



Part 3: Bulphan

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Cover image: View to the spire of St Mary the Virgin Church

Inside cover: Approach to the village from the west on Fen Lane

Overview



Fig 1. Slough House, China Lane

The Rural Settlement Assessment of Bulphan describes the origins of this study area through a description and analysis of the archaeological, historic landscape, built heritage, and historical evolution of the village settlement, its context and setting: this provides core information to allow insights into how the past has influenced the present so we can make informed decisions about its future.

The predominantly rural ‘bowl-like’ geographical area retains historical features: founded on the fenland common, the area has a broad distinctive grid-like grain to its layout. In the low-lying areas field boundaries are provided by the Mar Dyke, drains, and the fields themselves are generally regular in shape, with long slightly sinuous boundaries running down from high ground to the east.

Evidence of a long history of occupation is provided from prehistoric hand-tools in the south, ring-ditch cropmarks to the north, and further Bronze Age ditches, Iron age and Roman finds that all confirm evidence of archaeological significance. The Saxon name ‘Bulphan’ means ‘marshland marked by a burh or fortified place’. There is archaeological sensitivity to a relatively small area to the east but, with the exception

of a small central area, sparse archaeological evidence suggests that the region generally has a low archaeological sensitivity.

The historic landscape is dominated by former fenland that has been drained over history to yield good quality arable farmland. Intensive farming has resulted in a relatively weak field pattern creating openness across the fenland. This openness remains sensitive to change across a large eastern flank and a south-western segment. Whilst the settlement core itself is less sensitive to landscape changes, because of its low-lying topography, the majority of the western regions of the area remain moderately sensitive to change because of the rural qualities and historic origins.

Without a conservation area, built heritage includes one Scheduled Monument and 10 listed buildings notably including 14th century Martin's, Caylock's and Appleton's farms, St Marys Church with its 15th century origins, 18th century buildings such as 'Garlesters', and the scheduled WWII Bombing Decoy. One building in the study area has been identified with potential for local listing.

Change close to or affecting the setting of built heritage is sensitive within one eastern region of

the 21 Divisions assessed in this study and whilst central, northern, south-eastern, and south-western regions require close consideration of heritage assets, western, southern and north eastern zones are less sensitive to change. Historical evolution is represented by cartographic records from 1777, 1839, 1881, 1897, 1920 and partly from 1938.

The significance of the village today is established by the network of five streets forming the denser village core surrounded by several smaller hamlets. The Mar Dyke is an important feature running through the north of the core. Rising very gently to the east, the area is predominantly flat around the Mar Dyke and various ditches create an increased degree of flood risk in several areas.

Generally, arable agricultural fields dominate the area, but there are former common areas under equestrian use, occasional young secondary woodland, and relatively sparse open water features other than the dykes and ditches. There are no designated ecological sites within the study area.

Beyond the agricultural landscape, public open space includes the playing fields, the cemetery, and a small recreation area. Proximity to the

vehicular route of the A128 Brentwood Road provides strong road connection but relatively safe cycling is possible via small B-roads. Historic footpaths to the west underline the importance of foot-traffic to the Fen. Building heights are generally one to two storeys and whilst building density of the core is only 12 units per hectare, and the scattered suburban character never really develops a perceivable streetscape.

The Bulphan analysis reveals little archaeological sensitivity to change, but large areas of historic landscape which are vulnerable to change because of the 'bowl like' central area and the history of the Fen. Generally, there are areas of moderate sensitivity to change where heritage assets might provide a link to the relatively frequent historic agricultural farmsteads and other heritage assets.

Introduction



Fig. 2 Fen View on Fen Lane

Bulphan is located on the northern edge of Thurrock Unitary Authority, and to the south-west of Basildon. This is an area of clay and alluvial deposits, forming a low-lying basin of land rising steadily to the east, with a raised island to the west. The area is generally rural in character and retains some of its historical features. Much of the area's fieldscape possibly relates to the enclosure of former common Fens.

The area has a broad distinctive grid-like grain to its layout. In the low-lying areas field boundaries are provided by drains and the fields themselves are generally regular in shape, with long slightly sinuous boundaries running down from high ground to the north. This perhaps respects the enclosure of Fenland common. Distinctive hawthorn/elm hedgerows follow wide verged historic lanes and tracks across the area.

Limited amounts of modern development have led to few archaeological sites identified however, the historic settlements in the area potentially have a long history of occupation.



Fig. 3 Bulphan Figure Ground

1. Archaeology

1.1 INTRODUCTION

The former Fens and the Mar Dyke have a high potential for buried palaeo-environmental deposits. Concentrations of archaeological deposits / sites are located in small nucleation's, including Roman, prehistoric and Medieval settlement activity. These indicate that the area has a long history of occupation and that further significant archaeological sites may lie undisturbed within the gently 'bowl-like' landscape of Bulphan.

1.2 ARCHAEOLOGICAL ANALYSIS

1.2.1 Prehistoric

To the south of Ongar Hall a discovery of a nationally significant hoard of five Middle Bronze Age rapiers and palstaves (EHER 5253) is recorded. These probably represent a ritual deposit and it is probable that they are related to a settlement in the area.

On the northern side of Bulphan is a cropmark of a ring-ditch (EHER 16256) of probable Bronze Age date (potentially a ploughed-flat burial mound) and excavation in advance of the Cranham Cable Trench recorded a late Bronze Age ditch (EHER 48073) suggesting the presence of further activity of Bronze Age date in the vicinity.

There are a number of find-spots of Iron Age pottery from the area to the north of Blanket's Farm indicating that there is a late Iron Age site in the vicinity.

1.2.2 Roman

A Roman settlement and probable cemetery (EHER 5215) was discovered in 1858 by labourers in 'Ruin Field' in the south-west of the survey area. Some 1.3 km to the north of Blanket's Farm Roman pottery (EHER 45445) was recovered during the monitoring of the Epping-Horndon gas pipeline to the north of the church is indicative of further Roman activity in the area.

1.2.3 Saxon

The place-name Bulphan derives from 'Marshland marked by a burh or fortified place'. The Domesday Book describes the manor at the end of the Saxon period, when it belonged to St Mary's Abbey, Barking, a significant local land-holder. The manor covered 7 hides, with 18 resident households, 8 plough-teams, and woodland for 500 pigs. It was valued at £8.

It is probable that the Saxon manorial centre would be located at the site of the medieval manor and church, whilst the settlement would have comprised individual farms with a possible focus in the area of the church and hall.

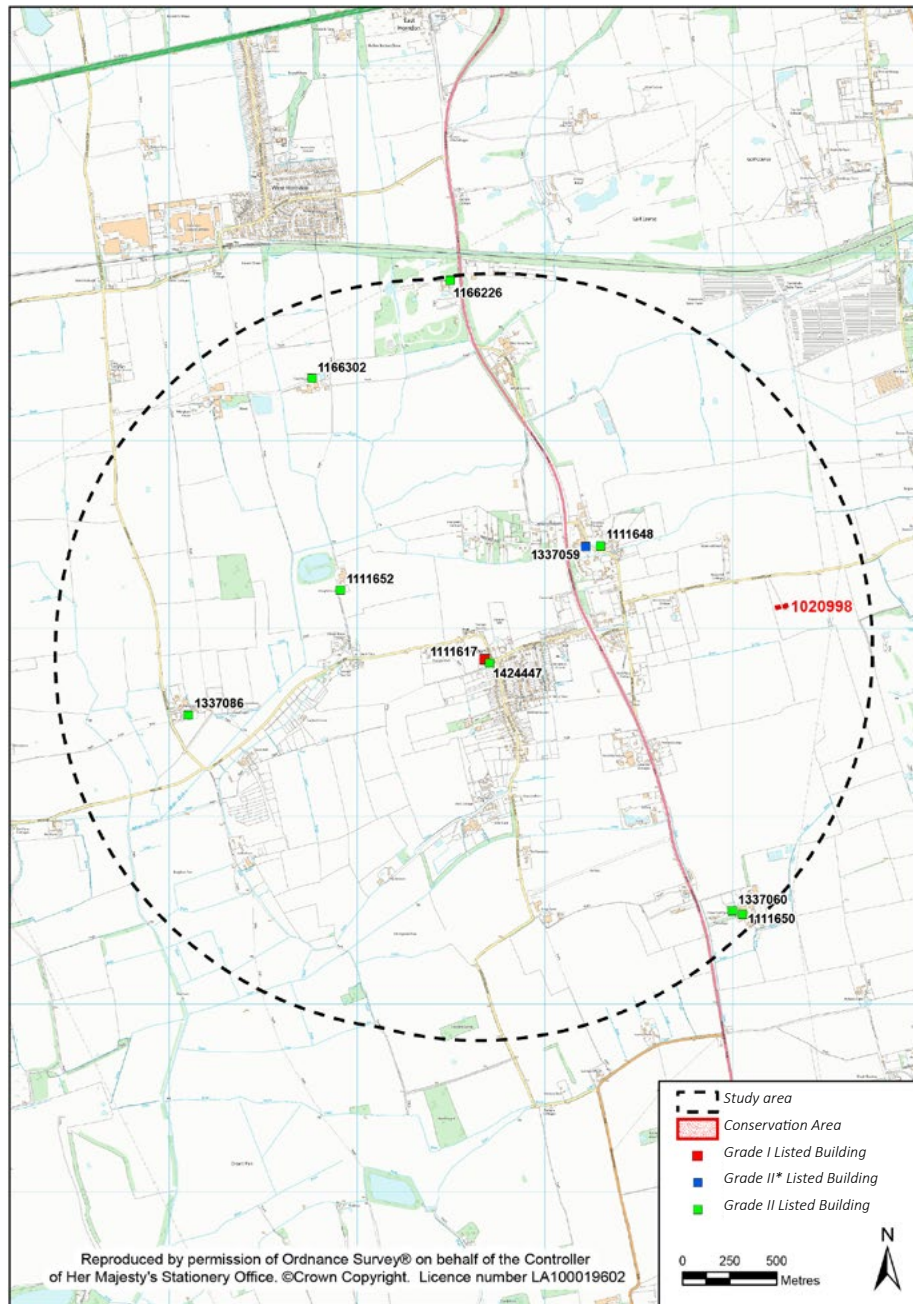


Fig. 4 Bulphan Designated Heritage Assets

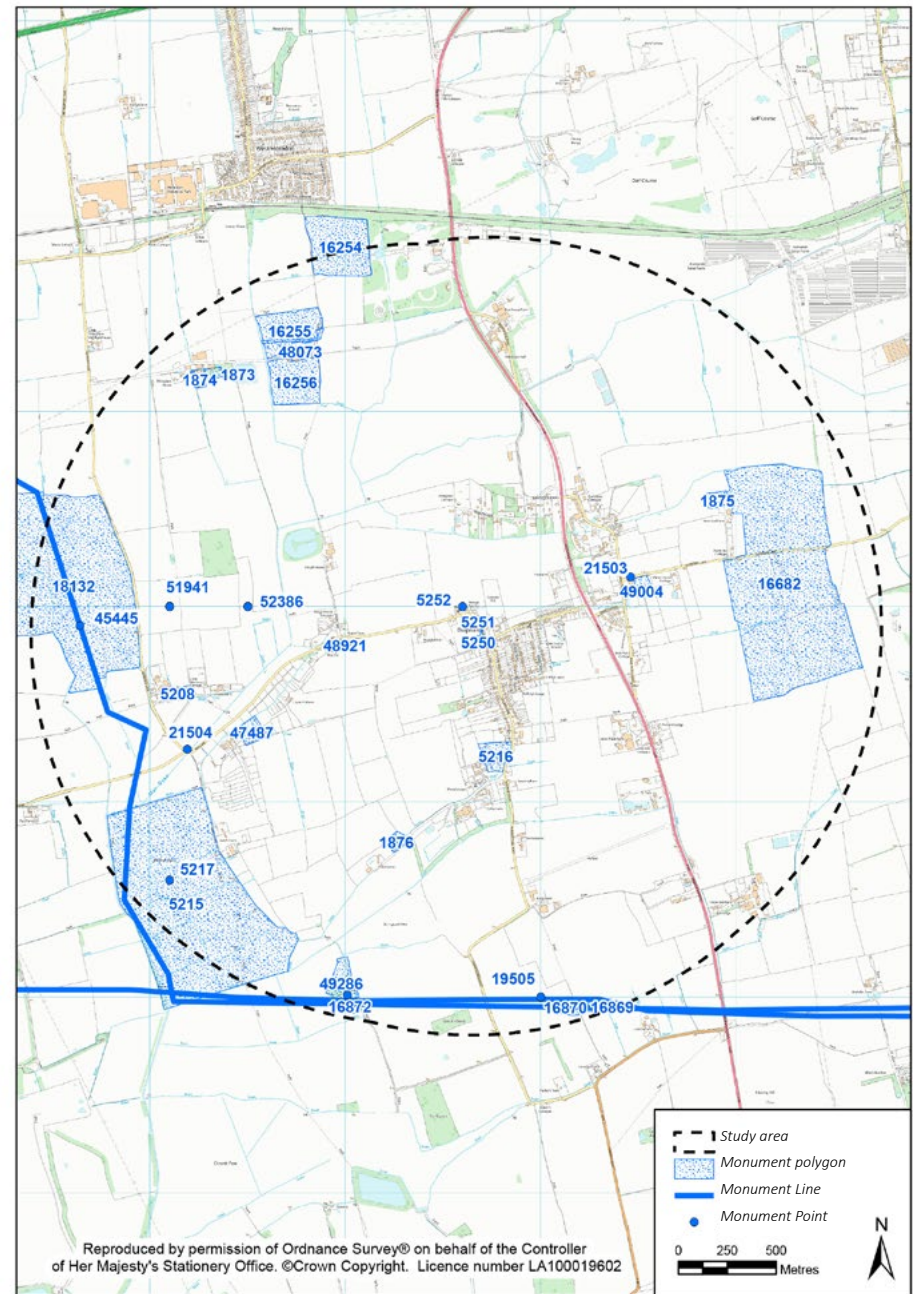


Fig. 5 EHER records

1.2.4 Medieval period

Bulphan remained part of the Lands of St Mary's Abbey, Barking, in the medieval period. It comprised a single manorial holding of 7 hides, with 35 households, 12 plough-teams, the woodland for 500 pigs. It had 8 cattle, 15 pigs, 1 cob and 80 sheep. It was valued £10. Ravengar took 24 acres in the aftermath of the Conquest.

The Bulphan area comprised a settled agricultural landscape in the medieval period. The primary focus of settlement comprised St Mary's Church and Bulphan Hall, with a wider distribution of farms and cottages around the boundary of Bulphan Fen. The fields form a distinctive grid-like pattern, with long slightly sinuous boundaries running down from high ground to the north.

St Mary's Church

The Church of St Mary's is late 15th century in date and must have replaced a late Saxon or early medieval predecessor on the site. It is constructed of limestone and flint rubble and timber framing but was extensively rebuilt in the 19th century. Surviving 15th century elements include the nave, three windows, the south

doorway and porch and the chancel. The 15th century belfry is set within 19th century walls but the original main structure remains with arched shores, arch braces, and saltire bracing. Three bays in height, it was formerly capped by a spire. The roof has a king post and moulded ridge beam with curved braces.

Bulphan Hall

Bulphan Hall was located on the north-eastern corner of the junction of Church Lane, Church Road and Fen Lane, opposite to the church. This juxtaposition of church and hall is typical of medieval Essex. It is probable that the position of the Hall as depicted on the [The 1777 Chapman and André map](#) of Bulphan is the same as the location of the medieval manor house of St Mary's Abbey, Barking. The 1777 map depicts at least 5 buildings, one of which would have been the main dwelling house and the remainder would have comprised barns, granaries, stables and other ancillary buildings. A three-sided pond, possibly the remnant of a moat is located at the road junction.

Settlement

There are several surviving medieval buildings in the study area, these include the 15th century hall house at Old Plough House and the 15th century Ongar Hall. In addition a number of the other sites have medieval predecessors as evidenced by the place name evidence, these include Stone Hall which is first referenced in 1327, Garlesters (1479), Martins Farm (1328), Caylock's Farm (1319), Appleton's Farm (1326) and Castle's Farm (1429). A number of medieval moated sites survive, either as earthworks or as cropmarks, including examples at Blanket's Farm, Brandon Hall, Little Tillingham Hall and Noaks Hall Farm. It is probable that there were also further medieval sites present within the landscape. [The 1777 Chapman and André map](#), which has been demonstrated elsewhere to be an indicator of medieval settlement locations, shows a string of cottages and farms around the edge of Bulphan Fen and spread out along the interlocking lanes and roads. It is probable that there were also further settlement sites associated with the footpaths that cross the area, as has been demonstrated elsewhere in Essex. The medieval/post-medieval pottery sherds recovered from the fields to the north of Blanket's Farm are indicative of the location of one such site.

