conservation Area, giving it a unique and dominant character in the area as a high status building.



Figure 65-67 (clockwise from top left): Material palette
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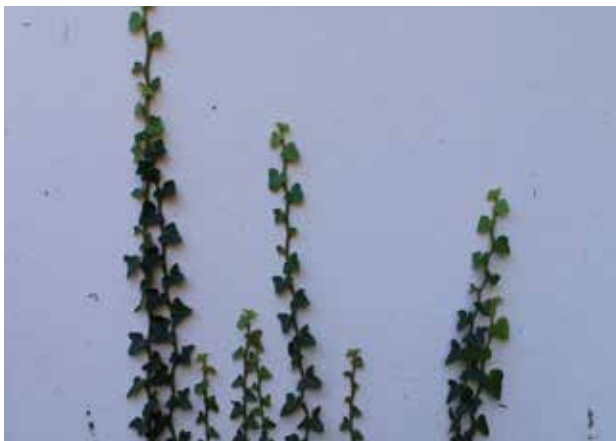


Figure 68-74 (clockwise from top left): Material palette

3.8. VIEWS

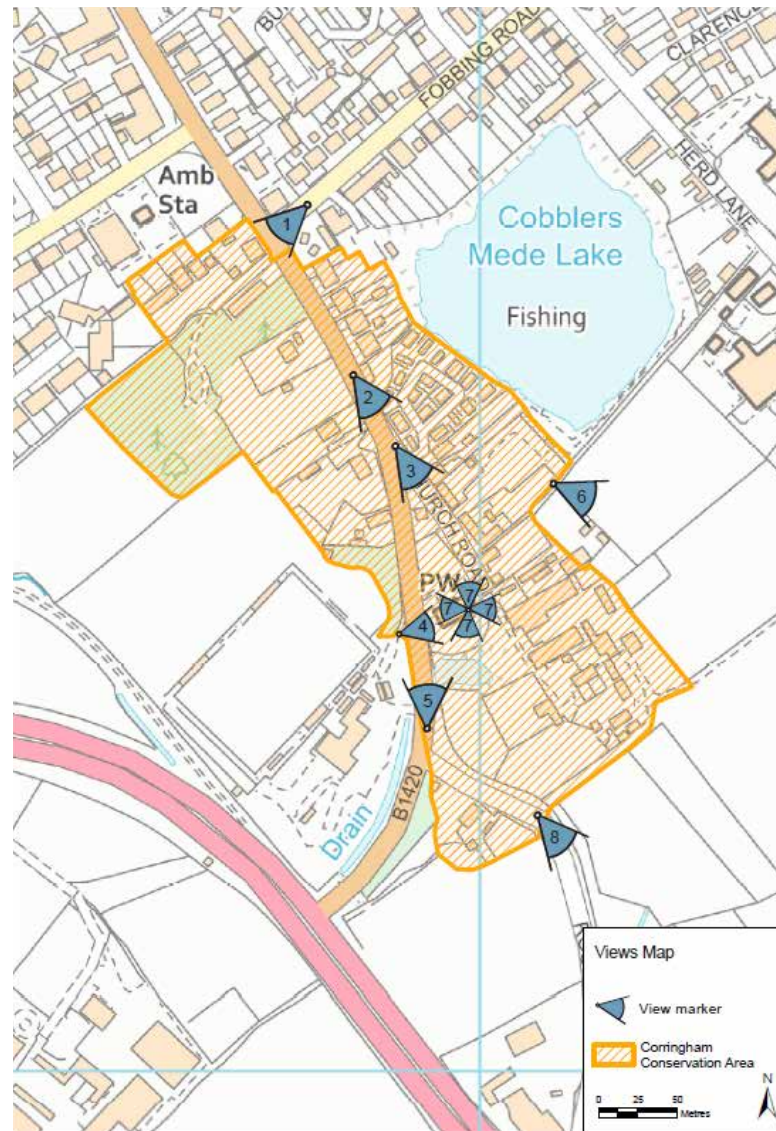


Figure 75: Views Map of Corringham

There are many different types of views within the settlement, all of which enable us to better understand, appreciate and interpret the character, appearance and special interest of the Conservation Area.

The views included below are not exhaustive and there are numerous other views of significance. Any proposals for development within the Conservation Area or its environs, should consider the views below and any others which may be relevant to that

proposal. It is also important to note that these views alter in character between winter and summer months, which must be considered.

As well as the views identified below it is considered likely that views from private land and properties may also be of value, particularly in the south of the Conservation Area; however, due to access constraints, these have not been addressed in this appraisal.

