



Part 5: North Stifford



375
3



Contents

0	OVERVIEW & INTRODUCTION	2
1	ARCHAEOLOGY	6
2	HISTORIC LANDSCAPE	16
3	BUILT HERITAGE	34
4	HISTORICAL EVOLUTION	54
5	THE VILLAGE TODAY	60
6	GLOSSARY OF TERMS	79
7	BIBLIOGRAPHY	83

Cover image: Cricket Green

Inside cover: North Stifford High Road

Overview



Fig 1. St Mary the Virgin Church

The Rural Settlement Assessment of North Stifford 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.

North Stifford is south of the Mar Dyke river valley and although the village itself is relatively flat, the ground drops steeply into the valley. The village is partially rural in character and retains characteristic vernacular buildings along its High Road.

Historically the area had a grid-like grain to its field layout, but elements of the field system and the roads, tracks and footpaths have been lost, altered and eroded by the construction of the A13 vehicular route to its south.

Archaeological significance arises from Bronze Age finds and evidence of Iron Age habitation, various crop-marks identifying round-houses adjacent to the Mar Dyke, and rectangular crop-marks signifying Roman occupation. The Saxon name 'Estinfort' means path-fort and remains of Saxon buildings have been found.

Archaeologically sensitive areas are centred on the eastern end of the High Road whilst the rest of the study area is considered less sensitive to change except for the south-west corner of the region where archaeological disruption would need to be mitigated.

The historic landscape has evolved from large fields to the south of the settlement with smaller fields associated with the valley sides to the north, many of which have largely retained their character but are now converted into paddocks. The southern area, significantly impacted by the construction of the A13, remains mostly in arable production. At the bottom of Stifford Hill falling away from the High Road to the north, the Mar Dyke provides a connection between the inland fen and the Thames at Purfleet. The historic landscape remains sensitive to change across that large northern, nature-rich, area and whilst the central urbanised village strip is moderately sensitive, the southern arable areas are less sensitive to changes in the landscape.

Built heritage within the study area includes 13 listed buildings, many, including Lilac, Viola and Wren Cottages and the Grade I 13th century St Mary the Virgin Church are prominent on the High Road; there is no Conservation Area, but

four structures have potential for local listing. There are no Scheduled Monuments recorded. If the central and northern regions of the study area change in the future, care must be taken to mitigate such upon the setting of this built heritage. However, the south of the region is less sensitive to change. Historical evolution is represented by cartographic records from 1777, 1839, 1881, 1897, 1920 and 1938.

The village today is a classic linear development spreading east-west along the ridge of the High Road and north-south along Clockhouse Lane perpendicular to the High Road. The village green and cricket pitch are notable features. Stifford Hill gives important access to large local wildlife areas of Stifford Meadows and the 'Field of Peace' adjacent to the Mar Dyke that is the only area with a higher risk of flooding.

Woodland is visually abundant, and there are various areas under equestrian use. Public open space is dominated by the playing fields and village green central to the village. The High Road is a busy thoroughfare but the A13 route dominates the southern border of the settlement. There are 2 designated cycle routes. Building heights generally do not exceed two storeys and building density increases from 15

units per hectare in older parts to 25 units in more recent developments near the remarkable four-storey former water tower of Guardian Avenue.

The North Stifford analysis reveals a complex matrix of sensitivities: the nature-rich lowlands to the north are sensitive to landscape change, but less sensitive to changes likely to impact archaeological and built heritage. Changes within the central area would be moderately sensitive to potential impact upon landscape and built heritage but only the eastern historic core remains very sensitive to archaeological disruption. The southern area is less sensitive to changes affecting built heritage and historic landscape, mitigation measures would be necessary, in parts, to safeguard local archaeology.

Introduction



Fig. 2 Railway Bridge in Davy Down Riverside Park

The village of North Stifford is sited to the south of the Mar Dyke river valley. The site of the village itself is relatively flat, with the ground dropping steeply into the Mar Dyke valley. There are significant palaeoenvironmental deposits in the Mar Dyke valley, the remainder of the area is sand and gravel with outcrops of chalk to the south.

The urban areas of South Ockendon and Grays abut the study area to the north-east and south respectively. The study area is however still partially rural in character and retains some of its historical features. Historically the area had a grid-like grain to its field layout, but elements of the field system and the roads, tracks and footpaths have been lost or altered by the construction of the A13.