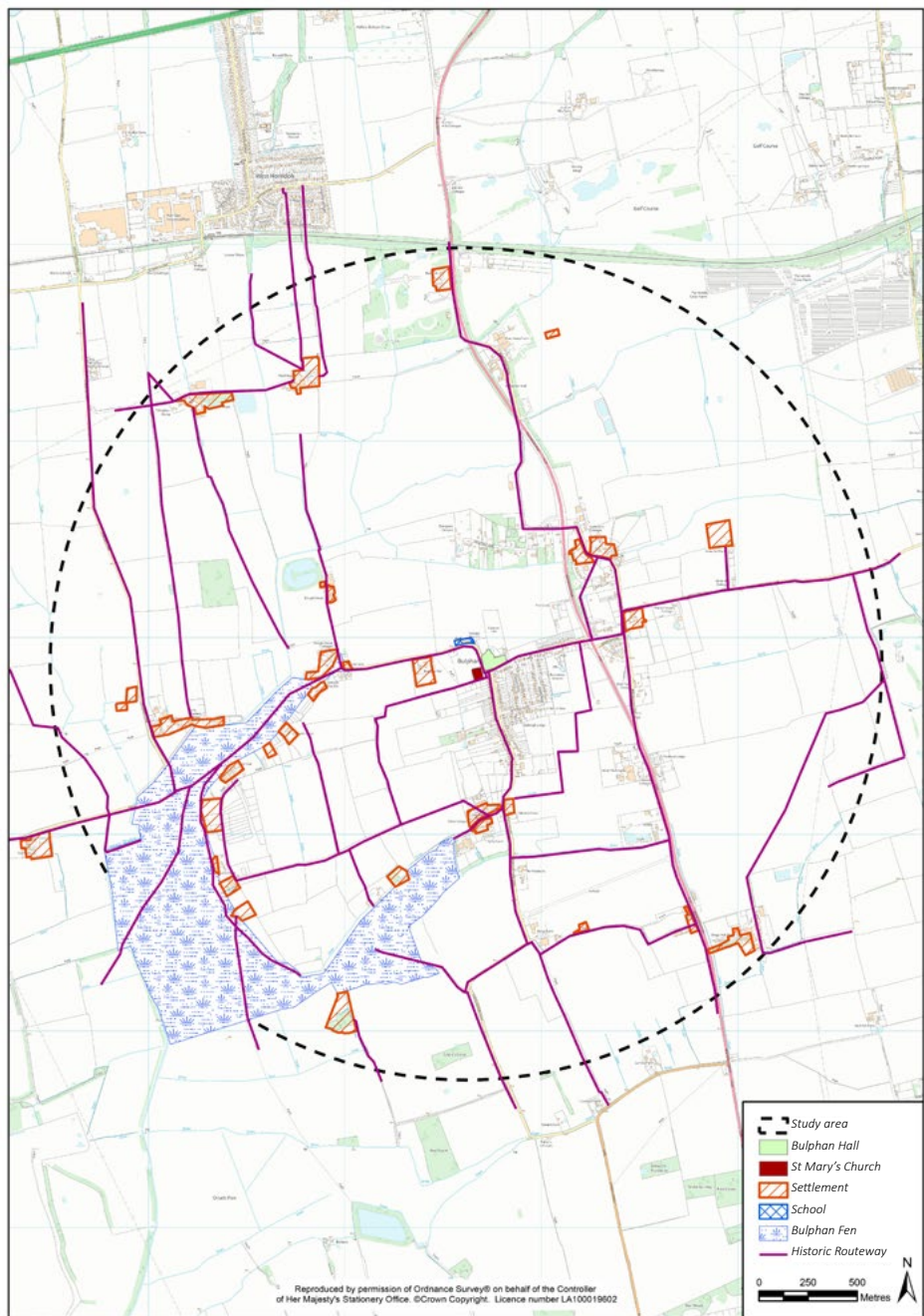
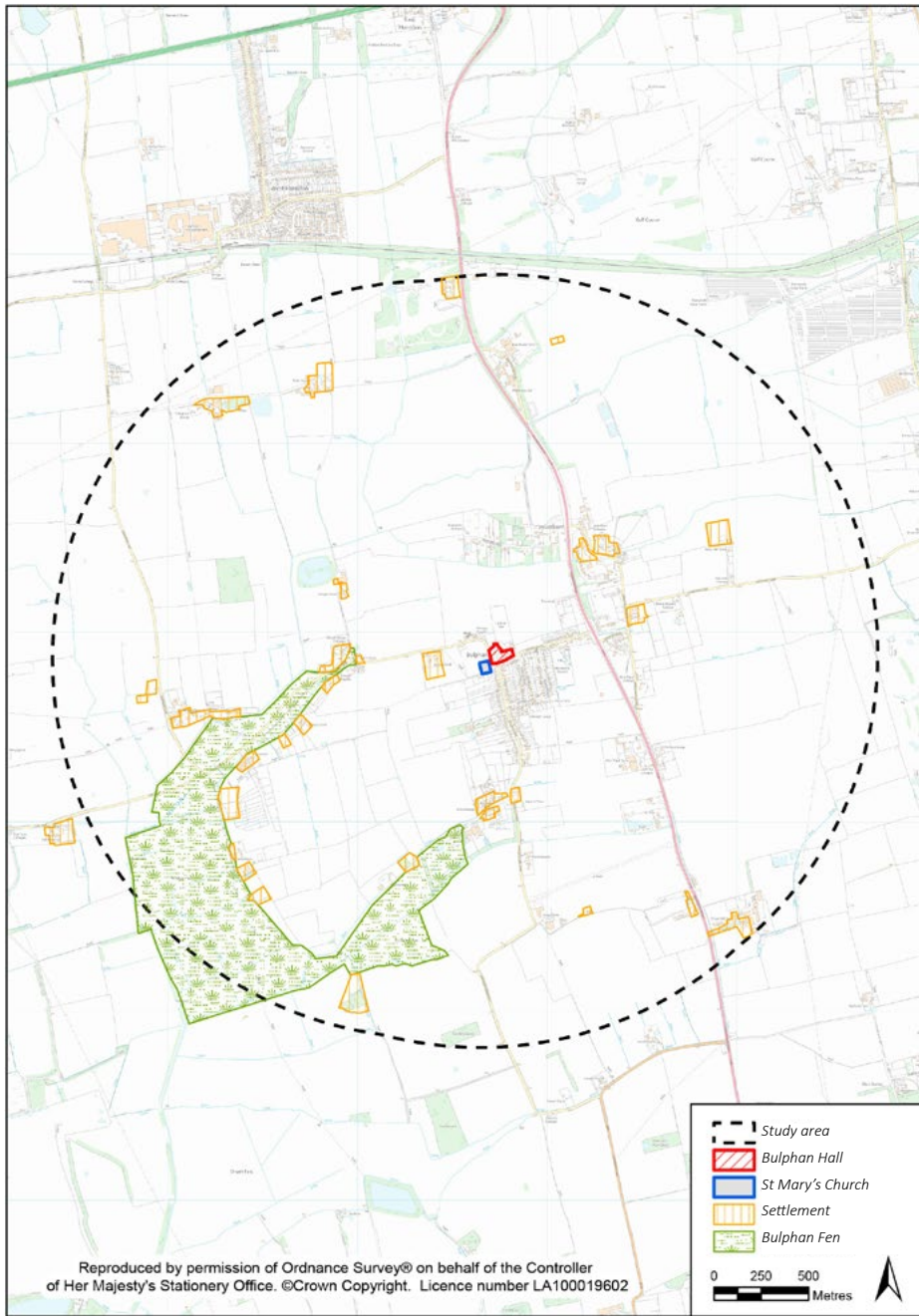


Fig. 6 Bulphan Medieval Interpretation

Fig. 7 Bulphan Post - Medieval Interpretation

1.2.5 Post-medieval and modern synthesis and components

The 1777 Chapman and André map shows a string of cottages and farms around the edge of Bulphan Fen and spread out along the interlocking lanes and roads. The 1839 [Tithe map](#) shows a very similar settlement pattern, as does the 1875 1st edn. OS map.

The post-medieval landscape largely survives into the modern landscape, both in the form of individual farms and buildings (both listed and unlisted) and in the wider landscape of roads, lanes and fields. Bulphan Fen remained an extant landscape feature into the 20th century and can still be discerned in the modern field pattern.

St Mary's Church

St Mary's Church was largely rebuilt in the 19th century.

Settlement

The post-medieval settlement pattern can be discerned from the historic maps of the area. In addition there are surviving buildings, including the 16th century house at Garleston, the 16/17th century barn at Ongar Hall and the 17th century Doesgate Farm. The 18th century is represented by Lower Dunton Hall and Little Tillingham Hall and the site of a mill next to Stone Hall.

The modern Brandon Hall is on the site of the post-medieval parsonage. Excavation at Hatch Farm recovered 18th century gravel spreads associated with the post-medieval farmstead that once stood there (EHER 48921). The Manor House is a 19th century building. The War Memorial commemorates the dead of Bulphan for both World Wars. The modern settlement of Bulphan, which is centred on Church Road and Church Lane is largely late 20th century in date.

World War II

Bulphan World War II Bombing Decoy is a Scheduled Monument (SM 1002196). 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, 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.

Other features relating to this period include a road barrier on Church Road, an observation post at the junction of Fen Lane and Dunning Lane. In addition, there are two bomb craters and possibility of other unexploded ordnance is high, particularly in the vicinity of the bombing decoy.



Fig. 8 image looking northwards over the top of the underground night shelter on the Bombing Decoy Scheduled site

1.3 ARCHAEOLOGICAL POTENTIAL: SENSITIVITY ASSESSMENT

To date there has been limited archaeological fieldwork within Bulphan. However, the evidence suggests that it is probable that intact archaeological features and deposits are present. The survival of the late medieval and post-medieval built environment is good. Calcareous remains such as bone and shell are known to survive, and there is a probability of waterlogged deposits in the vicinity of the Mar Dyke and Bulphan Fen.

The survey area for Bulphan has been subdivided into broad areas based on archaeological potential and a RAG score of Red/Amber/Green was then used to score each of the areas.

Red was used to define those areas of the settlement in which large scale change would have a major impact on designated archaeological heritage assets (Scheduled Monuments, Registered Battlefields and Registered Park and Gardens) resulting in harm to their significance with limited or no prospect of mitigation.

This harm could either be direct (physical changes to the asset) or indirect through changes to their setting. It also includes areas that contain important non-designated archaeological heritage assets which can be considered to meet the NPPF (September 2023) criteria of 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets' (NPPF para. 200, footnote 68) or comprise extensive archaeological sites with no reasonable prospect of adequate mitigation.

Amber defines those areas which contain archaeological heritage assets, both designated and non-designated, whose significance could be harmed through change, however, with appropriate master-planning and mitigation, carefully designed change which removes or reduces any harmful impacts could be achievable. The significance of the archaeological heritage assets and their setting would need to be carefully considered in any proposal with Heritage Impact Assessments required before proceeding to a proposal for site allocation within that area.

Green defines areas where there is little known archaeological heritage impact, or it is thought that the archaeological heritage assets present can be incorporated into any proposal with appropriate mitigation resulting in no harm to their significance.

Note: In all cases above it should be remembered this assessment is based on the known heritage information available either from national datasets or the Essex Historic Environment Record and that there is always the potential for previously unknown archaeological deposits being present within the study area.

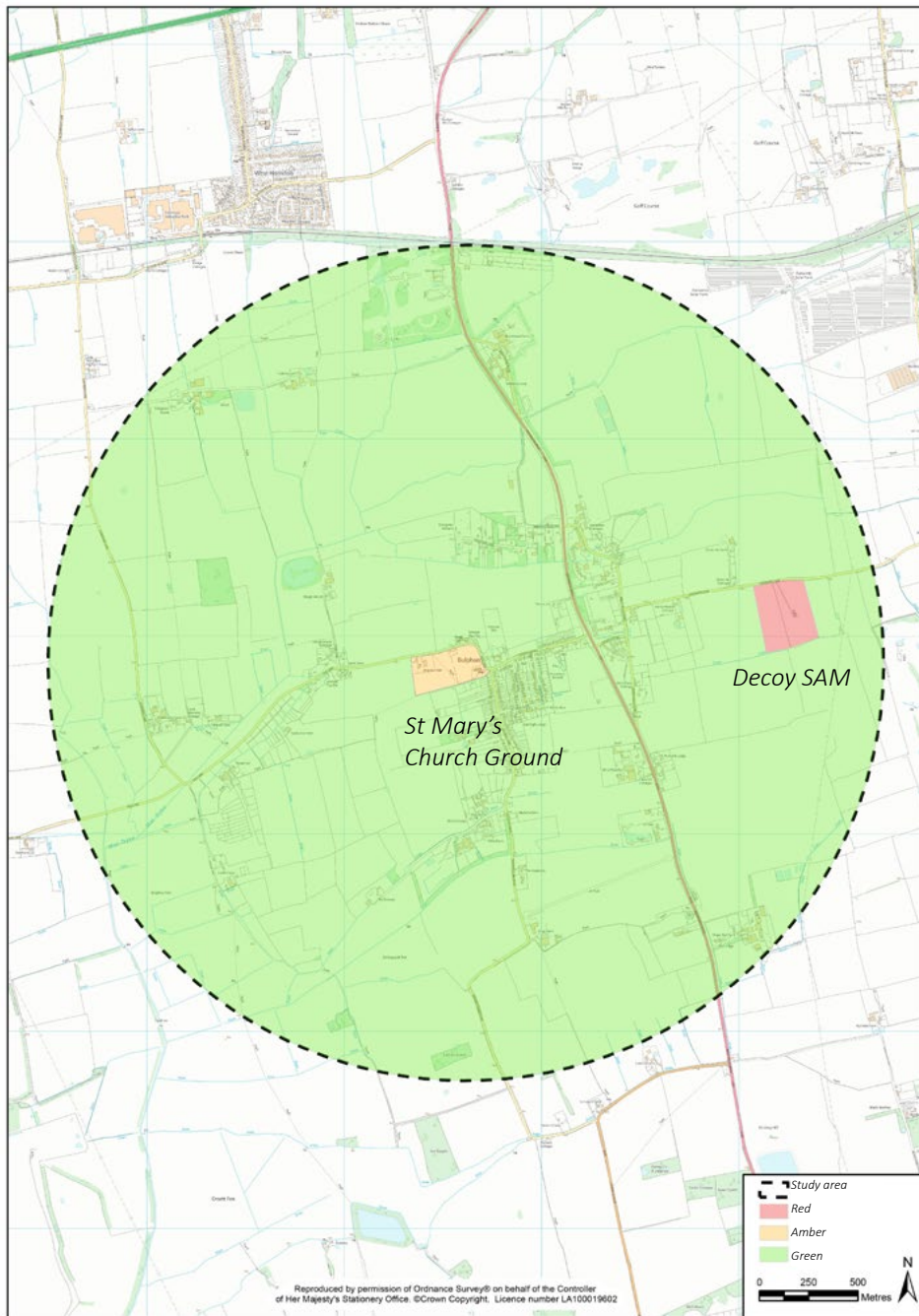


Fig. 9 Bulphan Archeological Potential

2. Historic Landscape

2.1 INTRODUCTION

The purpose of the historic landscape assessment is to understand how the landscape has evolved over time to create the settlement's current character.

This section summarises:

- How the landscape character has developed over time,
- Key features;
- Key viewpoints
- Management requirements

The initial analysis comprises a review of the published local landscape character assessments and other relevant documents to provide an understanding of the settlement's setting and any key characteristics. Site surveys were undertaken to inform a more detailed analysis.

NOTE: It was not possible to undertake detailed surveys to establish which hedgerows met the Hedgerow Regulations 1997 criteria to be considered 'Important'.

2.2 SUMMARY OF LOCAL LANDSCAPE CHARACTER AREAS

The Thurrock Integrated Landscape Character Assessment identifies 12 main local landscape character areas (LCA) which have been further subdivided where necessary.

The study area falls within two landscape character areas:

LCA: A1: Bulphan Fenland.

LCT J1: Langdon Lower Hill Slopes

The key characteristics relevant to the study area are summarised below.

The LCAs include key sensitivities and valued attributes. Each subarea has been assessed against these and used to determine their value.

2.3 EVOLUTION OF THE CURRENT LANDSCAPE

The historic core of Bulphan is small and centred on the church with the horseshoe-shaped Bulphan Fen to the west. Between the village and the Fen there is a well-preserved historic field pattern with many of the small fields having been retained.

The former fenland has been drained and is now good quality arable farmland. This intensive farming has resulted in a relatively weak field pattern creating a sense of openness across the fenland.

East of Brentwood Road the landscape character changes as the land starts to rise towards the Langdon Hills. It is still predominantly arable farmland with access limited to Doesgate Lane.

There has been significant development in the 20th century within the village.

Beyond the main village settlement are historic, scattered cottages, farmsteads and other commercial uses. Several of these have been redeveloped for housing. The former Harrow public house which had been derelict for several decades following a fire has been redeveloped as a wellness centre.



Fig. 10 Bulphan Landscape Character Areas

Landscape Character Area: A1: Bulphan Fenland.

Most of the study area is within Landscape Character Area: A1: Bulphan Fenland with the main settlement close to its centre.

The main landscape features include:

- An open flat and low-lying landscape, contained within a gentle bowl-like landform that contains the upper catchment of the Mar Dyke which is marked by a line of wetland vegetation.
- A mixture of arable and pasture farmland predominates with a few scattered coverts of deciduous trees (a priority habitat) interspersed throughout.
- Many waterbodies including in-field ponds and small reservoirs are situated throughout the landscape.
- A considerable portion of the area is Flood Zone 3 and the area has a long history of being drained, with a strong, geometric field pattern aligned on a north/south axis, probably of pre- Roman origin.
- Many field patterns have been lost to 20th century intensive farming – some smaller rectilinear pasture fields around Bulphan are more well-defined by field boundaries.
- Few remaining areas of fenland, although there are some small areas of floodplain grazing marsh (a priority habitat) and an area of Open Access Land at Orsett Fen.
- The area has a tranquil, rural character and a feeling of remoteness with relatively dark skies which contrasts with the built-up and industrial parts of Thurrock.
- A well-wooded ridge running between Romford and Basildon provides a subtle but distinctive backdrop to views from this area.
- St Mary the Virgin Church in Bulphan forms a local landmark to routes through the village.
- Intervening mature hedgerows and lack of street lighting allows Bulphan to assimilate into an otherwise remote and rural landscape although Bulphan By-Pass and associated street lighting have a minor urbanising influence.

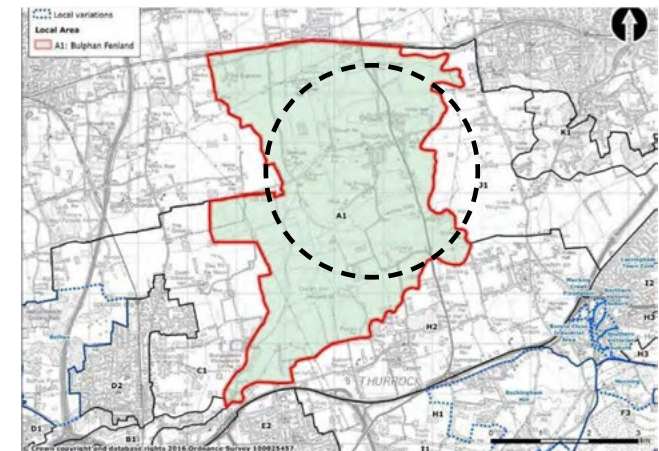


Fig 11. LCA A1
Study boundary - - - - -



Fig 12. Fen Lane looking south, with the former fen (now a wheat field) on the right.

Landscape Character Type J1: Langdon Lower Hill Slopes

The eastern edge of the study area including Doesgate Lane is within Landscape Character Type J1: Langdon Lower Hill Slopes.

The main landscape features include:

- Gently sloping and undulating lower slopes of the Langdon Hills with views up to the higher wooded Langdon Hills.
 - The hills slopes have a strong field pattern comprising a mixture of smaller scale pre-18th century enclosures and large 20th Century enclosures.
 - These arable and pastoral fields are well-defined by hedgerows with trees and tree belts that provide a strong pattern and texture.
 - The settlement pattern is typically scattered isolated farmsteads situated along minor roads traversing the area.
 - This area has a relatively high scenic quality as a result of the undulating topography, intact field pattern and hedgerow network, elevated landform that enables a sense of prospect, the texture provided by trees and woodlands and the attractive historic buildings.
- A tranquil rural landscape compared to other parts of Thurrock.