View 1 – West from Fobbing Road towards Chestnut Walk

This view is significant in highlighting the former School House at the gateway to the Conservation Area in the north and the tree lined avenue and access to former Rectory on Chestnut Walk.

Views 2 and 3 –South on Church Road moving towards historic core

These views incorporate the historic core of Corringham as approached from the north. It is significant as it takes in the high density of historic buildings here, located surrounding the green and churchyard. While moving south along Church Road, the historic core is gradually revealed, with a high proportion of historic timber framed buildings and mature trees visible from Church Road.

View 4 – East from Rookery Hill towards Church of St Mary and The Bull Inn

This view incorporates the Grade I listed church and churchyard, and the row of listed buildings behind on Church Road. The high proportion of high-quality historic buildings and green space make this view significant in demonstrating the character of the Conservation Area, enhancing our appreciation of the historic core.

View 5 – North along Rookery Hill

This view north demonstrates the verdant character of the Conservation Area particularly when approached from the south, which has retained a stronger rural setting.

View 6 – South from public footpath

This view highlights the topographical vantage point of the settlement, with wide reaching views towards the estuary along the south boundary of the Conservation Area, connecting it with its wider setting.

View 7 – All directions from the Church of St Mary

This viewpoint incorporates all views from the Church and its tower; as a Grade I listed building, the Church is of high significance to the Conservation Area and forms its core. This, combined with its location on high ground, means that views surrounding the church contribute to our appreciation of this heritage asset, and its position within the Conservation Area and wider setting.

View 8 – South along Rookery Hill

This view highlights the topographical vantage point of the settlement, with wide reaching views towards the estuary along the south boundary of the Conservation Area, connecting it with its wider setting.



Figure 76: View north along Rookery Hill

3.9. SETTING OF THE CONSERVATION AREA

As indicated within this Appraisal, the setting of the village makes a valuable contribution to how we interpret and experience the Conservation Area's character, appearance and special interest. This is not limited to views but to the settlement's historic connections with the landscape, and those features within it, which has continued to evolve in tandem with the settlement of Corringham over the centuries.

Corringham is situated in the eastern half of Thurrock, overlooking the marshes on the north bank of the River Thames. The slightly elevated position above the low-lying marshes accentuates Corringham's visual and historic connection with other elements of the built and natural environment.

Adjoining farmland and the marshes have served to largely restrict the physical growth of old Corringham to the south, east and west. Exceptions have been the East Thurrock Football Club, which was established on fields immediately to the west of Rookery Hill, and the modern farm complex that has grown at Corringham Hall. While some of the buildings associated with the football club are out of keeping with the historic character and materials of the Conservation Area, it is considered that the football grounds are an important community facility



Figure 77: football ground of East Thurrock United Football Club



Figure 78: View south east from the Conservation Area boundary

The large and extensive area of modern Corringham developed north of the Conservation Area, principally in the 1960s and 1970s. While this has not fundamentally impacted upon the historic village, the location of the petrol station does currently adversely affect the ability to experience and appreciate the significance of the Conservation Area. It is located at the gateway to the Conservation Area when approaching from the north; its bright colour palette, modern materials, street furniture, and regular vehicular access make the site an intrusive feature within the setting of the Conservation Area.



Figure 79: View east towards petrol station from the Conservation Area.

4. Opportunities for Enhancement

Areas for enhancement have been identified and summarised below, grouped where possible into themes. The following list is not exhaustive and does not infer priority.

4.1. ACCESS AND INTEGRATION

Corringham is connected to its wider setting via several Public Rights of Ways (including the Thames Estuary Path), some of which follow historic routes such as FP20 which connects Old Hall with the Church of St Mary.

A number of these routes are in a poor condition, and do not provide a pleasant approach to the Conservation Area. The installation of high modern fencing to routes, such as that to the rear of The Bull Inn, has had a significant adverse impact upon the character and appearance of these routes as well as partially blocking views of the Grade I Church of St Michael to the north-east in Fobbing.

Access routes from the north west of the Conservation Area are currently in a poor condition as well, with graffiti and disrepair impacting the appreciation of the historic character of the area.



Figure 80: Example of graffiti on public right of way within the Conservation Area

4.2. CAR PARKING

Whilst it is necessary to provide adequate parking for church visitors and for walkers, there is currently extensive informal parking outside The Bull Inn which detracts significantly from the character and appearance of the Conservation Area, particularly within this small historic core, and intrudes upon the setting of the Grade I and Grade II listed buildings in the immediate vicinity. The Bull Inn is located adjacent to a large car park, which is visible from Church Road but largely screened in wider views from the Church of St Mary, which may alleviate some parking issues.