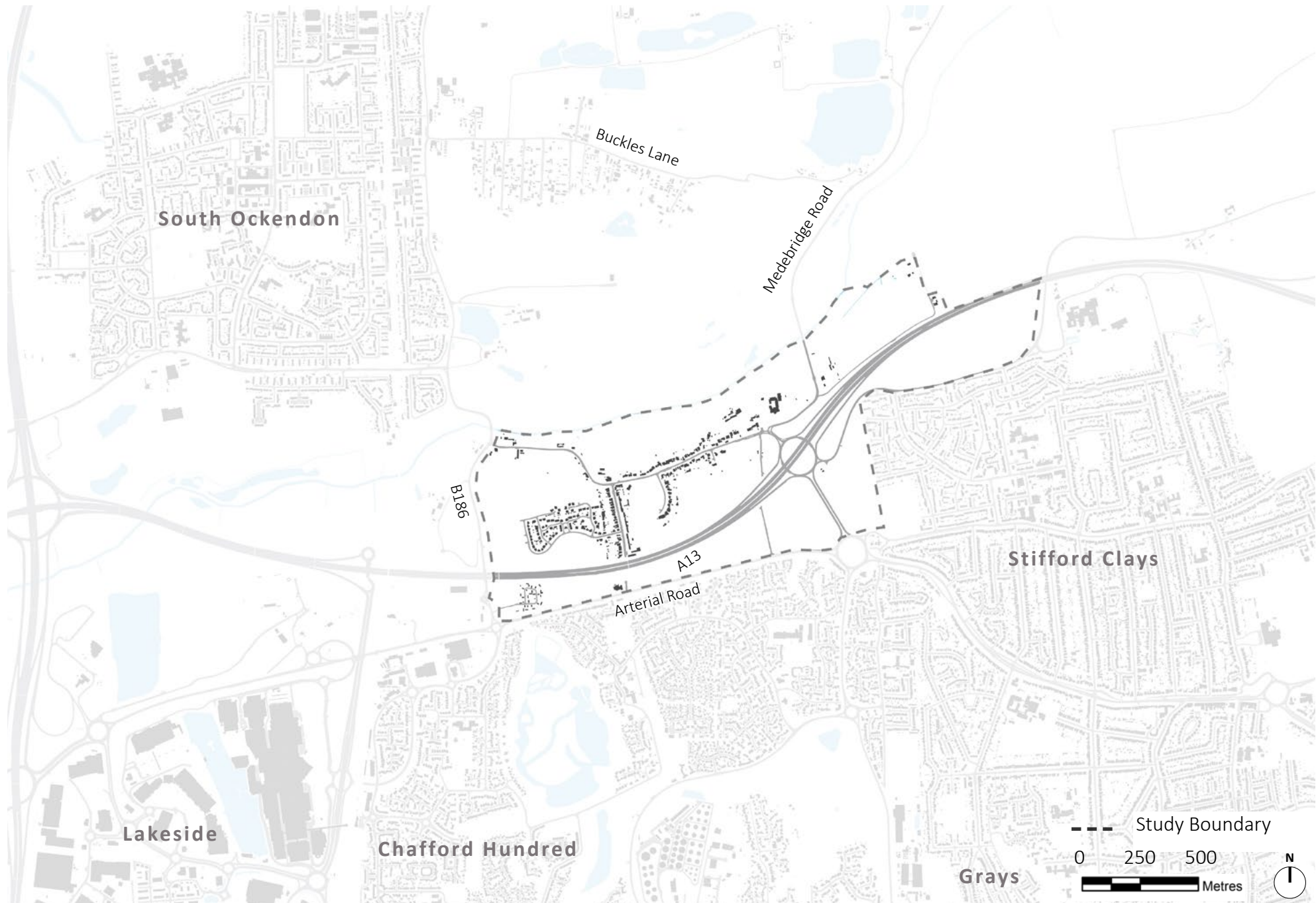


Fig. 3 North Stifford Figure Ground

1. Archaeology

1.1 INTRODUCTION

The Essex Historic Environment Record ([EHER](#)) records numerous archaeological sites in the study area, dating from the earliest periods of human occupation in Britain through to the Second World War.

There are later prehistoric, Roman and Saxon settlement sites in the southern half of the study area, these form part of a much larger pattern of settlement along the southern edge of the gravels that stretch from Stifford to Mucking.