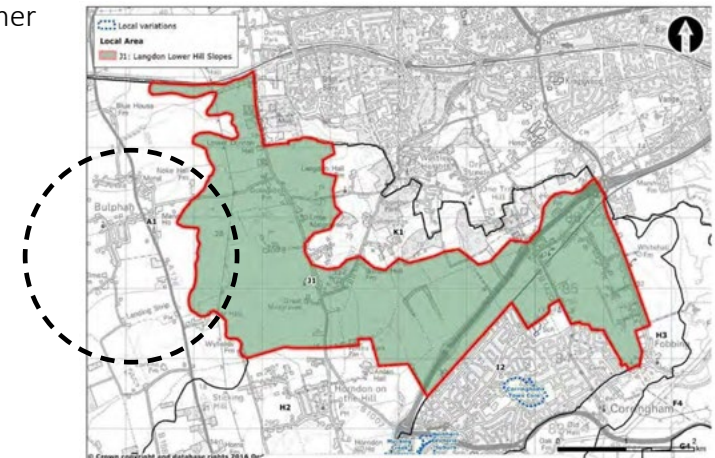


Fig 13. LCT J1
Study boundary



Fig 14. View from Doesgate Lane to Langdon Hills

2.4 KEY LANDSCAPE FEATURES

Many of the landscape features within the study area deliver a wide range of additional benefits including ecological, flood management, amenity enhancement and places for recreation and play.

There are no statutory or non-statutory designated sites within the study area. This is due to the extent of intensively managed farmland within the study area.

The Mar Dyke

The Mar Dyke is the most significant piece of blue and green infrastructure within the village of Bulphan. It's presence here led to the creation of Bulphan Fen as a working landscape, and it has therefore dictated the character of Bulphan as a dispersed settlement which is structured around a historic landscape feature.

Woodland

Most of the woodland within the vicinity of Bulphan is in the north of the study area. The parcels of woodland within the study area are all secondary. The largest areas are associated with the former plot-lands on Peartree Lane.

Trees

There are relatively few Tree Protection Orders in place in Bulphan. There are some protected trees within the hedgerow adjacent to Thurrock airfield, and various street trees on Church Lane, as well as trees within the vicinity of the listed building at the southern end of Church Lane.



Fig 15. Land used for keeping animals on China Lane



Fig 17. View looking north west along footpath 142 over the former Fen



Fig 16. Fen view on Church Lane - revealing the history and impact of the Mar Dyke River on the settlement's development.

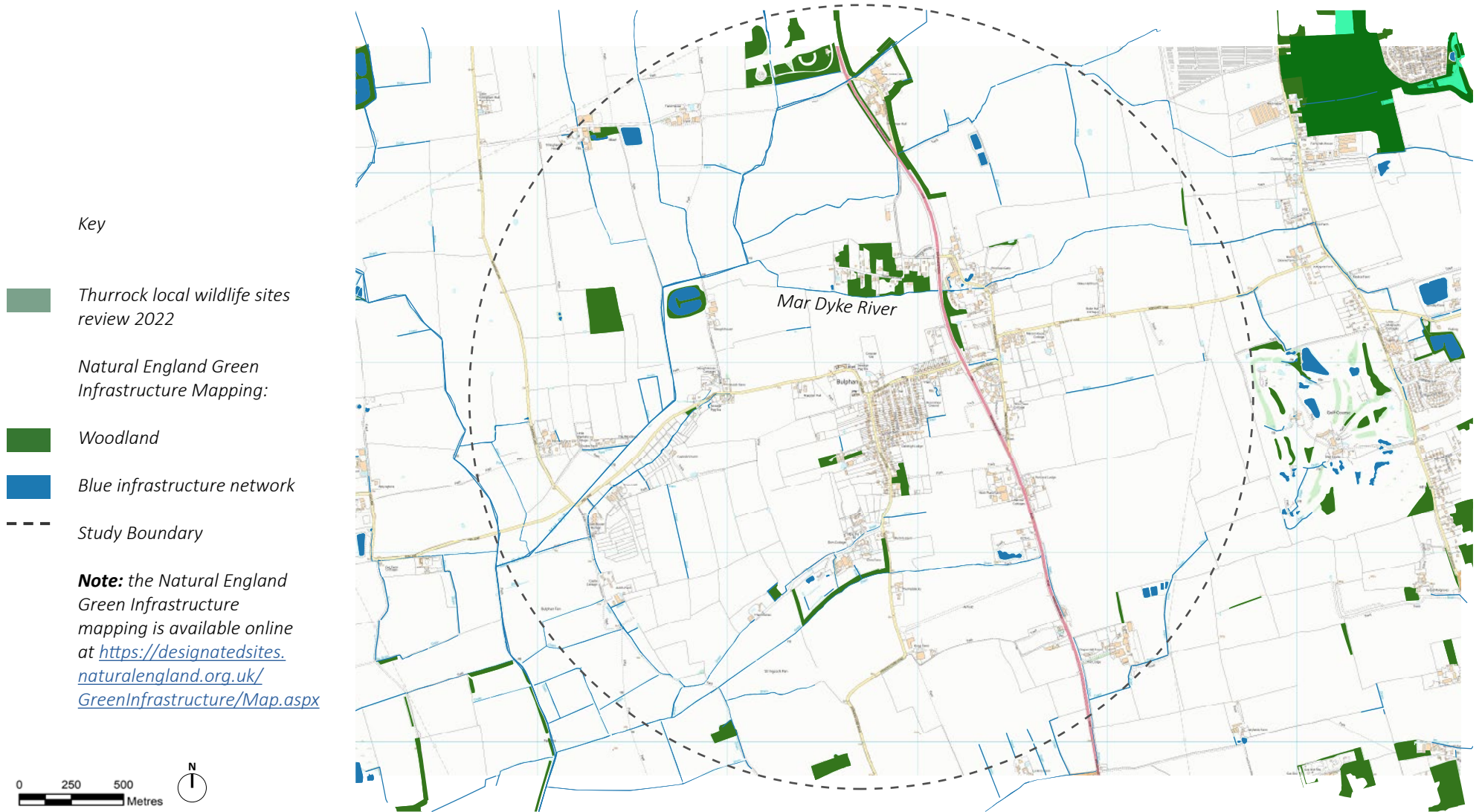


Fig 18. Bulphan Key Landscape Features

2.5 HISTORIC LANDSCAPE SENSITIVITY ASSESSMENT

The study area was divided into landscape sub-areas were categorised using the following assessment criteria:

RED

Sub-areas that retain significant historic landscape features that are susceptible to change e.g. open marshland or river valleys.

AMBER

Sub-areas that retain important landscape features such as hedgerows and woodland, which could be retained through appropriate masterplanning and mitigation to help screen/ embed any new development into its setting. Some features could be brought into appropriate management.

GREEN

Sub-areas containing few historic landscape features typical of the Landscape Character Type. These areas have a low sensitivity to change

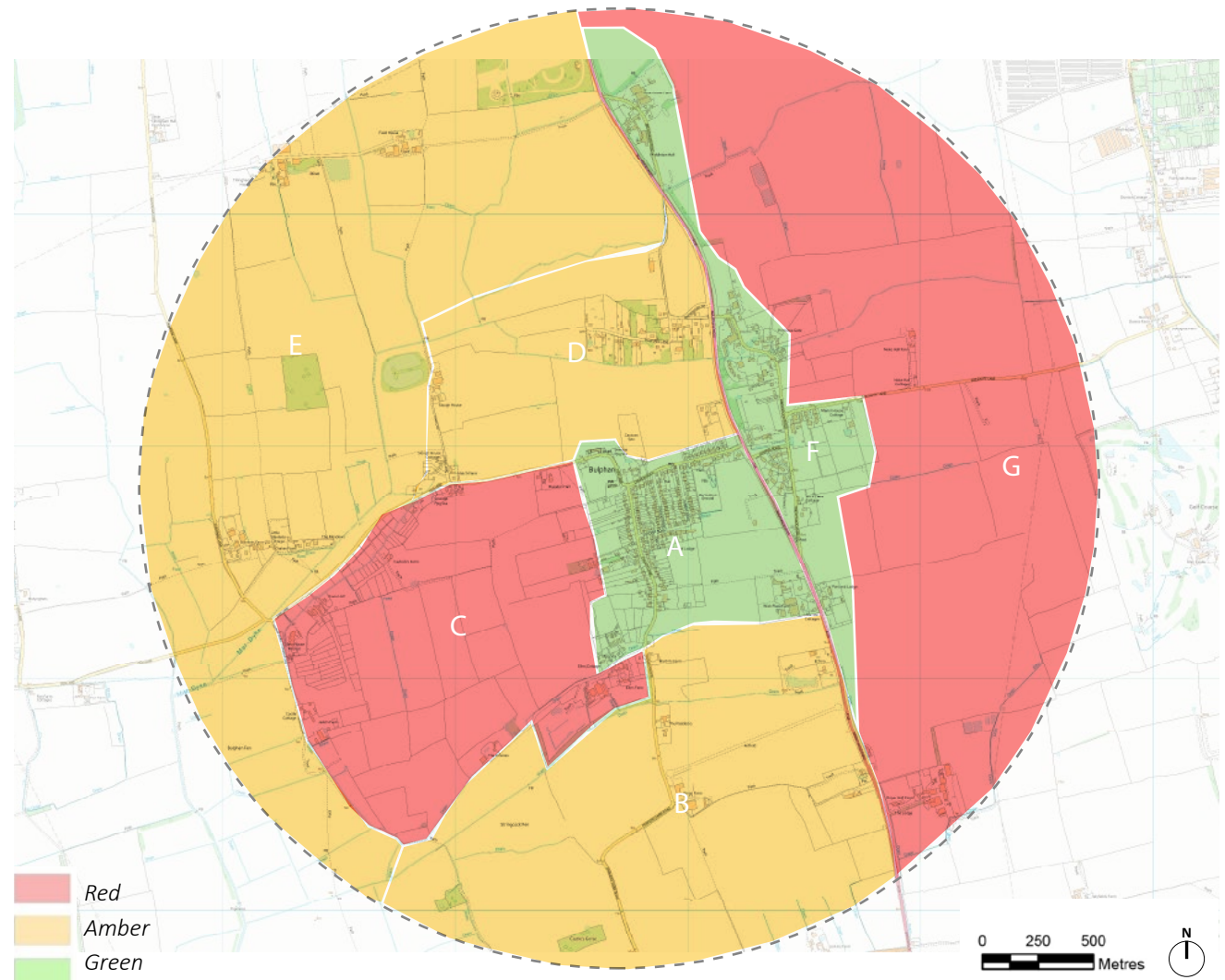


Fig 19. Historic Landscape RAG assessment

Sub-area A. Village centre

The historic village was very small and centred on the church, Manor house and school. The 20th century expansion between Church Lane and Albert Road and Fen Close was constructed within a single field recorded on the 1st Series OS Map. The village hall and recreation ground and adjoining pasture also retain the historic landscape boundaries.

The undeveloped fields close to the village centre are prone to flooding and are a visual reminder to this Fenland landscape.

The fields and hedges fronting the Bulphan Bypass provides a significant sense of separation to the part of the village to the east.

The village expanded significantly in the 20th century with modern housing being dominant. Few historic landscape features remain. Hence it is rated **GREEN**.

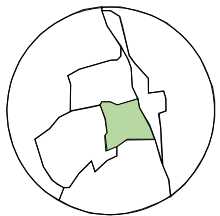


Fig 20. Bulphan main entrance to the village

Sub-area B. South of the Village

This area comprises mainly large arable fields with relatively few hedges or trees although there are small rectangular plantations west of Parkers Farm Road. Bulphan Airfield is maintained as close mown grass and so has an overall similar character to the surrounding area.

Although the area has few historic landscape features it retains its open, expansive character which is characteristic of the reclaimed fenland landscape. Its openness makes it sensitive to change and it is therefore rated **AMBER**.

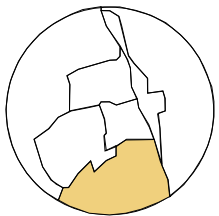


Fig 21. Field east of Bulphan recreation ground looking south-west

Sub-area C. West of the Village

The area between Fen Lane, Harrow Lane and Elms Lane has a significantly different character to the land to the south. Historically it bounded Bulphan Fen which wrapped around three sides of this area. It has largely retained the field patterns recorded on the 1st Series OS Map. These are mainly small fields used for pasture although some are in arable production. While the field shapes remain, many of the hedges are in poor condition, if not missing altogether. This is principally due to the impacts of Dutch Elm Disease.

Although the condition of field boundaries detracts from the visual amenity of the area, the value of this historic landscape character is significant, giving it a **RED** rating.

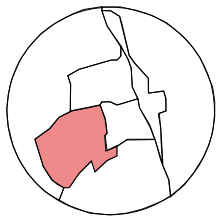


Fig 22. View looking west from Fen Lane towards Elm Lane & Langdon Hills

Sub-area D. North of the Village

Most of the area is in arable production and while it has similarities to the surrounding Former Fens it does not have so many long views due to the presence of more trees and remnant hedges. Many of the fields in this area have been enlarged although several of the historic meandering boundaries remain.

There is an area of former plot-lands centred on Peartree Lane which contains more large hedges, trees and scrubby woodland. The boundaries for this area remain largely unaltered with the Mar Dyke forming the southern boundary.

Many of the hedges contain large proportions of Elm and therefore there are numerous gaps or poor-quality specimens.

The area retains a relatively rural character, including historic landscape features, although there is an established residential area associated with the former plot-lands at Peartree Lane. It is rated **AMBER**.

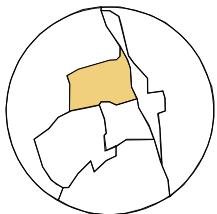


Fig 23. View looking east from the end of Peartree Lane

Sub-area E. The Former Fens

North of Fen Lane and west of Harrow Lane were the historic Fens associated with the Mar Dyke. Most of the historic field patterns remain however the Fens have been drained and are now in arable production and hedges have been lost. As a result it is difficult to 'read' the original landscape and the area is therefore rated **AMBER**.

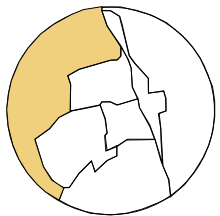


Fig 24. View looking north from Fen Lane towards Slough House & the Mar Dyke

Sub-area F. East of the A128 Brentwood Road

The construction of the Bulphan Bypass creates a significant feature that severs part of Church Road and the original line of the Brentwood Road from the main village. The intervening dense vegetation further increases this separation.

The Mar Dyke runs through the northern part of this area where it is a small stream that is not clearly visible from public viewpoints.

Several of the original farmhouses and farmyards and other commercial enterprises have been developed as housing in the past 20 years. The largest of these is Bonham Grange which has been constructed on the site of a former plant nursery.

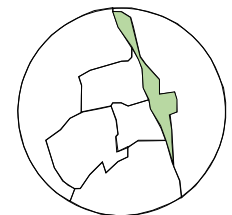
The Ye Olde Plough House is a large site in a prominent position. The mainly single storey buildings, large car park and close mown lawns front onto the A128 with only a line of conifers fronting the road.

There are few large trees in this area although there are some sections of good quality of hedge bounding Brentwood Road.

The ongoing redevelopment within this area is affecting the historic landscape character. Hence its sensitivity to change is now **GREEN**.



Fig 25. Bulphan Bypass



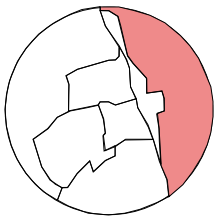
Sub-area G. Doesgate Lane

The area within the study area north and south of Doesgate Lane is predominantly arable farmland which rises slowly towards the Langdon Ridge. While there are some small clusters of new houses associated with the former farmyards close to Brentwood Road there are few other buildings within the area. There are long views towards the Langdon Hills.

This area retains a very rural character with sensitivity for change so it is rated **RED**.



Fig 26. View from Doesgate Lane towards Langdon Hills



2.6 MANAGING FOR THE FUTURE

The majority of the area outside the main settlements is in arable production which limits scope for restoring landscape features. The main focus should be on how to retain and enhance the area extending to the edge of the Fen.



Fig 27. Field east of the Recreation Ground

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3. Built Heritage

3.1 INTRODUCTION

This section of the report examines the location and characteristics of designated and non-designated heritage assets within this study area. It highlights how built-heritage currently exists within the streetscape and landscape in order to understand how future development may be influenced, shaped, restricted or supported to optimise quality of design and implications for sustainable communities compatible with the long-standing built heritage.

Bulphan does not currently feature a designated Conservation Area (CA), and there is one Scheduled Ancient Monument (SAM), However, there are also 10 listed buildings (LB).

Information on Conservation Areas can be accessed via <https://www.thurrock.gov.uk/conservation-areas/character-appraisals>.

All images have been gathered from public rights of way and the privacy and property rights of members of the public have been safeguarded at all times. No ongoing policy or development management matters are incorporated.



Fig 28. Slough House seen from China Lane



Fig 29. Entrance to the village from Fen Lane

3.2 METHODOLOGY

The study area has been assessed by sub-dividing the area into 20 Divisions, with each assigned a capital letter from 'A' to 'T.'

The designated heritage assets (Listed Buildings and Scheduled Ancient Monuments) have been identified and marked with lower case letters (shown in pink on the map) 'a' to 'k' all are listed to the right and hyper-linked to Historic England National Heritage List descriptions.

The impact of change upon designated built heritage assets was then assessed from 23 viewpoints numbers '1' to '23' (shown in blue on the map).

At each viewpoint, where possible, photographs were captured around a full 360 clockwise rotation from north.

This enables a comprehensive assessment of the potential impact upon the setting of heritage assets, the likelihood of harm, and implications for the character and materiality of potential development.

Divisions 'A' to 'T', heritage assets 'a' to 'k' and viewpoints 1-23 are marked on the map opposite.

Designated Heritage Assets:

- a [Timber Framed Barn at Ongar Hall](#)
- b [Ongar Hall](#)
- c [Blanket's Farmhouse](#)
- d [Slough House](#)
- e [Field House](#)
- f [Bulphan War Memorial](#)
- g [Church of St Mary](#)
- h [Barnards](#)
- i [Old Plough House](#)
- j [Garlesters](#)
- k [Bulphan World War II Bombing Decoy](#)

3.3 ASSETS OF LOCAL HERITAGE INTEREST

Whilst surveying the study area, it has been possible to identify one unlisted historic structure for later consideration as a non-designated heritage asset i.e. a structure that may be incorporated on a *Local List of Historic Assets*. This is Noke Hall (Farm) Cottages, Doesgate Lane Grid Reference TQ 64973 86261 First appearing on the 1870 Ordnance Survey.