Figure 81: Car Park at the Bull Inn

4.3. BOUNDARY TREATMENTS

Throughout the Conservation Area, particularly on the north of Church Road, standard close board fencing with concrete plinths and posts has been used as a boundary treatment. This material is aesthetically utilitarian and modern, and out of keeping with the historic, green character of the Conservation Area. These boundary treatments are often prominent in views, impacting the appreciation of the special interest of the area.



Figure 82: Replacement of low brick wall with concrete, which is out of keeping with the material palette of the area



Figure 83: Example of close board fencing

4.4. INAPPROPRIATE MODERN DEVELOPMENT

The unique character of Corringham has previously been eroded by some inappropriate development within the Conservation Area or its setting. Inappropriate developments often disregard or misinterpret the local context and the following factors result in unsympathetic additions:

- Poor material choice. There are examples within the Conservation Area where poor material choices have resulted in development which is not in keeping with the character of the area. In some instances, this is due to inferior quality or the choice of a material not used in that locality.
- Poor detailing. The style and detailing of buildings in the historic core are defining characteristics of Corringham. Often modern developments do not incorporate appropriate detailing in either a contemporary or traditional style and do not respond to local context.
- Inappropriate plot positioning. The character of the historic core is of a strong street frontage either by the presence of a buildings along the pavement back or boundary treatments. Some modern dwellings have not maintained this character and have introduced single storey units set back from the road without a strong street frontage or set back within substantial plots with close board fencing. This has altered the character of this area considerably.
- Specific Sites. The site of the Chalet Park currently has a neutral impact to the character and appearance of Conservation Area. The form and grain of development are inconsistent with local character and could be enhanced through appropriate and sympathetic boundary treatments to better integrate the area. The Village Hall on Chestnut Walk currently makes a negative contribution to the character of the Conservation Area, due to its modern material, form and untidy appearance. However, its use as a community facility is of value.

4.5. LOSS OF HISTORIC DETAILING

Corringham has suffered from the gradual, and in some cases irrevocable, loss of architectural detail which gave the village its unique and distinctive character. This includes the removal of historic doors, windows and rainwater goods and installation of replacements which do not match the quality of the original in material, craftsmanship or detailing.



Figure 84: The Hall on Chestnut Walk

4.6. NEUTRAL CONTRIBUTORS

A proportion of buildings make a neutral contribution to the character and appearance of the Conservation Area. The dilution of positive buildings amongst those which are neutral can lead to indistinctive overall character. It is considered that and twentieth century bungalows on Church Road and modern development to the north of Chestnut Walk make a neutral contribution to the character of the area, and the Chalet Park makes a neutral/negative contribution. These developments introduce new mass and grain to the area, often with inappropriate boundary treatment.



Figure 85: Twentieth century bungalows



Figure 86: Two dwellings showing the impact of alterations. Window replacements, concrete roof tiles, porch and a garage extension have affected character.



Figure 87: Chestnut Walk development

4.7. OPEN SPACES

There are three key green amenity spaces within the Conservation Area, which all make a positive contribution to the character and appearance of Corringham. In some parts these spaces can be improved through investment to enhance and maintain the existing landscaping.

- The Churchyard is the most significant public space in Corringham and is well maintained. The pond to the north of the Churchyard is not an attractive feature at present and could be enhanced.
- Situated at the junction of Church Road and Rookery Hill, the 'Village Green' is the most prominent open space in the Conservation Area. This space should be maintained, and there is potential for it to be enhanced through establishing a sense of identity to the village core, through additional planting or sympathetic signage.
- The site of former Rectory is a private site accessed via the tree lined Chestnut Walk. The site is of historic interest, with the foundations and some walls of the former Rectory still discernible. There is evidence that the site is being accessed through broken fence panels, with litter and graffiti within the grounds highlighting its use for anti-social behaviour. This area has potential for enhancement through the maintenance of existing boundaries, the stabilisation or removal of the metal framed structure within the grounds, and a considered approach to protecting and preserving any remaining features of the Rectory grounds.

4.8. PUBLIC REALM

The treatment and maintenance of the public realm within Corringham could be improved to enhance its contribution to the historic environment.

A regular maintenance and the replacement of street furniture in a consistent and sympathetic style would enhance the appearance of the area.