Fig. 4 Flint wall to St Mary the Virgin Churchyard

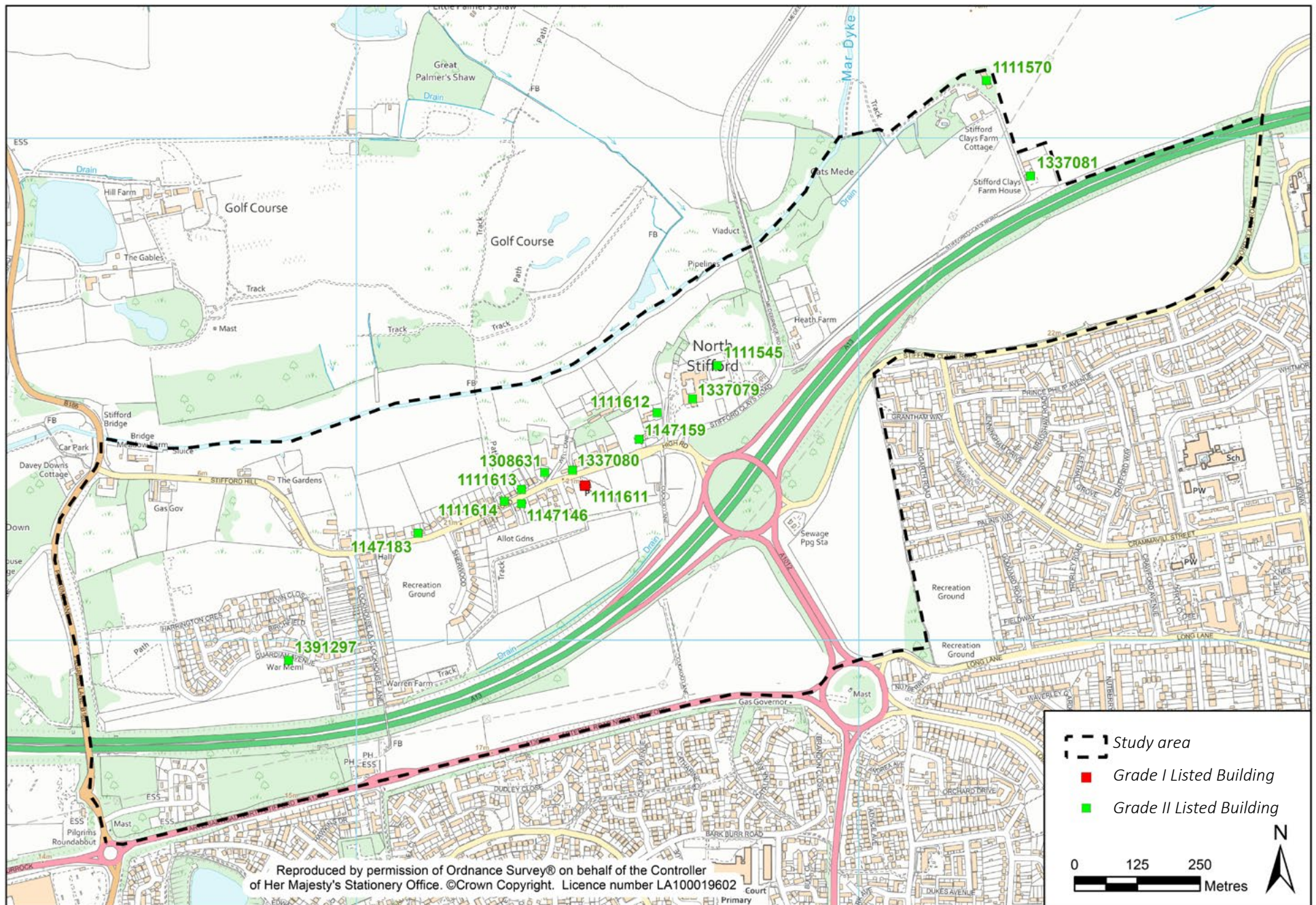


Fig. 5 North Stifford Designated Heritage Assets

1.2 ARCHAEOLOGICAL ANALYSIS

1.2.1 Prehistoric

The Lower Thames terrace gravels, which comprise the northern half of the study area have been assessed as having moderate potential for Palaeolithic and Pleistocene remains (O'Connor 2015). A number of Lower-Middle hand-axes have been recovered from the area.

Bronze Age weapons have been recovered from the Mar Dyke, the precise location of the find-spot is uncertain, but this sort of deposition tends to be ritual in nature, comprising offerings made in watery locations. There are also several finds of flint and stone implements from the area, dating from the Mesolithic period to the Bronze Age.