Fig 30. Noke Hall (Farm) Cottages (Image from Google Streetview dated May 2021)

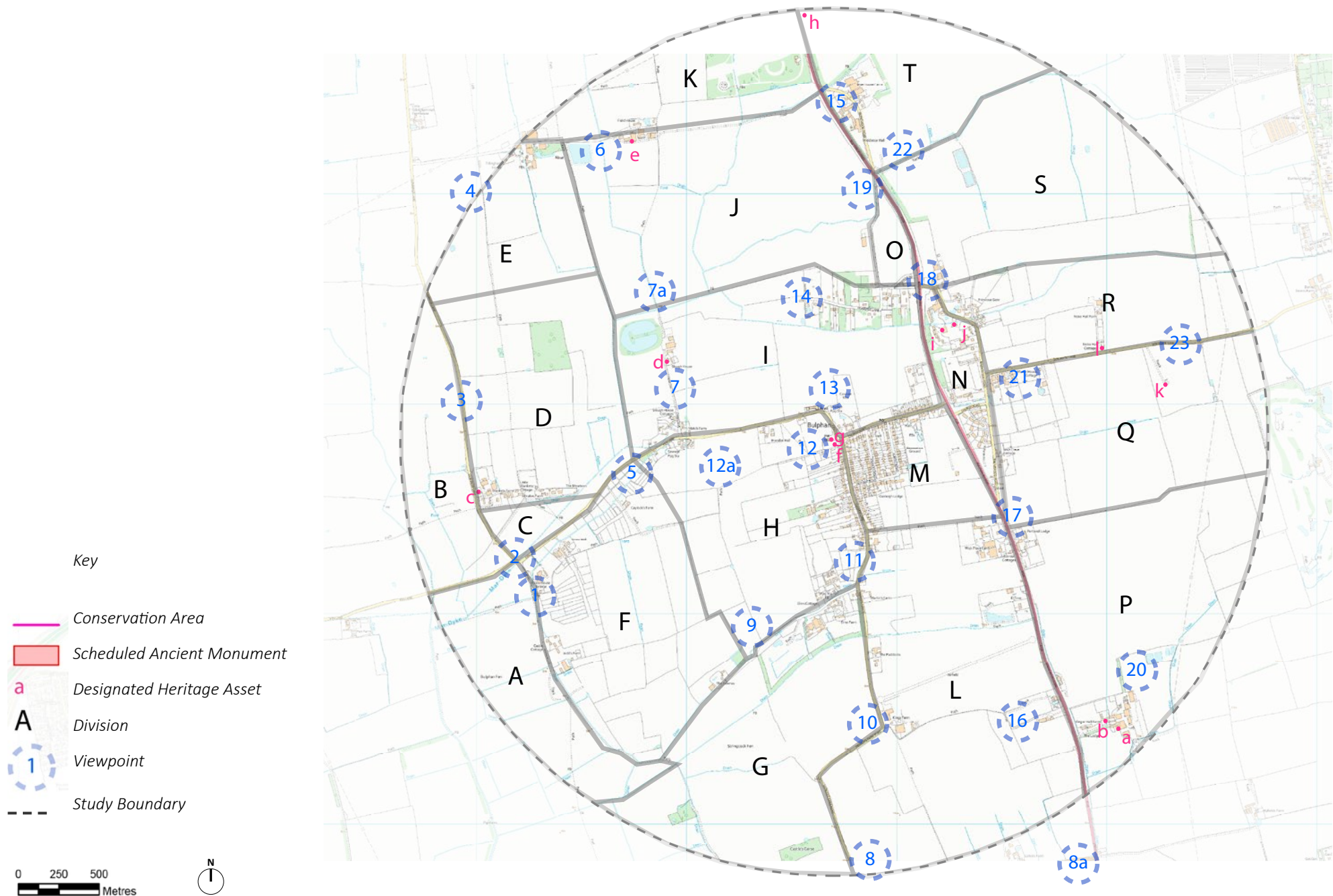


Fig 31. Bulphan Built Heritage Assessment Methodology

3.4 BUILT HERITAGE SENSITIVITY ASSESSMENT

Summary of Findings:

Of the 21 Divisions assessed in this study the following built heritage impact ratings have been assigned, taking into account the potential impact of change in the area upon the setting of existing built heritage assets, the likelihood of harm, and implications for the character and materiality of potential change:

GREEN

11 No. B, D, E, F, G, L, O, Q-West, R-East, S, T

These are Divisions where no above-ground heritage assets are present or implicated by potential future changes.

AMBER

10 No. A, C, H, I (Indigo), J, K, M, N, P R-West

These are Divisions where the setting, massing, materiality, views of or views from heritage assets would be affected by potential future changes. In some cases the designated assets could provide an architectural lead, in some cases the views and prominence of the asset should be incorporated into any potential future considerations. In most cases substantial or less-than-substantial harm would need to be avoided.

RED

One. Q-East

These Divisions contain Scheduled Ancient Monuments that would preclude further change without the approval of the Secretary of State.

Please also refer to the section on archaeology for further information on Scheduling.

The analysis does not seek to update or replace any existing Conservation Area Appraisal and Management Plan where published. Nor does it intend to challenge the Listing description or gradings previously assigned by Historic England.

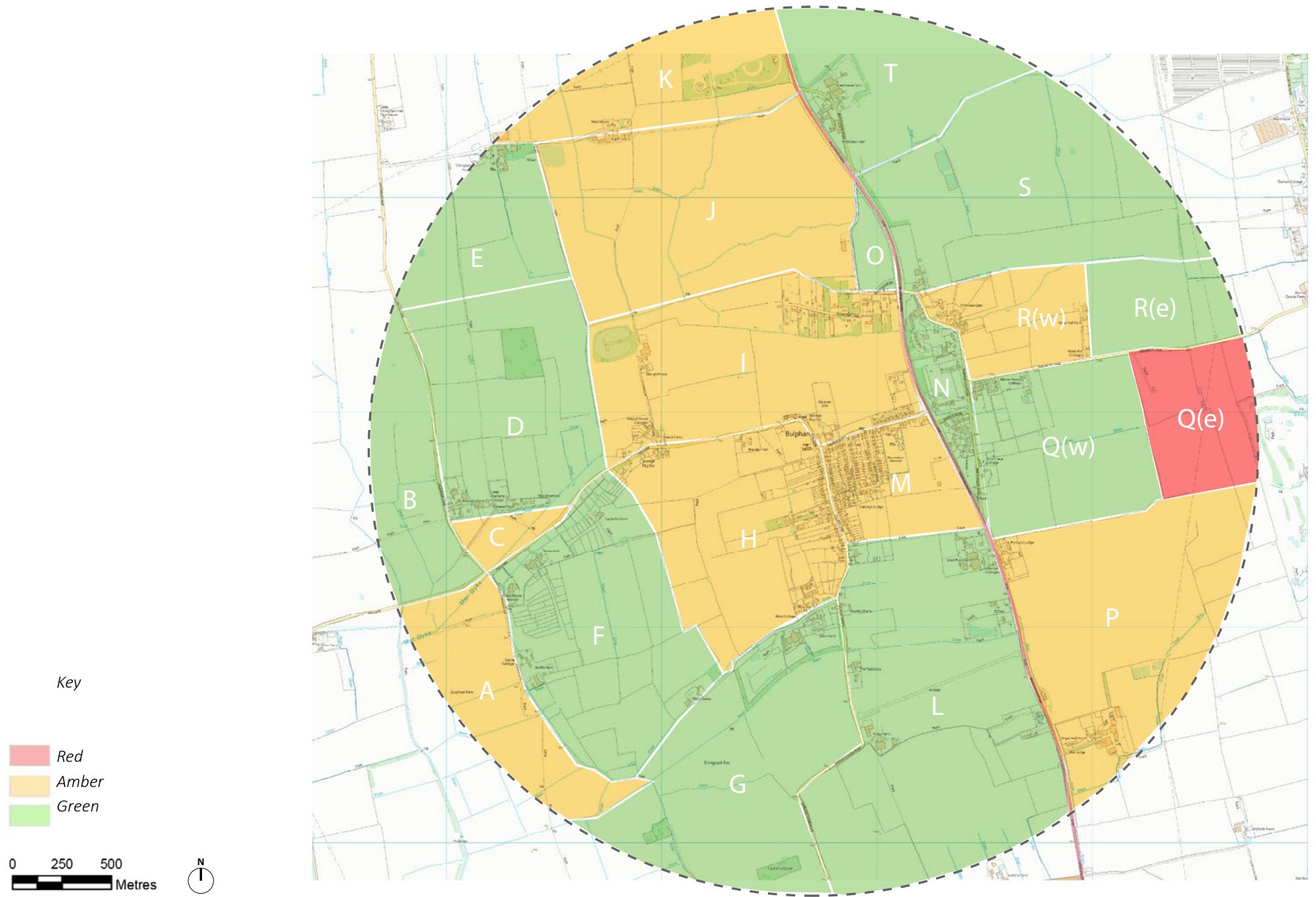


Fig 32. Bulphan Built Heritage Sensitivity Assessment

Division A

South west of Bulphan, rectangular in shape, approximately 84 ha and bounded by Fen Lane to the north, Harrow Road and the N-S footpath from Glass House Retreat to the east, the dyke emanating westward from Elms Lane to the south and the study area boundary to the west

With important views to the south and south-east over the final part of the 7 Mile long Mar Dyke Way, any change in this area would have to respect and remain subordinate to the open-aspect of the Mar Dyke. The area is therefore rated **AMBER**.

This division is entirely drained agricultural land around the Mar Dyke currently dominated by arable crops.

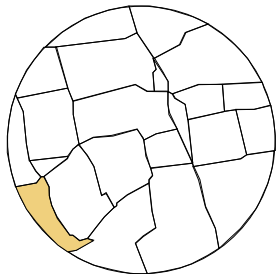


Fig 33. Image of Division A looking southeast from Viewpoint 1 over former marsh-land dominated by the Mar Dyke Way



Fig 34. There is a distant view of Grade II listed Baker Street Mill to the South that could inform future potential development

Division B

Bounded by the study area boundary to the north, Dunnings Lane to the east, Fen Lane to the south and the study area boundary to the west this 102 ha Division is currently agricultural with arable crops, former marshland now well-drained.

The view from viewpoint 2 is dominated by the 1994 Harrow Bridge that provides a welcome viewpoint over distant vistas for users of the Mar Dyke Way extending NW over arable crops.

Because of the flat terrain any change here would significantly affect the open aspect of this area. However, as there are no heritage assets other than the undesignated Mar Dyke the heritage impact potential is rated **GREEN**.

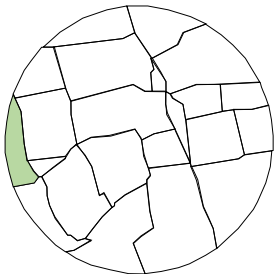


Fig 35. Harrow Bridge 1994



Fig 36. Extensive agricultural views to the NW from viewpoint 2

Division C

A small triangular area, approximately 8 ha, bounded by Grade II listed Blankets Farm and Farmhouse to the north, the Mar Dyke and Fen Lane to the south east and Dunnings Lane to the south west.

Not to be overlooked, historically or physically, Grade II Blankets Farmhouse cannot be seen from the road and the Historic England list description lacks detail or illustration. Its long-standing open-aspect agricultural setting to the south is an important aspect reflecting its historical significance.

Grade II listed Blankets Farm cannot be seen from the road (top image from Google Streetview dated Nov 2020) but the open aspect eastwards of Mar Dyke seen from Harrow Bridge (right) forms an important open-aspect historical setting that requires an **AMBER** heritage impact rating.

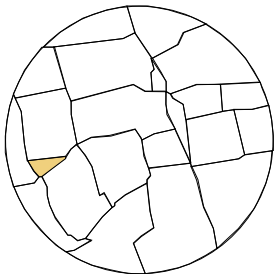


Fig 37. Image showing view towards Blankets Farm from Google Streetview dated Nov 2020



Fig 38. Image showing view from Harrow Bridge facing eastwards towards the Mar Dyke

Division D

Roughly square and 80 Ha in area, this Division is formed to the north by an east-west line atop the small wood, by the N-S Tillingham footpath to the east, down to Blankets Farm to the south and to Dunnings Lane to the west.

As no heritage assets feature or are affected within by this Division, and Grade II listed Blankets Farm features established agricultural buildings to its north, the potential heritage impact is rated as **GREEN**.

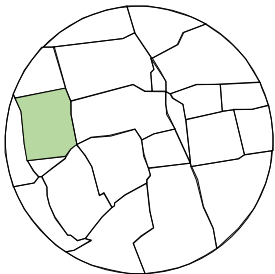


Fig 39. View of Division D showing open farmland

Division E

With undesignated Tillingham Hall to the north, the N-S Tillingham Hall footpath to the east, an E-W line through the northern edge of the small woodland to the south and Dunnings Lane to the west, this 61 Ha division is currently under arable agricultural use.

As no heritage assets feature or are affected within by this Division the potential heritage impact is rated as **GREEN**.

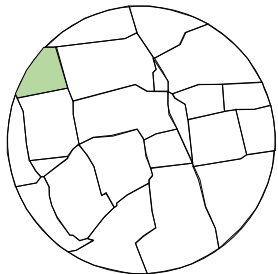


Fig 40. Grade II listed Field House (east of undesignated Tillingham Hall cannot be seen from the public right of way



Fig 41. The views to the SE (right) are dominated by high voltage electricity pylons

Division F

Approximately 94 Ha and roughly rectangular in shape, this Division is bounded by Fen Lane to the north, the N-S footpath running S from Caylock's Farm to the east, the dyke running west from The Elms Farm to the south and Harrow Road/Harrow Lane then the N-S footpath to the east.

As no heritage assets feature or are affected within this Division the potential heritage impact is rated as **GREEN**.

The site is currently dominated by the solar farm currently under construction as seen (left) looking south from viewpoint 5.

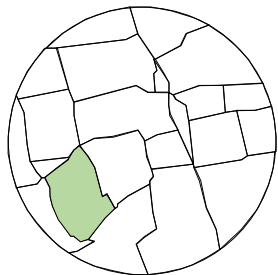


Fig 42. The site is currently dominated by the solar farm currently under construction as seen (left) looking south from viewpoint 5.

Division G

A large rural triangular Division south of the village and approximately 114 ha, with Elms Farm at its apex, easterly boundary following the line of Parkers Farm Road but continuing down the footpath to Conways Farm. The southern boundary is that of the study area and the north-west boundary runs down Elms Lane to the study area boundary.

As no heritage assets are affected by this Division the potential heritage impact is rated as **GREEN**.

It must be noted, however, that 'The Downes' at the westerly end of Elms Lane is marked as a historic 'Moat' on the Ordnance Survey: this is not a designated heritage asset.

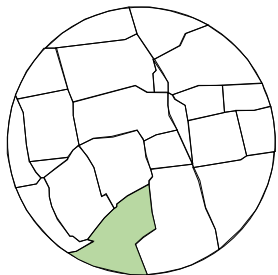


Fig 43. Arable agricultural land viewed north west from viewpoint 10



Fig 44. Equestrian land use adjacent to Elms Lane

Division H

Immediately west of the village core, Division H is bounded by Fen Lane to the north, Church Lane to the west, Elms Lane to the south and the N-S footpath running from Fen Lane to southernmost 'The Downes' to the west. This 94 ha Division is dominated by Grade I St Mary The Virgin Church.

With arable agricultural land to the south of this Division, the northern areas are currently under equestrian use. However, the views of St Mary's seen from viewpoint 12A need to be respected in future potential changes. For this reason the Division has a heritage impact rating **AMBER**.

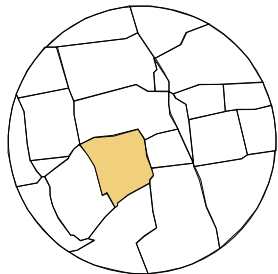


Fig 45. View of St Mary the Virgin Church from viewpoint 12a



Fig 46. Northern areas of the division are currently under equestrian use

Division I

Due north of the village core, 96 ha Division I is rectangular in shape, with its north boundary running E-W from Peartree Lane, the A128 Brentwood Road to the east, Church road and Fen Lane to the South and the N-S Tillingham Hall footpath to the west.

The Division features Bulphan Church of England Academy School adjacent to water treatment plant (lower left). Whilst currently largely under arable agricultural use, like Division H, the area features important views of St Mary's impressive tower and spire (upper image, heritage asset 'g')

To the west, the Division also features early c18 Grade II listed Slough House (image lower right, heritage asset 'd') that is clearly visible from China Lane.

Because views of these designated heritage assets are clearly visible across the relatively flat terrain, any future potential change must respect their character, massing and materiality: consequently the Division has an **AMBER** heritage impact rating.



Fig. 47 The pumping station presents possible opportunities for enhancement of the area.

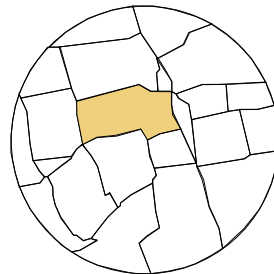


Fig. 48 St Mary's tower and spire are clearly visible from viewpoint 13



Fig. 49 Grade II listed Slough House commands the setting of China Lane

Division J

North of the village core, 131 ha Division J is approximately rectangular bounded to the north by a line from Tillingham Hall eastwards, adjacent to a strip of woodland up to the A128 Brentwood Road that forms its eastward boundary. To the south is the line from Peartree Lane to the N-S Tillingham footpath that also forms its westerly boundary.

The area is entirely under arable agricultural use with footpaths crossing dykes via footbridges (main image from viewpoint 7A). The northern boundary features Grade II listed Field House (heritage Asset 'e') a c16 timber framed, plastered and brick fronted dwelling. The designated heritage asset, adjacent to an undesignated historic moat shown on the Ordnance Survey is inaccessible by public right of way, barred by secured gate. (lower image from viewpoint 4)

Although the area is currently under arable agricultural use, with no heritage assets visible from public rights of way, the inaccessibility of heritage asset 'e' requires a heritage impact rating **AMBER** to ensure future potential change is appropriate for the setting, massing and materiality of that asset.