A sympathetic approach to highway, pavement and public realm surfacing would benefit the conservation area. The tarmac surfacing at the end of Church Road between The Bull Inn and the Church of St Mary is an example of an inappropriate, modern material choice which results in utilitarian and low-quality aesthetic. In addition, there are numerous examples throughout the Conservation Area where utility companies have left an unsightly patchwork through inconsiderate surface replacement. Improved awareness of the Conservation Area could address this issue.

4.9. TREES AND PLANTING

The character of the Conservation Area Church Road is defined as much by the trees and hedges which line it, providing a sense of enclosure, as it is by the buildings. This is especially prevalent where the buildings are set back from the road behind grass verges and garden plots. In some places, trees and hedges have been removed or not replanted when land has been developed. This has had a negative impact upon the character and appearance of the area.



Figure 88: View north highlighting lack of trees and hedgerows as boundary treatment



5. Management Proposals

As outlined in the previous chapter, there are a wide range of issues facing the Corringham Conservation Area, many of which share common themes. This Chapter seeks to recommend management proposals which address these issues in both the short and long term. The following proposals are not exhaustive, and their order does not infer priority.

5.1. POSITIVE MANAGEMENT

ACCESS AND INTEGRATION

The current entrances to the Conservation Area (both by vehicle and on foot) do not enhance the special interest of Corringham. Signage and soft landscaping at key localities would reinforce the identity of the village and invoke a sense of place and arrival into the historic core of the settlement.

ARTICLE 4 DIRECTIONS

Permitted Development Rights allow an owner to carry out certain limited forms of development without the need to make an application to a local planning authority. Where such changes would erode the character and appearance of the area, the Council can introduce special controls, known as Article 4 Directions. The result is that some or all permitted development rights are withdrawn and planning permission is required for such alterations.

As part of the appraisal process, Thurrock Council has considered the withdrawing of Permitted Development Rights and decided not to pursue this option at present. The appropriateness of withdrawing Permitted Development Rights will continue to be regularly assessed.

BOUNDARY

The conservation area boundary has been assessed within this appraisal in accordance with the NPPF (2019) and Historic England

Advice Note 1 Conservation Area Appraisal, Designation and Management (2018). An important aspect of the appraisal process is the consideration of where the boundary of the Conservation Area should be drawn. No significant boundary changes are considered necessary at this time though attention has been drawn to significance of the settlement's setting. Minor amendments to the south-east and south-west of the boundary have been proposed for the purpose of better aligning the existing boundary with physical features and edges. The appropriateness of current boundaries will continue to be regularly reassessed.

CAR PARKING

Thurrock Council shall pay particular attention to the provision of parking when considering planning applications to ensure that pressure for on-street parking is not increased and the visual impact of off-street parking can be managed. The local planning authority shall continue to work with landowners and highways to seek opportunities for parking to be rationalised and formalised as development and highways improvements occur.

ENFORCEMENT

Thurrock Council will take enforcement action against inappropriate or poor-quality unauthorised works to buildings within the Conservation Area. This will prevent the further gradual loss of architectural features and inappropriate alterations amongst other detrimental impacts. The local planning authority shall from time to time undertake a photographic survey of the area to assist with enforcement and monitor the appropriateness of Article 4 Directions.

LOCAL HERITAGE LIST

Thurrock Council is currently in the early stages of establishing a Local Heritage List which will identify and document local heritage assets within the district. This appraisal has identified some positive buildings which could be considered for inclusion on to the Local Heritage List. It

is important to note that heritage assets not identified by the Statutory List, Local Heritage List or within this appraisal can still be considered 'non-designated heritage assets' and are afforded protection within the National Planning Policy Framework. Thurrock Council will consult an appropriately qualified heritage expert when an application could have a direct or indirect impact upon a heritage asset on the Local Heritage List.

HERITAGE STATEMENTS

In accordance with the National Planning Policy Framework (paragraph 189), Thurrock Council will not validate planning applications for sites within the Conservation Area, or its setting, which are not accompanied by an appropriately detailed Heritage Statement.

To ensure the landscape setting of Corringham is preserved and enhanced all medium-large developments must consider setting and views as part of their Design and Access or Heritage Statement. This must be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition). Applications which fail to have assessed the impact upon views and setting will not be validated. It is likely that verified views will be required for all medium-large scale development with viewpoints requiring agreement with the local planning authority at pre-application stage.

The process of preparing Heritage Statements helps identify opportunities and constraints to which proposed schemes can respond. This may avoid applications being refused or delayed when further information is required.