There are several cropmark sites within the southern half of the study area, these comprise probable later prehistoric settlement sites with associated field-systems and trackways. Excavations on the former Ardale School Site (EHER 5019) recorded middle Iron Age occupation, including five round-houses. A group of middle-late Iron Age pits and ditches were recorded during excavation of the A13 slip road (EHER 5282), these may have formed part of the adjacent cropmark at EHER 5270.

The North Stifford cropmarks form part of a wider multi-period cropmark landscape which extends from North Stifford in the west to Mucking in the east.

1.2.2 Roman

The later prehistoric settlements visible as cropmarks appear to have been replaced by rectangular settlement enclosures in the Roman period. Excavation on the former Ardale school site recorded 1st-2nd century occupation (EHER 5020), and there was also Roman activity on the A13 slip road site (EHER 5283).

1.2.3 Saxon

The place-name Stifford is of Saxon origin, Estinfort means path-ford, presumably referencing a crossing-point of the Mar Dyke. The Mar Dyke was known as the Fleot or Fleet.

Excavation on the Ardale school site (EHER 5021) recorded five or six sunken-featured buildings, and a 6th-8th century cemetery containing nine burials and one cremation as well as traces of possible barrows. A further early Saxon building was identified on the A13 slip-road site (EHER 5284).

At the end of the Saxon period Stifford comprised several relatively small holdings. Held by St Mary's Abbey, Barking, Aelfric and at least two other land-owners, as well as some 30 acres that had been donated to the church for alms. Ground reduction works within the tower of the parish church uncovered two flint walls from an earlier, possibly Late Saxon, church. It is probable that the main focus of the later Saxon settlement would have been located in the vicinity of the later medieval church, whilst the settlement would have comprised individual farms scattered across the parish.