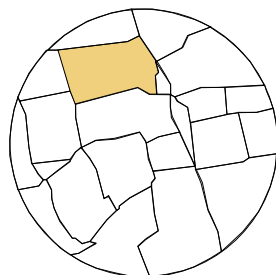


Fig 50. Division currently under agricultural use



Fig 51. The designated heritage asset, adjacent to an undesignated historic moat shown on the Ordnance Survey is inaccessible by public right of way, barred by secured gate - viewed from viewpoint 4

Division K

North of the village core, a flat triangle in shape, Division J is bounded by the study area to the north, to the A128 adjacent to Barnards Farm to the east, down to the strip woodland then eastwards to Dunnings Lane.

The area is under arable agricultural use with many footpaths following ancient field boundaries. The area is north of Grade II listed Field House (heritage Asset 'e') a c16 timber framed, plastered and brick fronted dwelling that is inaccessible from the public right of way. The easterly tip of this Division also features designated heritage asset 'h' 'Barnards' that is obscured from view by mature trees.

Although the area is currently under arable agricultural use, with no heritage assets visible from public rights of way, the inaccessibility of heritage asset 'e' requires a heritage impact rating **AMBER** to ensure future potential change is appropriate for the setting, massing and materiality of that asset.

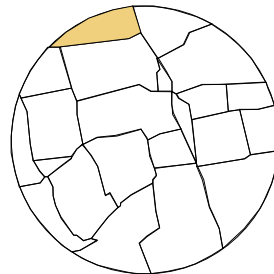


Fig 52. The easterly tip of this Division also features designated heritage asset 'h' 'Barnards' that is obscured from view by mature trees- viewed from viewpoint 15

Division L

South of the historic core of Bulphan rectangular 120 ha Division L is bounded to the north by the E-W footpath north of Wick Place Farm, by the A128 Brentwood Road to the east, by the study area boundary to the south and by Parkers Farm Road and its footpath continuing southwards to the west.

The area is currently under open pasture and featuring Thurrock Airfield (images viewed westwards from viewpoint 10)

As no heritage assets feature or are affected within this Division the potential heritage impact is rated as **GREEN**.

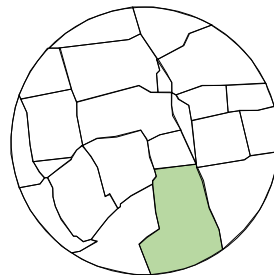


Fig 53 & 54. The area is currently under open pasture and featuring Thurrock Airfield - images viewed westwards from viewpoint 10

Division M

East of the village core, and containing established development, 15 ha Division N is the triangular enclosure between the A128 Brentwood Road (Bulphan bypass) to the west and the old Brentwood Road to the north and east.

Two designated heritage assets dominate the character of the north of this area: Heritage asset 'i- indigo,' 'The Old Plough House' is an important c15 Grade II* dwelling. Heritage asset 'j- Juliet' is Grade II listed c16 dwelling 'Garlesters' Both dwellings are timber framed and plastered.

The setting, massing and materiality of these designated heritage assets must be carefully considered in future potential changes so this area is has a heritage impact rating **AMBER**.

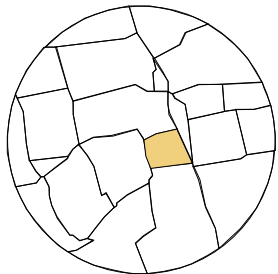


Fig 55. Grade II* listed c15 Old Plough House - above from viewpoint 18



Fig 56. Grade II listed c16 Garlesters - image from Google Streetview dated Sept 2016

Division N

North of the village centre, north of Peartree Lane, this small pointed-rectangular 5 ha area is enclosed by the old Brentwood Road and the A128 Bulphan bypass. The road is closed to vehicular traffic but accessible on foot.

The area is currently under arable agricultural use as seen from viewpoint 19A.

As no heritage assets feature or are affected within this Division the potential heritage impact is rated as **GREEN**.

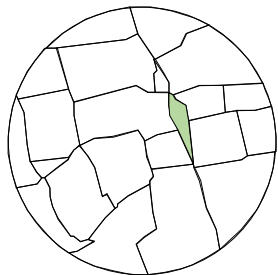


Fig 57. Distant views of the spire of St Mary's Church (asset 'g') viewed eastwards from viewpoint 17

Division O

North of the village centre, north of Peartree Lane, this small pointed-rectangular 5 ha area is enclosed by the old Brentwood Road and the A128 Bulphan bypass. The road is closed to vehicular traffic (top image) but accessible on foot.

As no heritage assets feature or are affected within this Division the potential heritage impact is rated as **GREEN**.

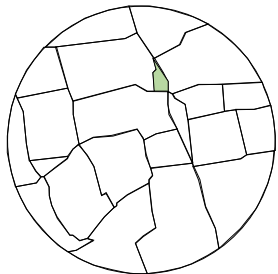


Fig 58 & 59. The area is currently under arable agricultural as seen from viewpoint 19A

Division P

South-east of Bulphan centre, and trapezoidal in shape, this 125 ha Division is bounded by the A128 to the west, a line running E-W along the field boundary north of Barrow Cottages, the high voltage pylon line to the east and down to the study area boundary in the south by Ongar Hall Farm.

Heritage assets include Grade II c16/17 timber framed barn 'a' and Grade II listed c15 timber framed hall house 'Ongar Hall 'b'

Because there is the likelihood that future potential changes could affect the setting of these designated heritage assets, the Division has a heritage impact rating **AMBER**.

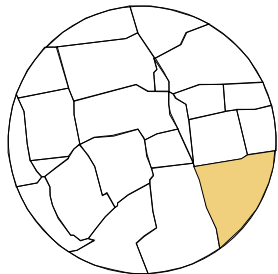


Fig 60. The entrance to Ongar Hall Farm - Google Streetview dated May 2021



Fig 61. Arable land north of Ongar Hall by Footpath No 91 - Google Streetview dated May 2021

Division Q

East of Bulphan centre and the A128 Bulphan Bypass, 97 ha Division Q is roughly rectangular and is bounded by Doesgate Lane to the north, the study area boundary east of the high voltage pylon line to the east, a line running E-W along the field boundary north of Barrow Cottages, to the high voltage pylon line to the east, and the old Brentwood Road by Wick Place Cottages to the west

Scheduled Monument 'k' the 'Bulphan World War II bombing decoy' lies within the eastern half of this Division, 850m and 890m south west of Doesgate Farm. Not visible from a public right of way, the list description includes a photograph of the SAM. Because of the presence of this SAM the eastern half of this Division is rated **RED** as great care must be taken when considering future potential development. The western half is rated as **GREEN** as this is unaffected by designated statutory designations.

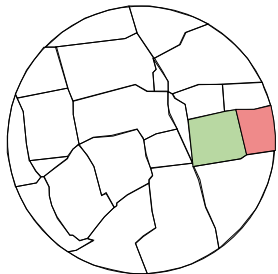


Fig 62. The Scheduled Ancient Monument lies within the rough pasture dominated by high voltage pylons.



Fig 63. The Manor Grange development has recently been completed.



Fig 64. The western half of this division is in arable agricultural use unaffected by designated heritage assets

Division R

Northeast of Bulphan and the A128 Bulphan Bypass, 78 ha Division R is roughly rectangular and is bounded to the north by an E-W line north of the Mar dyke from the northern most junction of the old Brentwood Road with the Bulphan bypass near Garlesters, to the study boundary to the east, to Doesgate Lane to the South and by the old Brentwood Road to the west.

The western half of this Division, currently under rough pasture abuts that part of the old Brentwood Road that features the two listed buildings described in Division N, so any future change in this western half must take into consideration the setting, massing and materiality of those listed buildings and must therefore yield an **AMBER** heritage impact rating.

The eastern half is unaffected by designated statutory designations and can therefore be given a **GREEN** heritage impact rating.

Notably, however, south of undesignated Noke Hall Farm, on Doesgate Road, lies Noke Hall Cottages that have the potential to be locally listed. These humble dwellings first appearing on the 1870 Ordnance Survey feature original fenestration and rear wash-house typical of rural tied-agricultural dwellings.

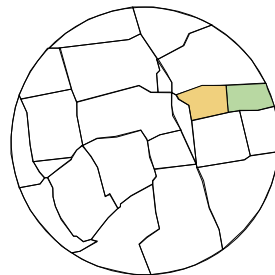


Fig 65. The western half of this Division, currently under rough pasture abuts that part of the old Brentwood Road that features the two listed buildings described in Division N

Division S

Northeast of Bulphan this trapezoidal 100 ha Division is bounded to the north by the dyke adjacent to the eastbound track south of Middleton Hall, to the east by the study boundary, to the south by the Mar Dyke, and to the west by the A128 Bulphan bypass.

The Division is currently under arable agricultural use and is obscured from view eastwards by the busy A128 by thick roadside foliage.

The Division is unaffected by designated heritage assets and can therefore be given a **GREEN** heritage impact rating.

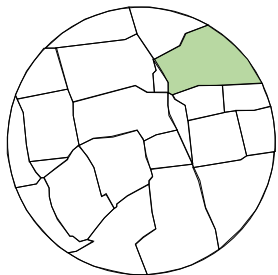


Fig 66. Image captured southeast from Viewpoint 19A

Division T

Northeast of Bulphan this triangular 62 ha Division is bounded to the north and east by the study area boundary, to the south by an E-W line adjacent to the dyke emanating eastwards from the eastbound track south of Middleton Hall, and the west by the A128 Bulphan bypass including the old Brentwood Road.

The Division is currently under arable agricultural use as shown by image (top) eastwards from viewpoint 15

This Division is across the road from heritage asset 'h' Barnards Farm but that asset is completely obscured by mature foliage (lower image) when viewed from viewpoint 15.

The Division is therefore unaffected by designated heritage assets and can be given a **GREEN** heritage impact rating.

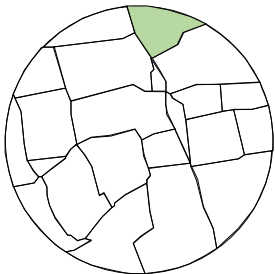


Fig 67. View eastwards from viewpoint 15



Fig 68. Barnards Farm is completely obscured by mature foliage when viewed from viewpoint 15

4. Historical Evolution

1777 Chapman & Andre Map

This map can be viewed online at <https://map-of-essex.uk/>

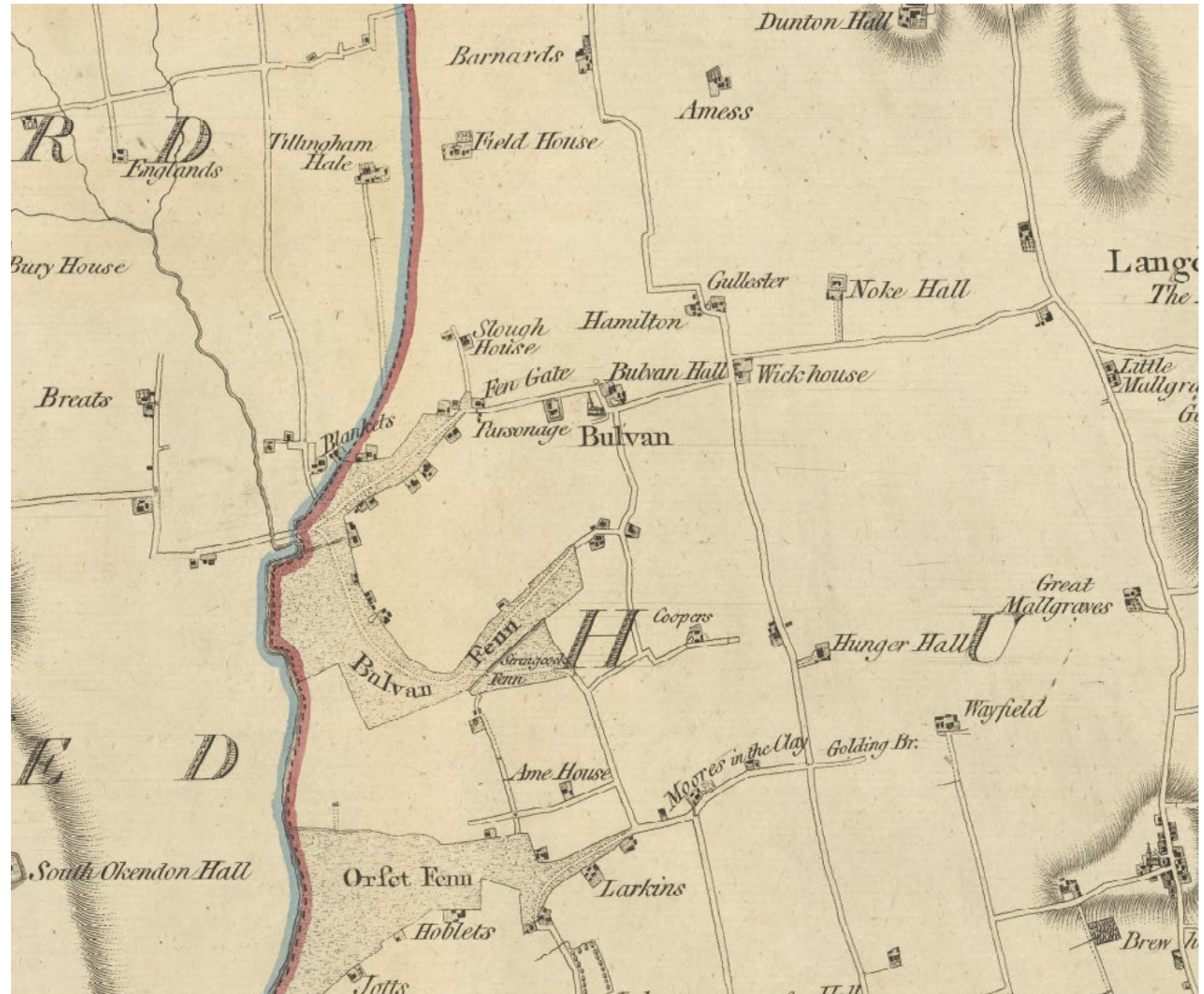


Fig 69.

1839 Tithe Map

Digital images of the Tithe maps have been added to <https://www.essexarchivesonline.co.uk/> and CD copies of these maps can be seen at the Saffron Walden Access Point.

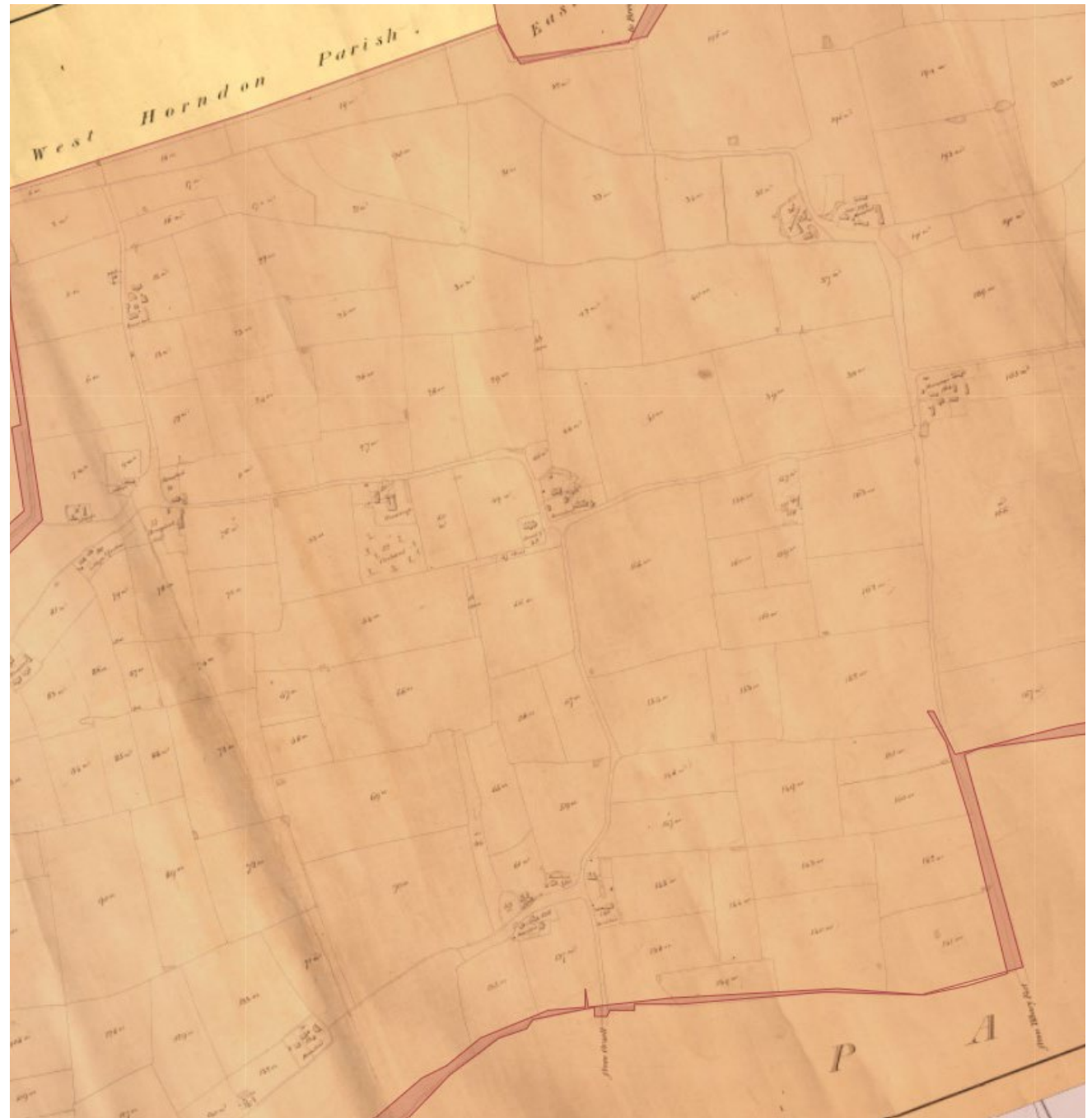


Fig 70.