IMPROVED UNDERSTANDING AND AWARENESS

At present there is no interpretation (information boards, signage, heritage trails) within the Conservation Area aimed at improving understanding and awareness of its heritage. This would be an effective way to improve the awareness and re-establish

the identity of Corringham as a historic settlement.

NEUTRAL CONTRIBUTORS

Thurrock Council shall seek to ensure that neutral contributors are not allowed to 'average down' the quality of built development within the settlement and also to ensure that neutral contributors do not become negative contributors through seemingly inconsequential cumulative alterations.

NEW DEVELOPMENT

There are numerous opportunities within Corringham and its setting for development which makes a positive contribution to the Conservation Area. To date there has been a lack of high-quality modern architecture which respects the local character. To be successful, any future development needs to be mindful of the local character of the conservation area, while at the same time addressing contemporary issues such as sustainability.

In accordance with Historic England's guidance, Thurrock Council will support development which:

- Starts with an assessment of the value of retaining what is there.
- Relates to the geography and history of the place and lie of the land.
- Is informed by its own significance so that its character and identity will be appropriate to its use and context.
- Sits happily in the pattern of existing development and the routes through and around it.
- Respects important views.
- Respects the scale of neighbouring buildings.
- Uses materials and building methods which are as high quality as those used in existing buildings.
- Creates new views and juxtapositions which add to the variety and texture of the setting.

These above principles follow guidance devised in collaboration between Historic England and Design Council CABE (<https://historicengland.org.uk/advice/planning/place-making-and-design/>)

Thurrock Council should guide development in a positive manner by:

- Engaging with developers at an early stage through the Pre-Application Process to ensure modern development is high quality in design, detail and materials.
- Ensuring medium-large scale development schemes are referred to a CABE Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure it's appropriate to a conservation area.
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

TREE MANAGEMENT

Trees form an important part of the character of Corringham and contribute to its special interest. There are a number of trees in Corringham that are protected by Tree Preservation Orders, and trees within the Conservation Area that are not protected by an Order are protected through Section 211 of the Town and Country Planning Act 1990. Before undertaking works to a tree within a Conservation Area, the Council will require 6 weeks' notice. The work may go ahead before the end of the 6-week period if the Council gives consent.

Within Corringham, a tree strategy could be undertaken to identify the most significant trees in the Conservation Area. This could lead to further Tree Preservation Orders and could also identify general tree management issues. A replacement strategy should also be considered in order to manage the impact

of loss of trees which are reaching the later stages of maturity.

OPPORTUNITY SITES

It is considered that buildings and developments which make a negative or neutral contribution to the special interest of the Conservation Area provide opportunity sites and have potential for enhancement. Sites could be improved by removing the inappropriate existing fencing and boundary treatment and installing a post and rail or estate rail fence with native species hedging. This would soften the visual character and assist in reinforcing the transitional character of Corringham between the rural landscape and twentieth century development to the north-east and north.

The Petrol Station within the setting of the Conservation Area is also considered to be an opportunity site, as the area currently detracts from our understanding of the significance of the Conservation Area. This site could be better integrated through the introduction of sympathetic boundary treatments, condensing signage and street furniture, and considering future opportunities which arise for improving the aesthetic appearance of the petrol station site or proposals for its redevelopment. As a prominent gateway site there is considerable opportunity to enhance the Conservation Area through high-quality distinctive modern architecture.

PUBLIC FACING RESOURCES

The preservation and enhancement of private properties can be improved through the publishing of resources aimed to inform property owners and members of the public. An introductory summary of the Conservation Area Appraisal in the form of a leaflet or factsheet(s) is a simple way to communicate the significance of the area and ensure members of the public are aware of the implications of owning a property within a Conservation Area. In addition, a maintenance guide would assist property owners in

5.2. FUNDING OPPORTUNITIES

caring for their property in an appropriate manner. A single Good Practice Design Guide on standard alterations such as signage, windows, doors, rainwater goods, boundaries and roof extensions will ensure inappropriate development does not continue to be the accepted norm.

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved awareness of simple maintenance and repair which is in keeping with the character, details and materials of the Conservation Area would be conducive with the preservation of Corringham's built heritage.

PUBLIC REALM

A key opportunity to enhance the character and appearance of the Conservation Area is through investment to improve the public realm. This can be achieved through rationalising existing street furniture and ensuring consistency and quality in new street furniture which may be added. Within the Conservation Area, some areas of pavement are lined with high quality stone kerbs; this makes a positive contribution to the character of the area and should be maintained where it currently exists and replicated elsewhere.