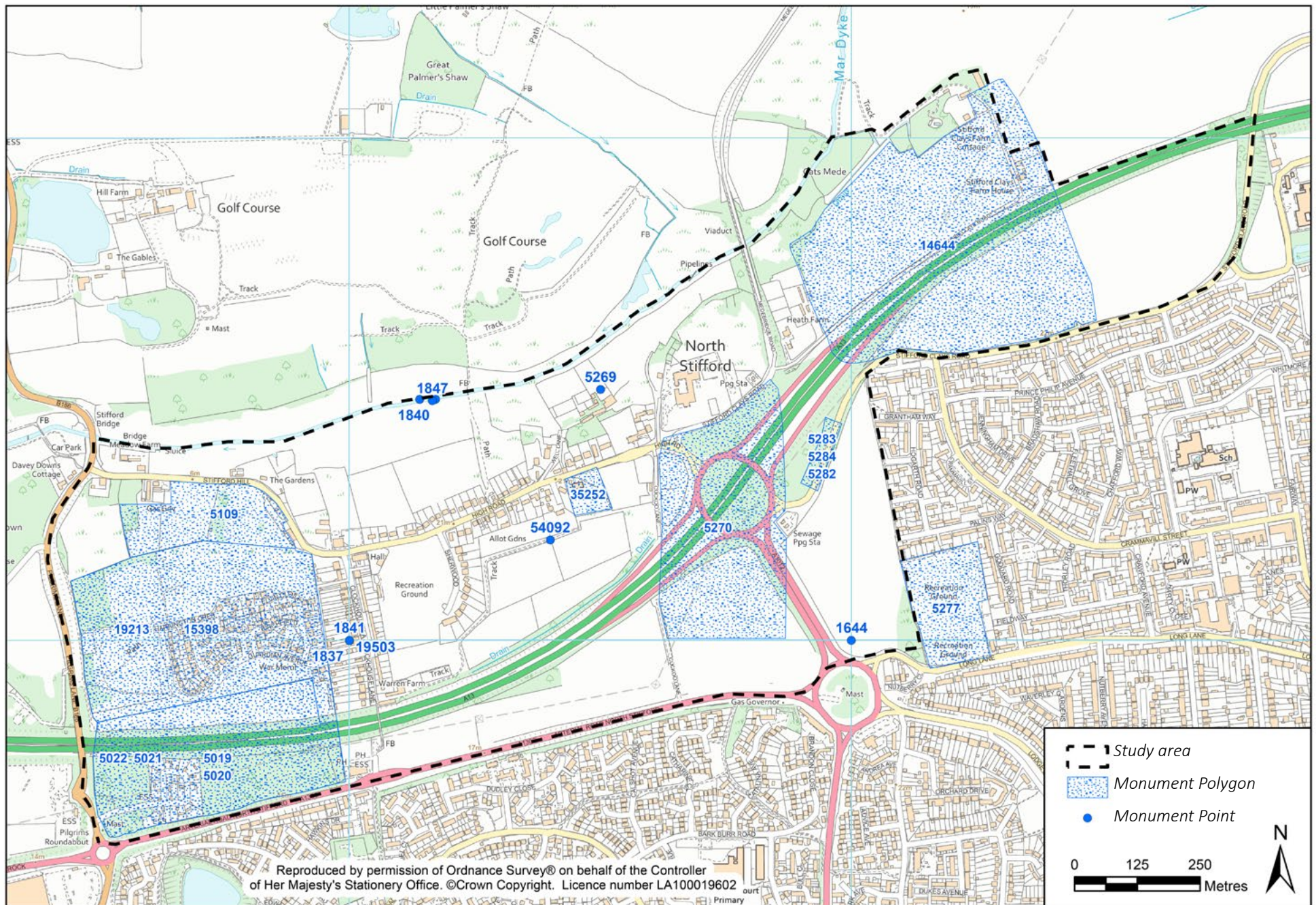


Fig 6. North Stifford Historic Environment Record Sites

1.2.4 Medieval period

At the time of the Domesday Survey in 1086 Stifford appears to have acquired land that was formerly part of Grays, Thurrock. St Mary's Abbey was still a land-holder, but otherwise there had been a wholesale change in landownership to the Norman newcomers, who included the Bishop of Bayeux. Stifford Clays was called Fletehall in 1412, the Fleet in question being the Mar Dyke, the Clay element of the name dates to after the ownership of manor of Stifford by Sir John Clay in 1462.

[The 1777 Chapman and André map](#) shows a scatter of cottages and farms along the High Road. 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.

Settlement

The settlement at North Stifford appears to have been very small, comprising a scatter of cottages and farms along the High Road.

Church of St Mary the Virgin

The parish church of St Mary the Virgin is 13th century in date, however excavation within the tower has suggested that it had an earlier Late Saxon or Norman predecessor. The north doorway may be Norman in date.

Stifford Hall

Stifford Hall was the manorial centre for the Barking Abbey manorial holdings. It was located to the south-east of the junction of Cuckoo Lane and Stifford Clays Road, part of the 17th century garden wall was uncovered during the construction of the A13 slip-road. There are reports of quantities of medieval tile and knapped flint from the site (Dean and Studd 1980), and it is possible that it was of flint rubble construction similar to the Bishop of London's manor at Southminster.

Stifford Clays

Stifford Clays appears to have been the site of one of Stifford's medieval manors. It is first referenced in 1412.

Stifford Bridge

Stifford Bridge, which spans the Mar Dyke, is first referenced in 1487 as Styffordbrigge. It frequently appears in the documentation as being in need of repair. It is not known whether the original bridge was of wood or stone construction.