1881 First Edition OS Map

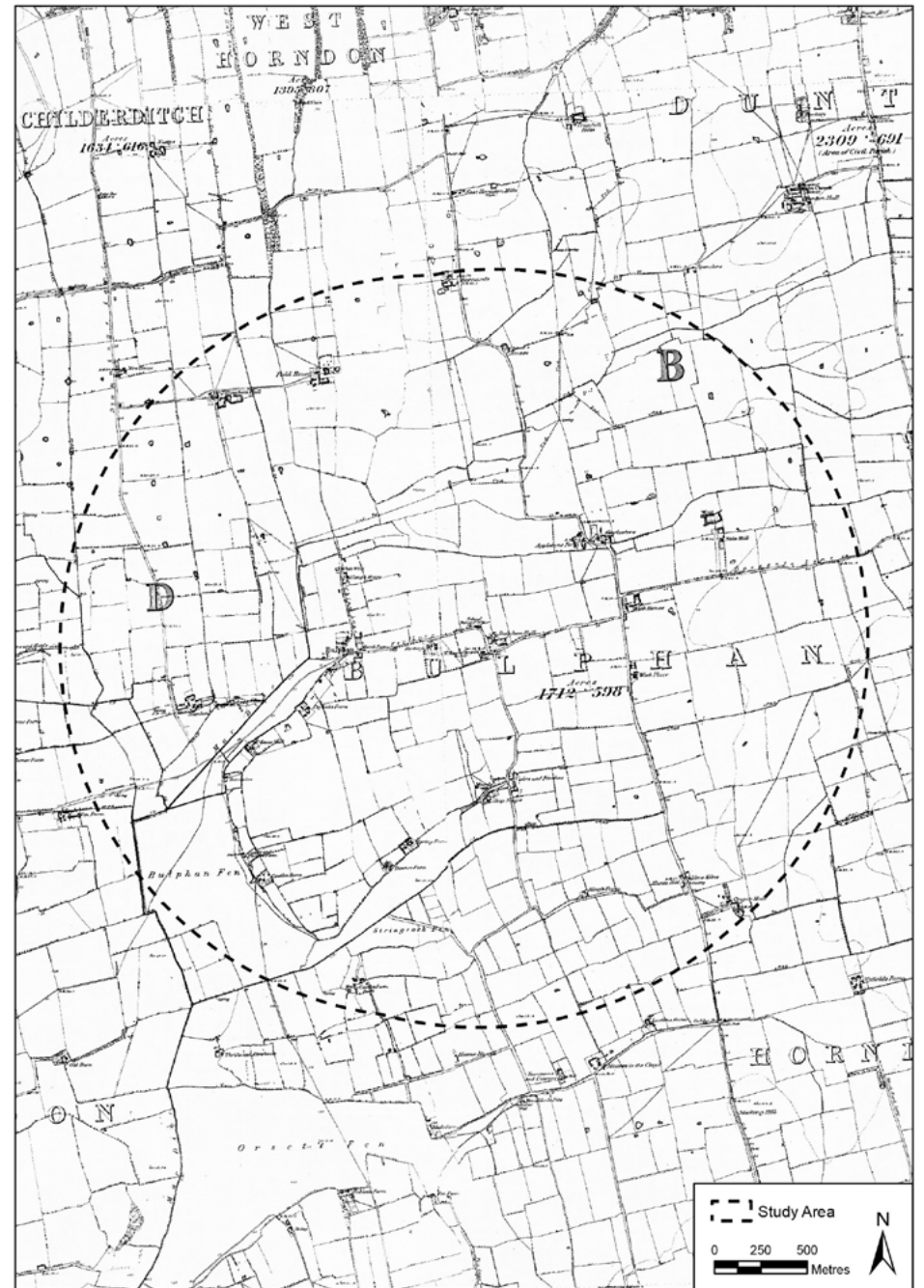


Fig 71.

1897 Second Edition OS Map

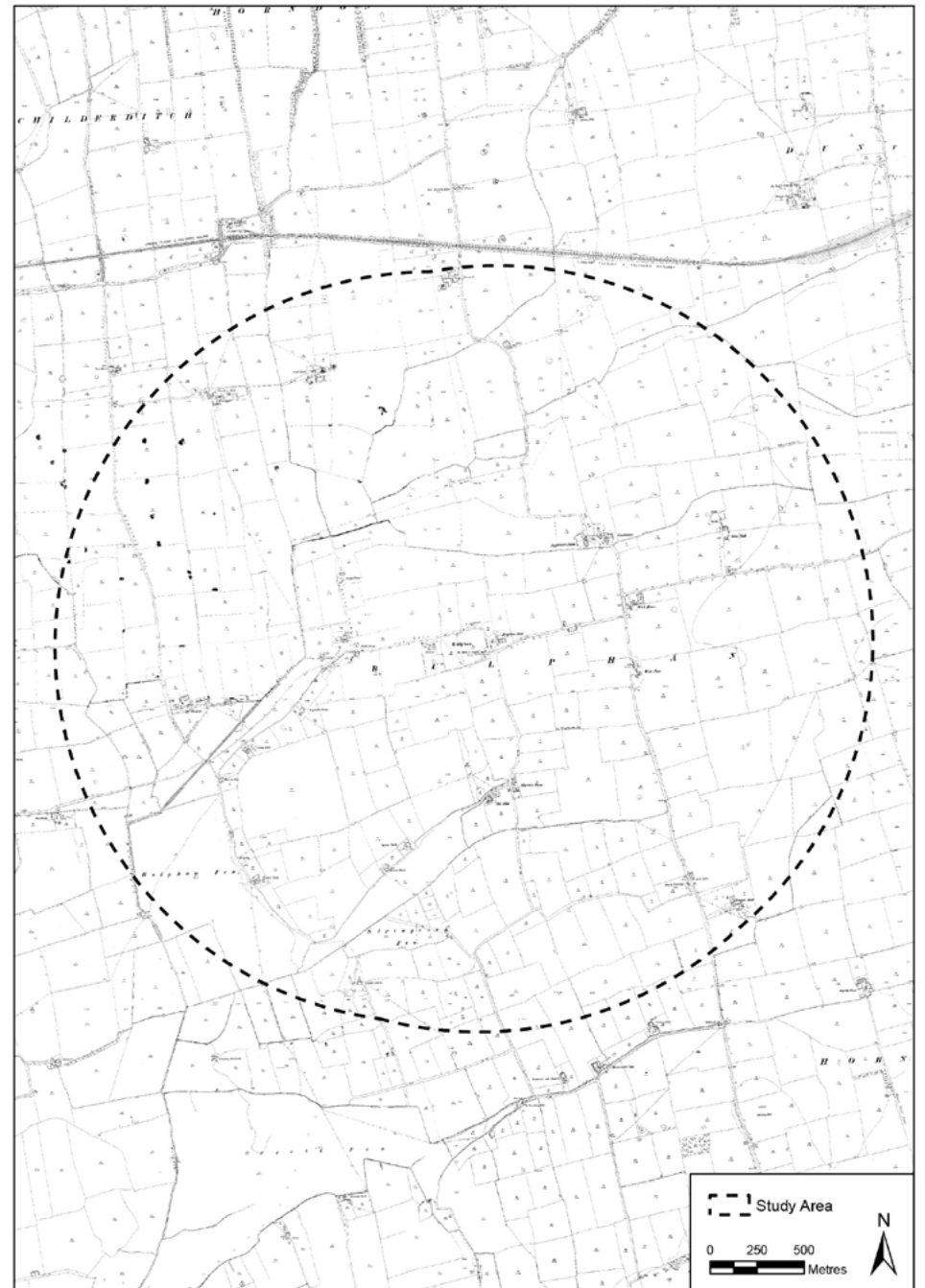


Fig 72.

1920 Third Edition OS Map

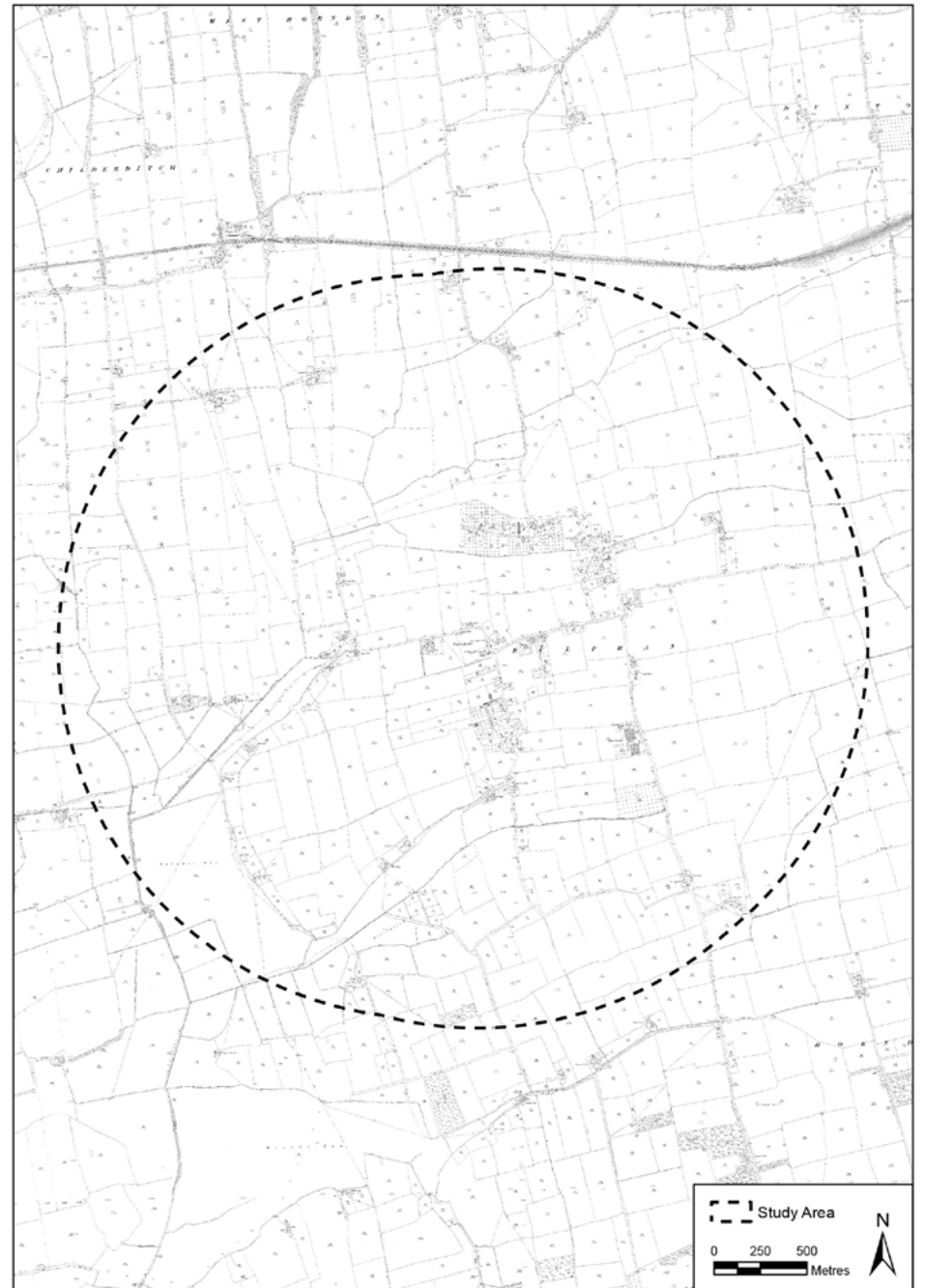


Fig 73.

1938 Fourth Edition OS Map

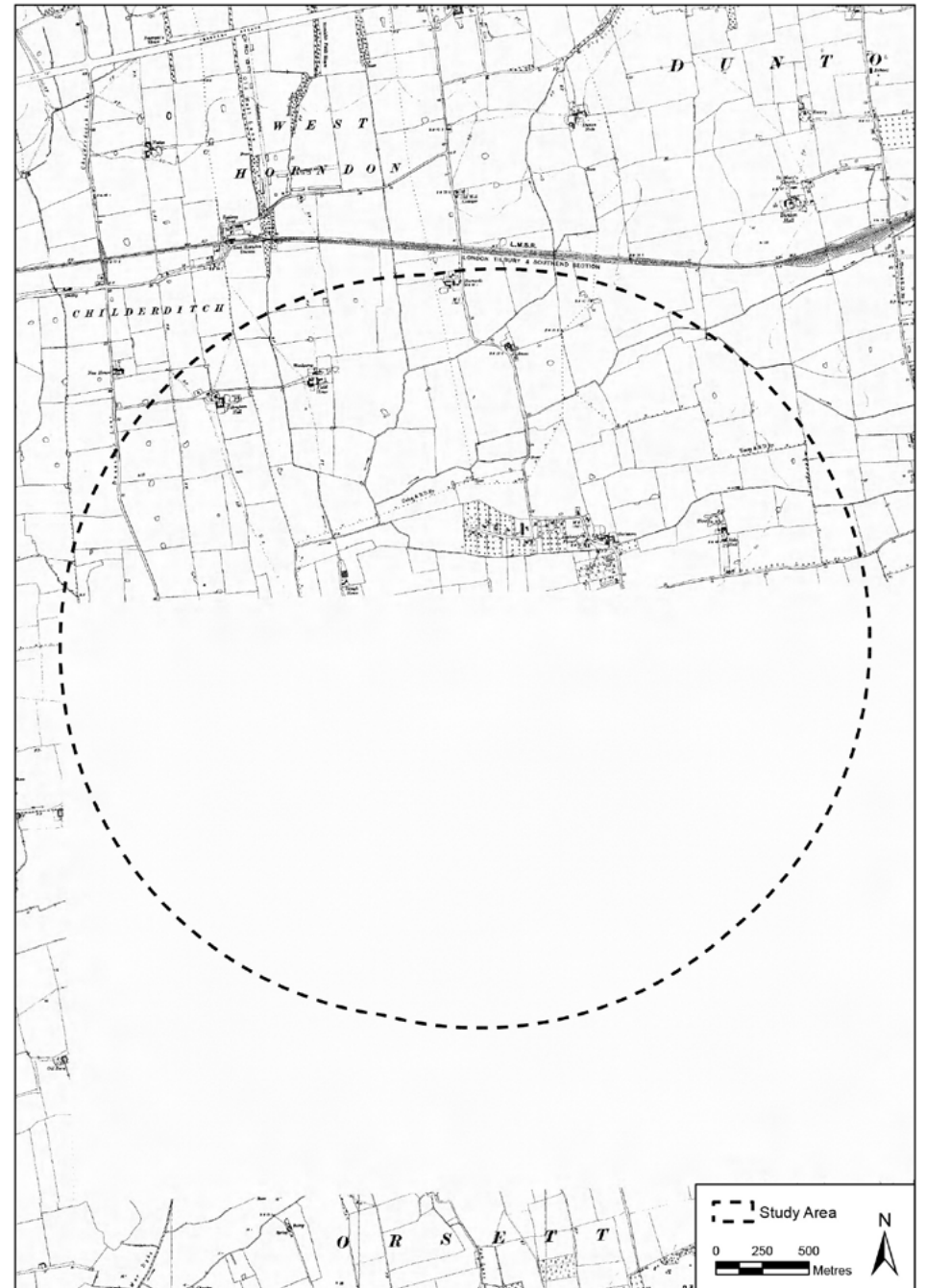


Fig 74.

NB. Some of the data from the southern part of the study area is missing

5. The Village Today

5.1 SETTLEMENT PATTERN

The village of Bulphan consists of a network of five streets forming a denser village core, and several smaller hamlets scattered nearby in the surrounding countryside.

Some of these hamlets are located around farmsteads, such as the recent residential development at the junction of Doesgate Lane and Brentwood Road, and some have been developed as commercial/industrial centres.

The Mar Dyke runs through the settlement, to the north of the denser core and south of a hamlet of informal plot-land development in the north of the study area.

The gap between the Bulphan By-Pass (A128) and Brentwood Road contains more informal development, with a number of different patterns and uses including commercial units, terraced housing and a recent suburban style housing development.



Fig 75. View looking North on Church Lane - the wheat field on the left is the location of the former Fen



Fig 76. Bulphan Figure Ground

5.2 TOPOGRAPHY & VIEWS

Bulphan sits in an area of very flat, low land. There is a very minimal incline from west to east, but all buildings within the study area are located within the lower, flat section.

This relates to the village's history as a settlement built around the Fen as described in the previous chapters.



Fig 77. View out of the village looking east towards Langdon Hills

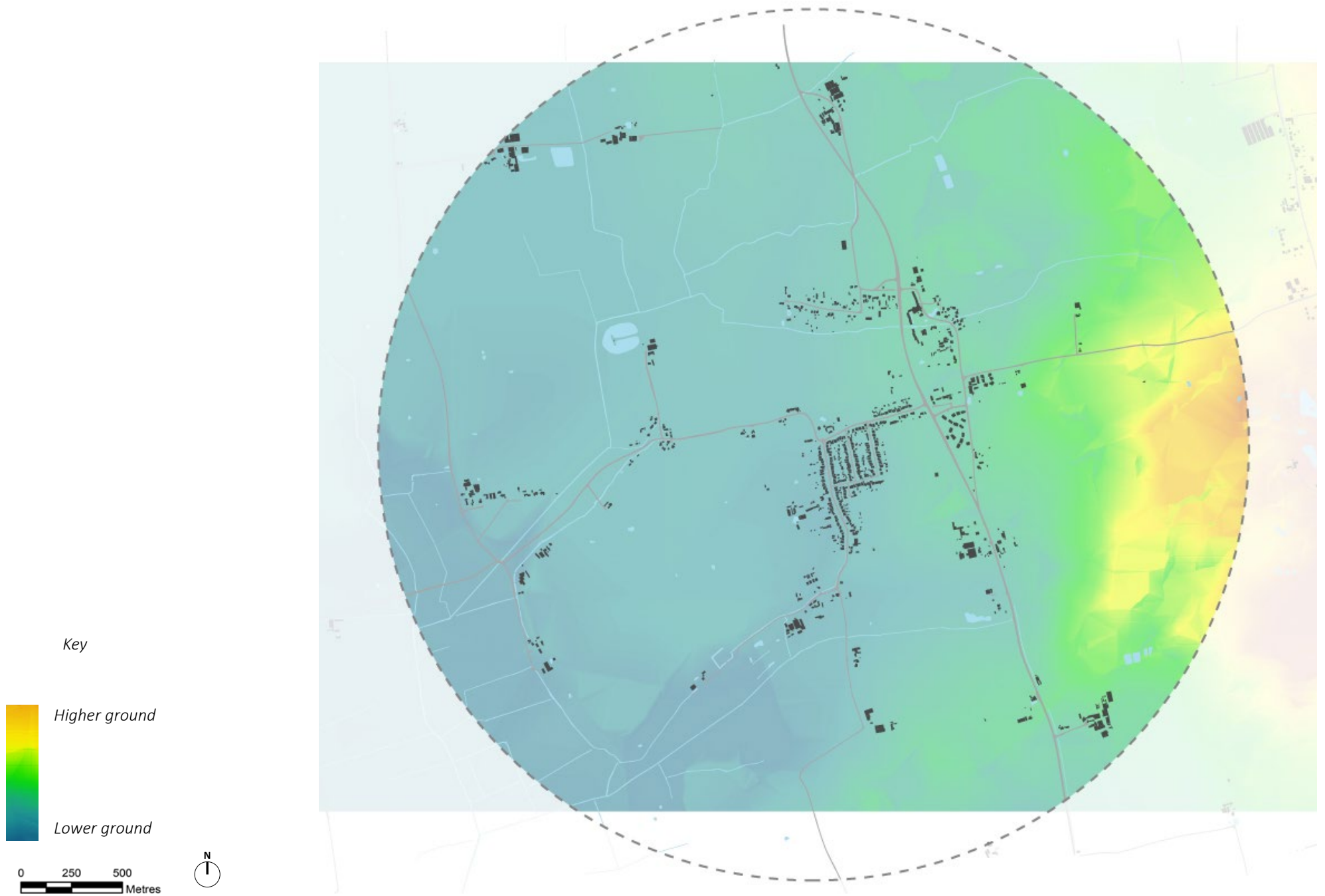


Fig 78. Bulphan Topography

5.3 FLOOD RISK

Bulphan sits within the catchment and fenland landscape of the Mar Dyke and suffers from significant flooding risks, both from rivers and as a result of surface water.