Figure 89: Stone kerbs along pavement

There are four main funding opportunities which would assist in the execution of these plans:

NATIONAL LOTTERY HERITAGE FUND

The NLHF is the single largest dedicated funder of heritage in the UK and therefore is the most obvious potential source of funding. Funding is often targeted at schemes which preserve, enhance and better reveal the special interest of the area whilst also improving public awareness and understanding. Grant opportunities and requirements change overtime, for up-to-date information on NLHF schemes Thurrock Council should consult their appointed Heritage Specialist.

SECTION 106 AGREEMENTS

Planning obligations, also known as Section 106 agreements, can be used by the local authority to ensure any future development has a positive impact upon Corringham. These agreements could be used to fund public realm or site-specific improvements.

PARTNERSHIP SCHEMES IN CONSERVATION AREAS (HISTORIC ENGLAND)

Partnership Schemes in Conservation Areas is a programme run by Historic England to target funding for the preservation and enhancement of conservation areas. As the name suggests, the scheme forms partnerships with local authorities (along with any additional funding partners) to facilitate the regeneration of an area through the conservation of its built heritage. The scheme makes funds available to individuals to enable them to carry out repairs or improvement works to their property to enhance the area. This would be suitable to preserve and enhance either the shop frontages or the architectural detailing.



6. Appendices

6.1. BIBLIOGRAPHY

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Corringham Ordnance Survey Map Fourth Ed (c. 1930s), Essex County Council

Corringham Tithe Apportionment (1840), Essex Record Office [Ref: D/CT 106A]

Corringham Tithe Map (1840), Essex Record Office [Ref: D/P 402/27/1]

17th c. cottages Corringham (c.1900), Essex Record Office [Ref: I/Mb 109/1/1]

The Bull Inn, Essex Record Office [Ref: I/Mb 109/1/3]

6.2. LEGISLATION, POLICY, AND GUIDANCE

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions
National Planning Policy	National Planning Policy Framework (2021) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance	
Local Supplementary Planning Document	Thurrock District Council, Local Development Framework: Core Strategy and Policies for Management and Development (2015	

6.3. GLOSSARY (NATIONAL PLANNING POLICY FRAMEWORK)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.



 thurrock.gov.uk

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Work Programme

Committee: Planning, Transport, Regeneration Overview and Scrutiny Committee

Year: 2023/2024

Dates of Meetings: 4 July 2023, 17 October 2023, 5 December 2023, 21 February 2024

Topic		Lead Officer	Requested by Officer/Member
4 July 2023			
1	Terms of Reference	Democratic Services	Standing Item
2	Call-in to Cabinet Decision 110643 Thurrock Supported Bus Services	Democratic Services	Call-In
3	Fees and Charges	Kelly McMillan & Dave Wade	Officers
4	Work Programme	Democratic Services	Standing item
30 August 2023 Extraordinary			
1	Question and Answer Session with C2C - Potential Impact of Ticket Office Closures in Thurrock	C2C & Mat Kiely	Members and PFH
28 September 2023 Extraordinary			
1	Draft Thurrock Design Charter	Alec Scragg	Officer
2	Stanford-le-Hope (SLH) Station Interchange Update	Kevin Munnelly	
3	Grays Underpass Update Report	Kevin Munnelly	Officer

Work Programme

4	Purfleet-On-Thames Regeneration	Kevin Munnely	Committee
5	Work Programme	Democratic Services	Standing item
17 October 2023			
1	East Tilbury and Corringham Conservation	Alec Scragg	Officers
2	Scheduled Ancient Monuments – Assessment of Settings Report	Alec Scragg	Officers
3	Work Programme	Democratic Services	Standing item
15 November 2023 Extraordinary			
1	BVI Report	Mark Bradbury	Committee
2	Tilbury and Grays Town Funds	Kevin Munnely	Committee
3	Work Programme	Democratic Services	Standing item
5 December 2023			
1	Portfolio Holder Report	Councillor Ben Maney	Chair
2	Regeneration Project update	Kevin Munnely	Officers
3	Work Programme	Democratic Services	Standing item

Work Programme

21 February 2024			
1	ITB Capital Report	Mat Kiely	Officers
2	Local Plan	Kirsty Paul	Officers
3	Work Programme	Democratic Services	Standing item
Briefing Notes			

Clerk: Kenna-Victoria Healey

Last updated: October 2023

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