The Fenland character of the landscape in this area includes a large number of drainage ditches following field boundaries.

Large parts in the west of the study area lie within Flood Zone 3, which extends up to the south-west corner of the settlement and along the north of the village by Peartree Lane.

In terms of surface water, there are numerous flow paths running from higher ground in the east to the west draining into the Mar Dyke. Several of these flow paths cross over the village itself.



Fig 79. Surface water flooding in July on Fen Lane

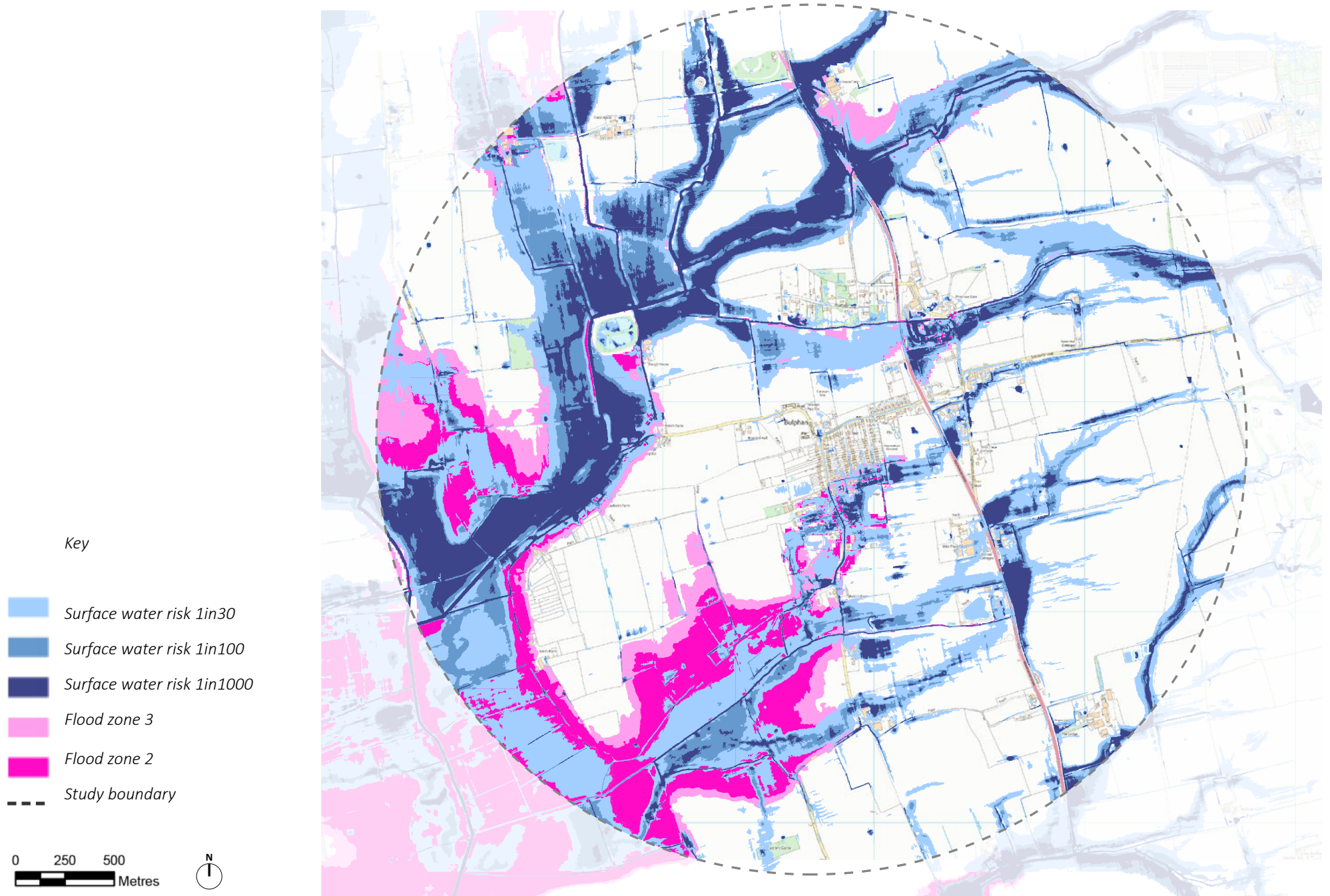


Fig 80. Bulphan Hydrology

5.5 OPEN SPACE

Recreation Ground

Bulphan Village Park is located behind the Village Hall on Church Road. There is a tennis court and a dedicated play area provided within the park.

Cemetery

The church is not located within the village but set to the western edge, this means that the churchyard is less likely used as a public amenity space than in other Thurrock villages such as Fobbing & Orsett, where the cemetery creates an open green space in the middle of the village itself.

Golf Course

Langdon Hills Golf Country Club & Hotel is located at the eastern edge of the study area and is accessed via Lower Dunton Road.

Public Green Space

There is some green amenity space on Church Road. Two small areas with a sculpture of a traditional horse trap and a plough mark the entrance to the village at the eastern end, and a narrow space in front of the village hall has a bench for seating fronting onto the road.

Thurrock Airfield

South of Bulphan village core is Thurrock Airfield, a private airfield which has been in operation since the 1980s.



Fig 82. Bulphan Village Park



Fig 81. St Mary's Church Cemetery



Fig 83. Public green space at the eastern entrance to the village on Church Road

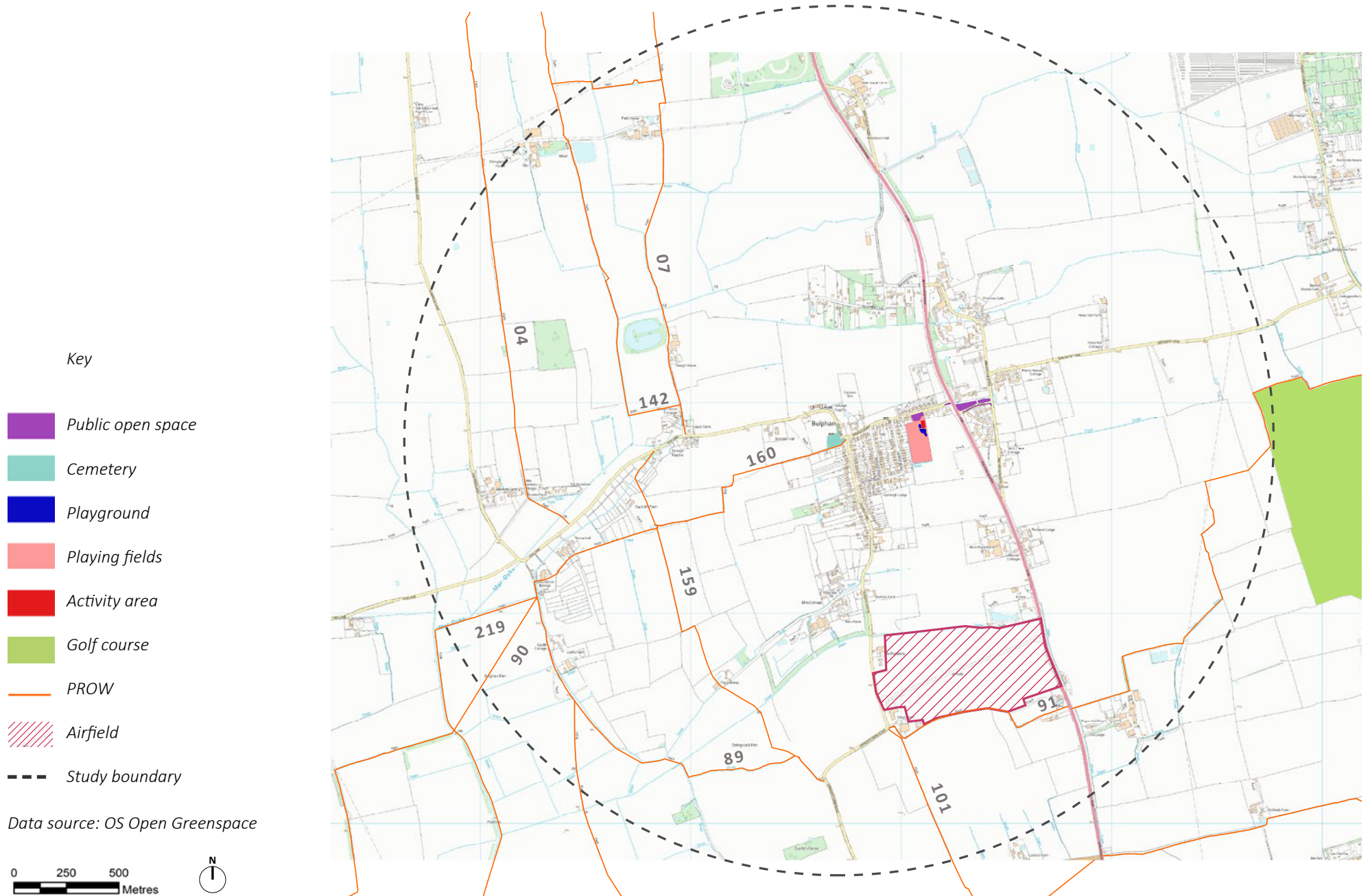


Fig 84. Bulphan Open Space

5.6 MOVEMENT & ACCESS NETWORK

Highways & Road Network

The largest road connecting Bulphan to the wider area is the A128 which is also known as Brentwood Road, this runs north-south from Brentwood down to the A13. This is supported by various other B-roads and lanes linking to Orsett in the south, Langdon Hills in the east, West Horndon (and the railway) in the north and Upminster/South Ockendon in the west.

Public Rights of Way

There are a good number of public rights of way in the western half of the study area although there are few links to the centre of the village. This can be explained by historic pedestrian links between the village and the Fen.

Severance

Bulphan is located slightly further from major highways and railways than other villages in the borough, and as a result it suffers less from issues to do with severance created by these large pieces of transport infrastructure, however the north-south A128 cuts the study area in half

Cycle routes & Bike-ability

There are no marked cycle routes within the village of Bulphan, however it is possible for experienced cyclists to use the smaller B roads as links to other local settlements.



Fig 85. Cyclist on Brentwood Road



Fig 86. Footpath 160



Fig 87. Footpath 159

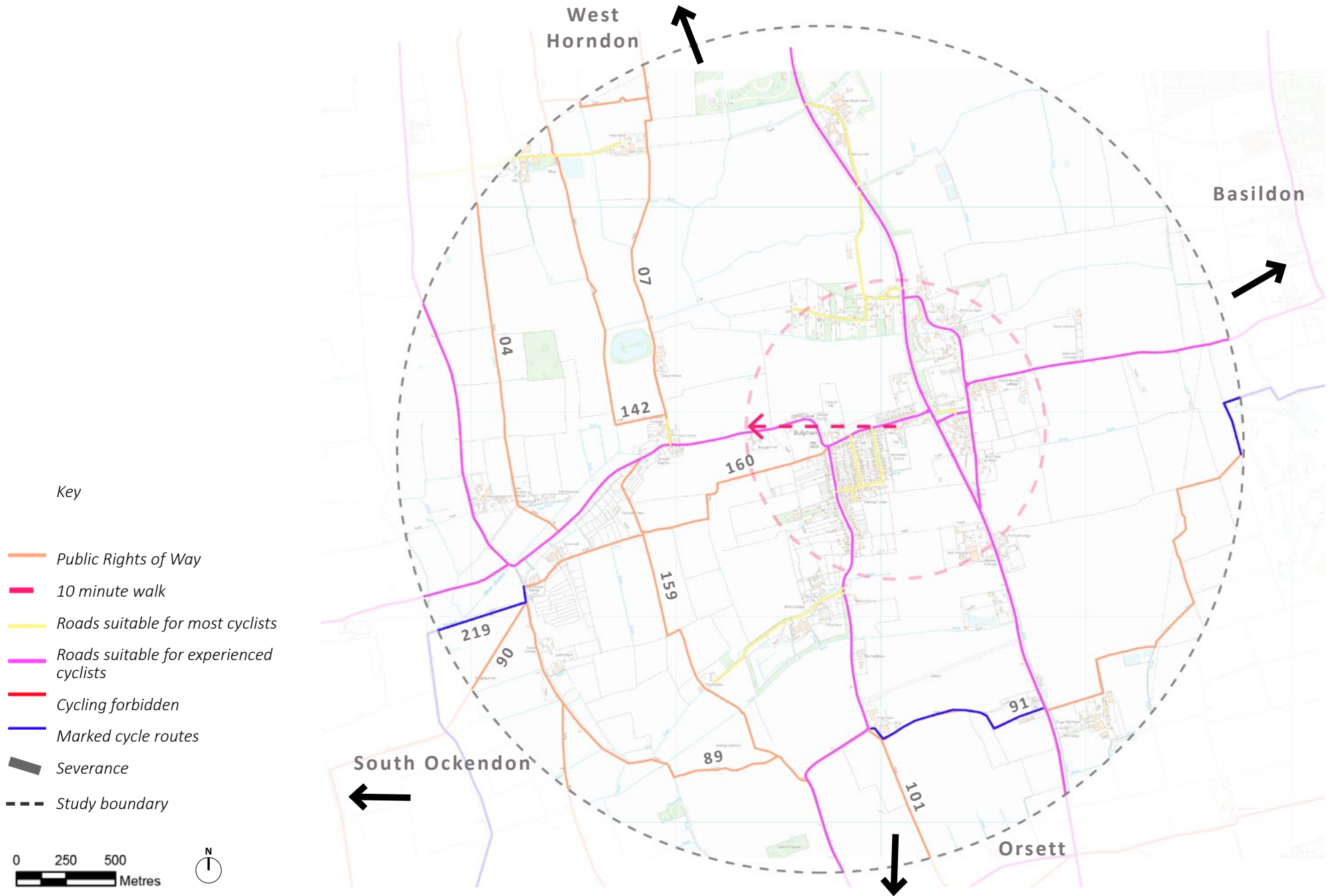


Fig 88. Bulphan Access & Movement

5.7 STREETScape

Bulphan does not have a recognisable historic centre, as the village has evolved around its proximity to the Fen. The network of five streets can be most easily characterised as the current “core.” Development in this area has been predominantly suburban in nature- with buildings of generally 1-2 storeys set back from the road and separated by large front gardens, reducing the sense of enclosure in the street here.

More recent additions to the village such as the small residential development between the Bulphan by-pass and Brentwood Road have been with taller buildings and narrower distances between frontages. This is counteracted by a suburban road layout with non-linear road patterns which again serves to reduce the sense of enclosure, so that there is almost no perceived “streetscape” and instead the development is read as individual buildings set within separate plots.

The area of plot-land development north of the Mar Dyke is much more sparse than other parts of the study area. Deep front gardens are mostly soft landscaped, so that the street is defined by landscape features such as hedges and garden walls rather than street frontages.

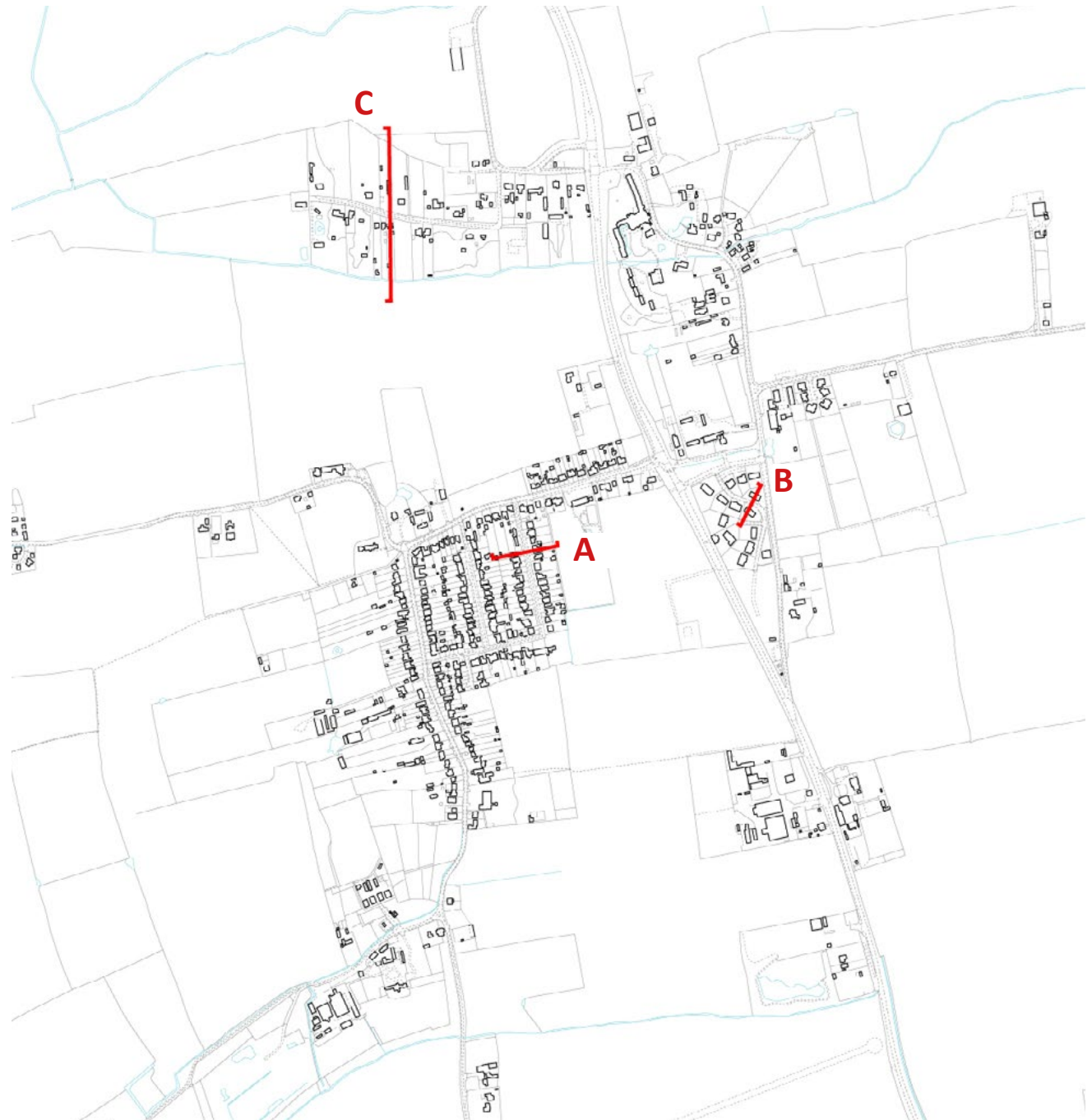
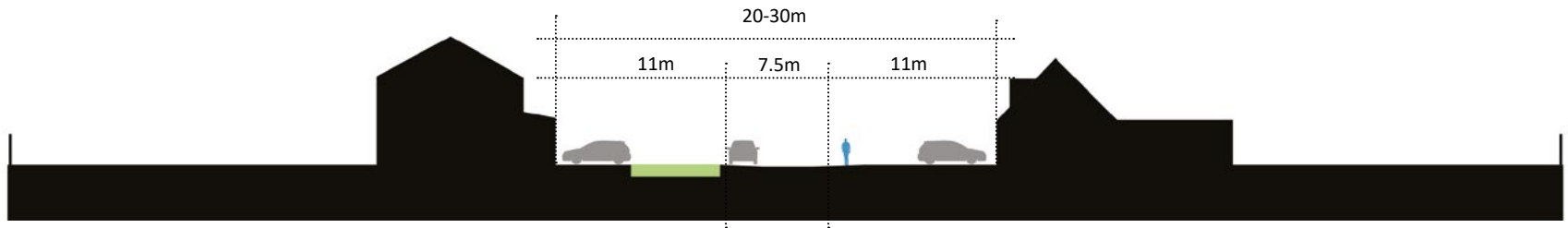
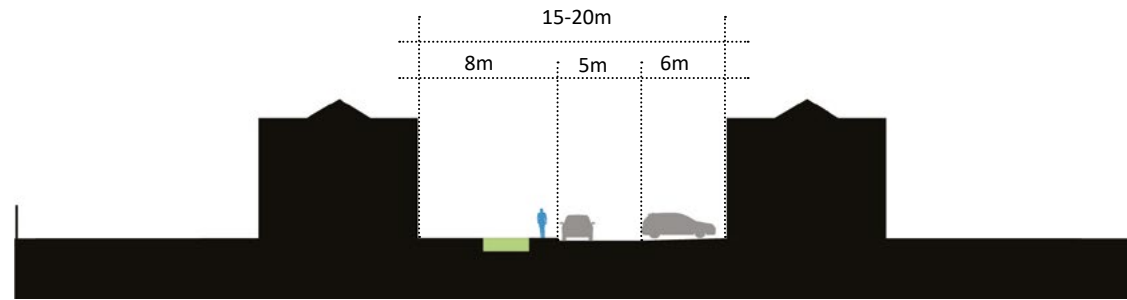


Fig 89. Bulphan street sections key plan

Section A
Albert Road



Section B
Bonham Grange



Section C
Peartree Lane

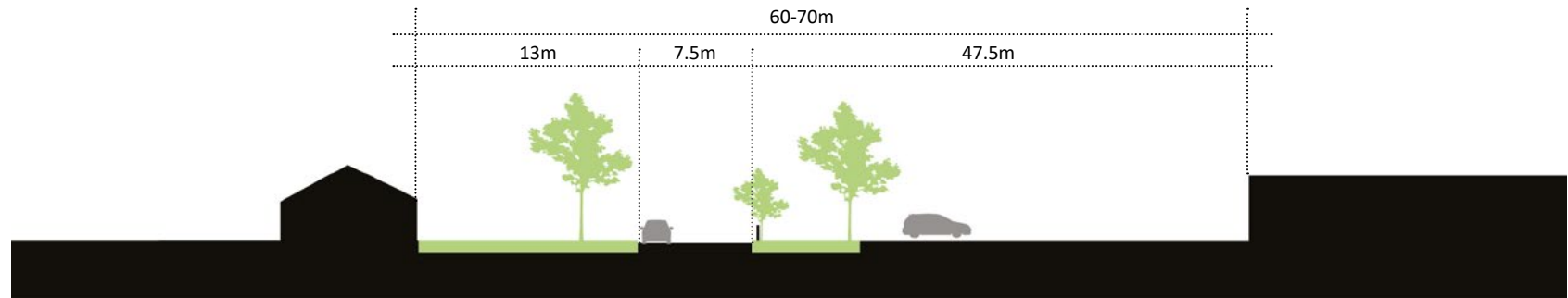


Fig 90. Bulphan- Street Sections

5.8 DEVELOPMENT DENSITY

Through the identification of plots of land which have been developed at the same time, it is possible to build a picture of the way in which Orsett and Baker Street have grown incrementally, and how the density changes across the village. (see map opposite)

Bulphan village can be considered a low-density settlement- with a sparseness that is defined by its historic evolution as a series of distinct hamlets located around the Fen.

The density of the main village “centre” is 12 dwellings per hectare which is lower than the historic centres of Orsett and Fobbing, for example, perhaps due to its predominantly suburban style of architecture of mainly detached and semi-detached buildings with large front and rear gardens.



Fig 91. Plot-land style development on Peartree Lane



Fig 92. Suburban style development in the village “core”



Fig 93. A large, colourful front garden in the village “core”



Key

— Density character area

Note: these were created through assessment of planning applications and historic maps to identify areas developed at similar times

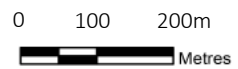


Fig 94. Bulphan Density - numbers shown in dwellings per hectare

5.9 BUILDING HEIGHTS

Most of the buildings in Bulphan are 2 storeys or less. While the use of dormers to make the attic space habitable is common, these tend to be on single storey buildings.

The buildings with the most storeys in Bulphan are the newer ones- for example those in recent residential developments to the east of the village many of which go up to 2.5 storeys, and the recently built Glasshouse Retreat to the west of the village which goes up to 3 storeys.

As is the case with almost all of Thurrock's villages, the tallest building in Bulphan is St Mary the Virgin church, and it is therefore important to note that the number of storeys does not necessarily relate to the building height.

There is a large variety roof forms within the village – the most common are double pitches, cat slides, dormers, and hipped gables. This can be explained by a lack of terraced housing, and therefore no continuous road frontage and no uniform roof treatment along the length of the streets. A prevalence of detached and semi-detached buildings tends to result in more variety of roof form.



Fig 95. 2.5 storey buildings in a recent development on Fen Lane



Fig 97. 2.5 storey buildings in a recent development between bulphan by-pass and Brentwood road



Fig 96. 1 storey in the village core



Fig 98. 1 - 1.5 storeys in the village core



Fig 99. Bulphan Building Height

5.10 BUILDING TYPES

Bulphan is a residential village with some commercial and industrial uses scattered around its edges.

There are very few terraces within the village, and most of the residential buildings are either detached or semi-detached. Where there are terraces, these are usually the older buildings within the village- such as those within the vicinity of the listed building Slough House to the east of the village.

There are various community facilities including a primary school, St Mary the Virgin Church and a Zion hall mission church, the village hall, and village shop.

There is a hotel and hospitality venue – Ye Olde Plough House- to the north-east of the village.



Fig 100. 2 storey terraced houses on China Lane



Fig 101. 2 storey detached house in the village "core"



Fig 102. Bulphan Village Hall



Fig 103. Zion Hall Mission Church

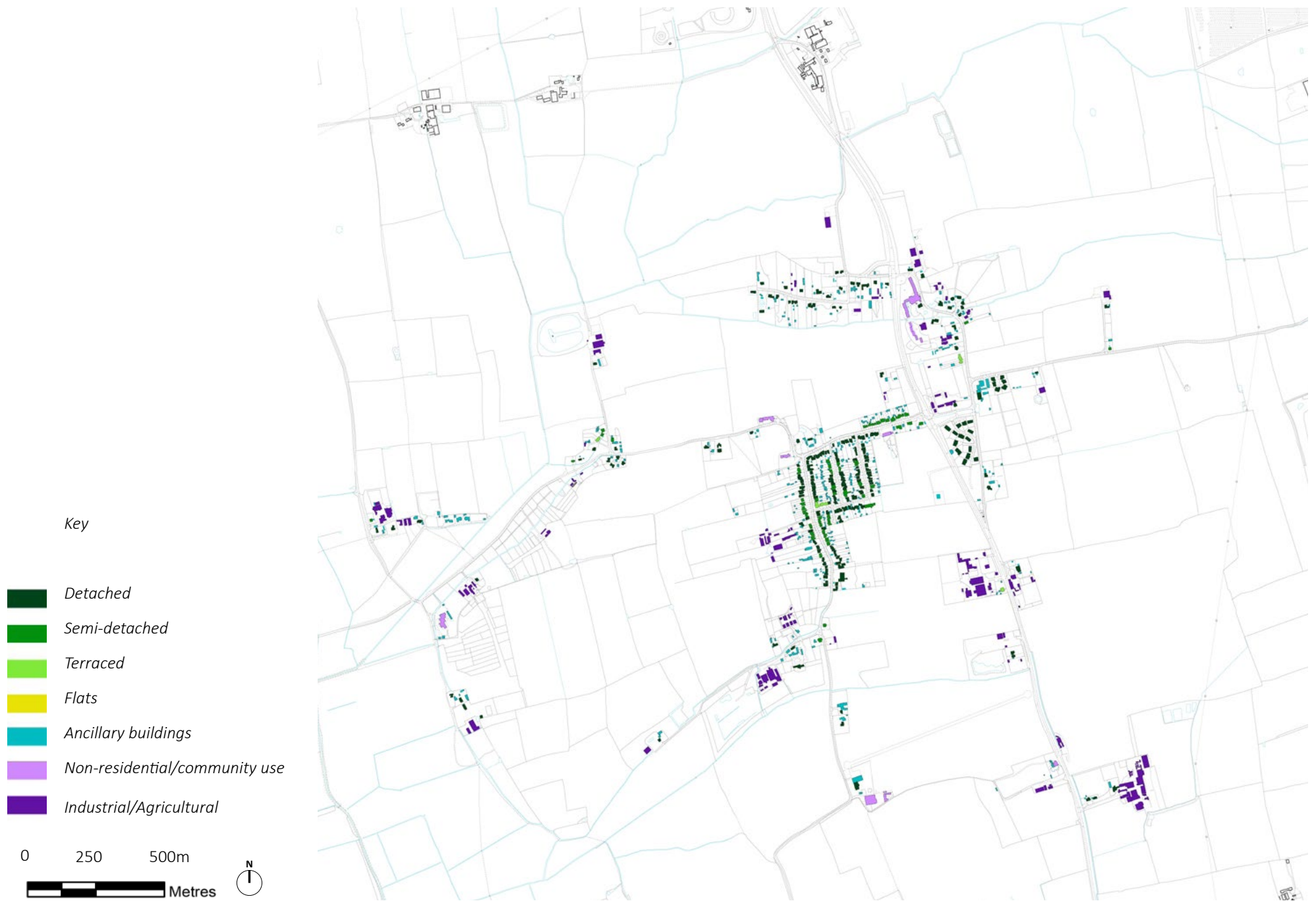


Fig 104. Bulphan Building Type



Glossary of Terms

ABBREVIATIONS

- NHLE** National Heritage List for England
- HER** Essex Historic Environment Record
- NPPF** National Planning Policy Framework
- SAM** Scheduled Ancient Monument
- LB** Listed Building
- CA** Conservation Area
- OS** Ordnance Survey
- LCA** Landscape Character Area
(referring to the Thurrock Integrated Landscape Character Assessment 2023)
- LCT** Landscape Character Type
(referring to the Thurrock Integrated Landscape Character Assessment 2023)
- SSSI** Site of special scientific interest
- AOD** Above Ordnance Datum (above sea level)

HISTORIC PERIODS

- Prehistoric** – approx. 10,000 BC to AD43
- Mesolithic** – Approx. 10,000-4,5000 BC, hunter-gatherers
- Neolithic** – 4,500-2000BC, first farmers
- Bronze Age** – 2,000 BC-800BC, first use of metals
- Iron Age** – 800BC-AD43, first use of iron
- Roman** – AD43-410
- Saxon** – AD411-1066
- Medieval** – AD1066-1536
- Post-medieval** – AD1536-1900
- Modern** – AD1900-present

Fig 105. Brentwood Road North of Doesgate Lane

GLOSSARY

A-frame beam engine – type of steam engine

alluvial deposits – soil deposited by rivers, either former river beds or on floodplains

arable - land on which crops are grown

Arts and Crafts style – architectural style typically in the 1880s moving away from imitation of the past

backland development – development that happens to the rear of a property

Bailey – part of a castle that contains the non-defensive structures

barrel-lined – a well or pit that has been lined with a barrel to stop the sides falling in

belfry – bell-tower

brick footings – brick foundations

broadleaved trees – deciduous trees

bund or bud-wall – bank, usually blocking sound or view

carriage house – building in which a carriage is housed

causeways – raised walkway between ditches or across damp ground

calcareous remains – archaeological finds high in calcium, such as bone, teeth and shell

chancel – eastern end of a church where the altar is based

cropmark – mark in cereal crop that shows buried archaeology, due to differential ripening of the crop

curtilage – area of land or a structure that belongs to a building, such as a yard, garden, wall or outbuilding

deposition – deliberate placing of objects in the ground

The Dissolution of the Monasteries - 1530s, closure of the monasteries and seizure of their land and goods under Henry VIII

The Domesday Book – inventory of land-holdings taken in 1086 by William the Conqueror

dormer windows – windows set into a roof

drift-ways – horizontally

droving roads – road which livestock are moved along, usually link farms to areas of pasture

dyke – water-filled ditch or accompanying bank

(archaeology) enclosure - usually a prehistoric or Roman settlement enclosed by a substantial ditch

equestrian use – used for horses

escarpment – steep side to higher ground

extant - surviving

Fens – boggy or marshy area

fieldscape – landscape made up of fields

find-spots – location where an archaeological find has been made

frontage – front of building, usually on to the main road

fulling-pit – pit which cloth was processed in to partially felt it

gentry house – dwelling with higher status

grain – (in this context) the pattern of fields, which tends to be rectilinear in Thurrock

Gothic style – architectural style between 13th and 16th centuries typically with pointed arches

head deposits – glacial deposits left as the glaciers thawed

hides – medieval measurement of land, approx. 50 ha.

horse stud – part of a horse's harness

jettied – overhanging upper-storey on a timber-framed building

lancet window – tall thin window headed with a pointed arch

lava quern-stones – stone used for grinding grain to make flour made of lava imported from Germany (Roman in date)

limestone dressings – limestone architectural detailing to windows, doors, etc

lock-up – building for locking-up the drunk and disorderly in

lynchets – earthwork formed by repeated ploughing, usually medieval in date

manorial holding – land held by one manor, can include tenanted farms

marshland – wet ground

(Saxon) mint – location where money was coined

moneyer – person who operated a mint

messuages – house with outbuildings and attached plot of land

mill mound – mound on which a windmill stood

munition plant – factory creating weapons

nave – main part of a church

The Norman Conquest – 1066, England occupied by the Normans under William the Conqueror

nucleations – cluster of buildings

palaeo-environmental deposits – organic remains recovered from waterlogged soils, such as peat; they hold information on past environments

Palaeogene period – geological time period 66-23 million years ago, period when London Clay was formed

Palaeolithic – 400,000- 10,000 BC

palstave – Early Bronze Age axe-type

pasture – land on which animals are grazed

paupers – (historical) poor people in need of aid

The Peasant's Revolt – 1381, uprising by peasants against the Poll Tax

piecemeal redevelopment – unplanned development

pillbox – hexagonal concrete World War II defensive structure

plotland development – early 20th century development characterised by self-build settlements

plough-teams – team of oxen used for ploughing, the number of plough-teams gives an indication of amount of arable land in an area

post-hole structures – below ground remains of buildings that were originally constructed of posts

post-mill – windmill which is supported by a central post

pound – field for locking up stray cattle in

rapier – short bladed sword

ring-ditch – the encircling ditch of a Bronze Age barrow, usually only survives as a below-ground feature in an area that has been heavily ploughed

riverine marshlands – marsh by a river

Roman burial urns – pot in which a cremated Roman is buried

rough pasture - land on which animals are grazed, tuftier grass and more scrub than pasture

round-house – a circular house, usually prehistoric in date

rural tied - agricultural dwellings

saltire bracing – X-shaped as in the St Andrews Cross

scarp edge – steep side to higher ground

seawalls – earthen bank enclosing former marsh keeping the sea out

settlement morphology – layout of the settlement

sherds – bits of pottery

shrubland – land with rough vegetation or small and irregularly spaced trees and bushes

slag – residue from metal-working process

smock-mill – type of windmill characterised by sloping weather-boarded sides

spur – a side projection

spire – pointed top part of a tower – typically on a church

stratigraphy – archaeological layers

streetscape – the overall shape, patterns and architectural rhythm developing within a street

tenements plots – plots of land containing a house, outbuildings and garden or yard within a village or town

tenure – rental agreement

(geology) terrace – escarpment along the Thames marking former extent of the Thames

trackway – path or unmetalled road

tracts of marshland – area of marsh

tripartite- divided into three parts

Tudor style - architectural style typical of the 16th century

Turret and Gun position - concrete World War II defensive structure

torc – gold or bronze neck ornament

vestry – room in church for priest to change clothes, hold meetings, etc

wash-house – building for washing clothes in

watching-brief – archaeological monitoring and recording during building-work

waterlogged deposits – soils with high water content such as peat

weatherboarded – building clad in timber planks boards

wharf – quay for ships to moor up against

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Rear cover: China Lane & Footpath 7