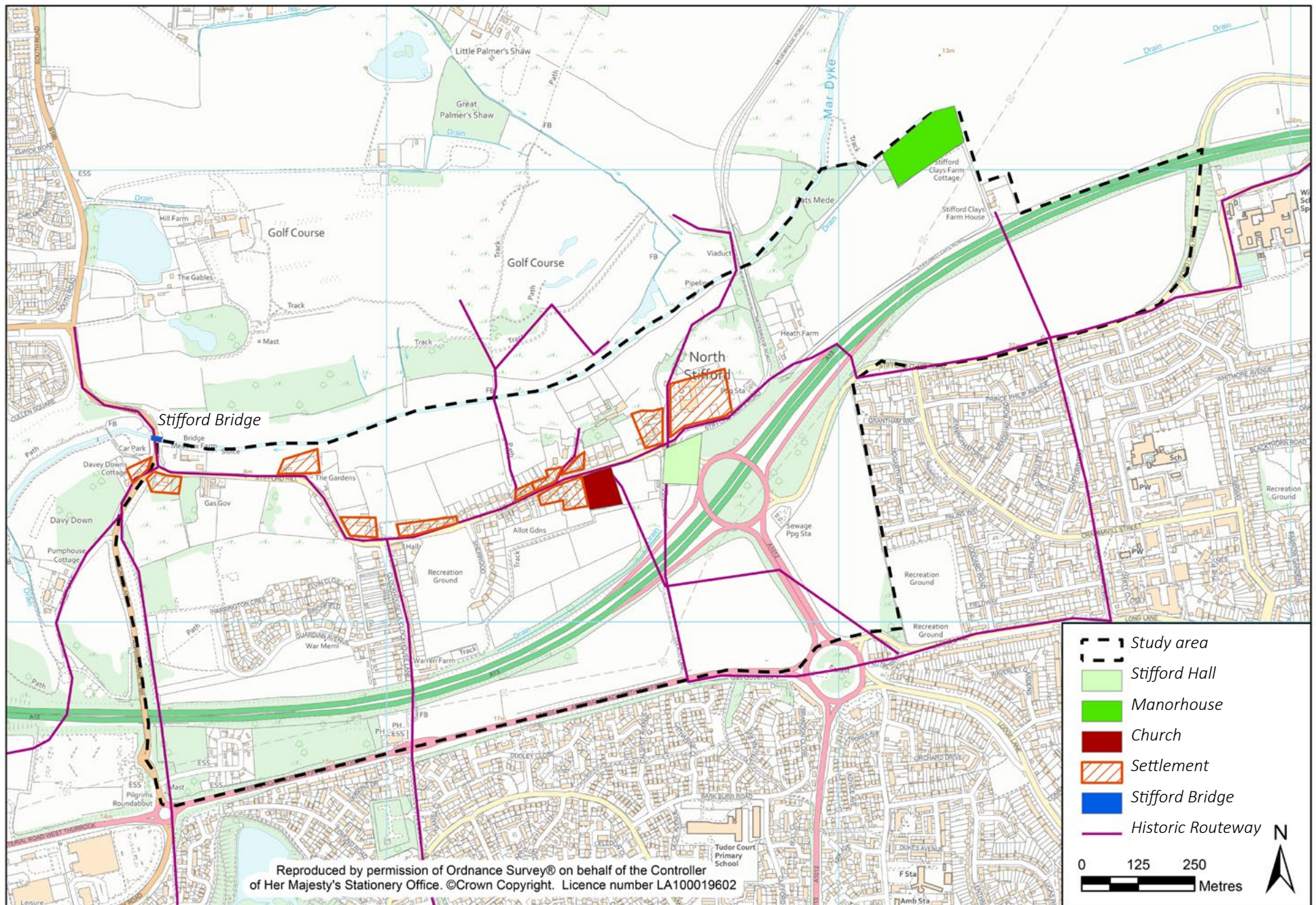


Fig 7. North Stifford Medieval Interpretation

1.2.5 Post-medieval and modern synthesis and components

[The 1777 Chapman and André map](#) shows the settlement was strung out along the High Road. [The 1839 Tithe map](#) shows a very similar settlement pattern, as does [the 1875 1st edn. OS map](#). Much of this post-medieval landscape survives into the modern landscape, in the form of listed buildings and in the wider landscape of roads, lanes and fields.

Settlement

The original medieval pattern of scattered farmsteads and cottages remains largely intact. There are a number of Listed 16-18th century cottages along the High Road near the church. The Europa Hotel (formerly Stifford Lodge) is early 19th century in date (LB 1337079).

Church of St Mary the Virgin

The church was restored in 1861-3 by Henry Stock. He replaced the chancel arch and roof and the north porch as well as rebuilding and enlarging the south aisle

Stifford Hall

Stifford Hall passed into civilian hands following the Dissolution of the Monasteries. It appears to have been abandoned in the 1720s and is not depicted on [The 1777 Chapman and André map](#).

Stifford Clays Manor

[The 1777 Chapman and André map](#) shows a house, farmstead and orchards at Stifford Clays, a 17th century thatched barn survives (LB 1111570). The current Stifford Clays Farmhouse (LB 1337081) is located to the south of the original site, and is early 19th century in date.

Stifford Bridge

Stifford Bridge appears to have continued in a perennial state of decay, before being rebuilt in stone and brick in the early 17th century. This bridge may have had three arches spanning the Mar Dyke, as when it was again in need of rebuilding in 1799 the engineer argued that the three arches should be replaced by a single arch so as to avoid impeding the flow of the river.

Stepney Cottage Homes/Ardale School

Ardale School was built as a children's cottage home village for the Stepney Union by Frank Baggallay in 1901. The school occupied 86 acres to the east of the railway. It comprised eleven south-facing buildings set within landscaped grounds providing accommodation for 200 boys and girls. Central workshops and a water tower divided the boys' cottages from those for the girls'.

The site also included a porter's lodge, receiving ward and swimming pool. All the buildings had rendered brickwork, slate roofs with red ridge tiles and rendered stacks. It was largely demolished in 2002, though the Principal House and the Water Tower survive. A historic building survey was undertaken of the complex, including the two air-raid shelters, in advance of demolition.

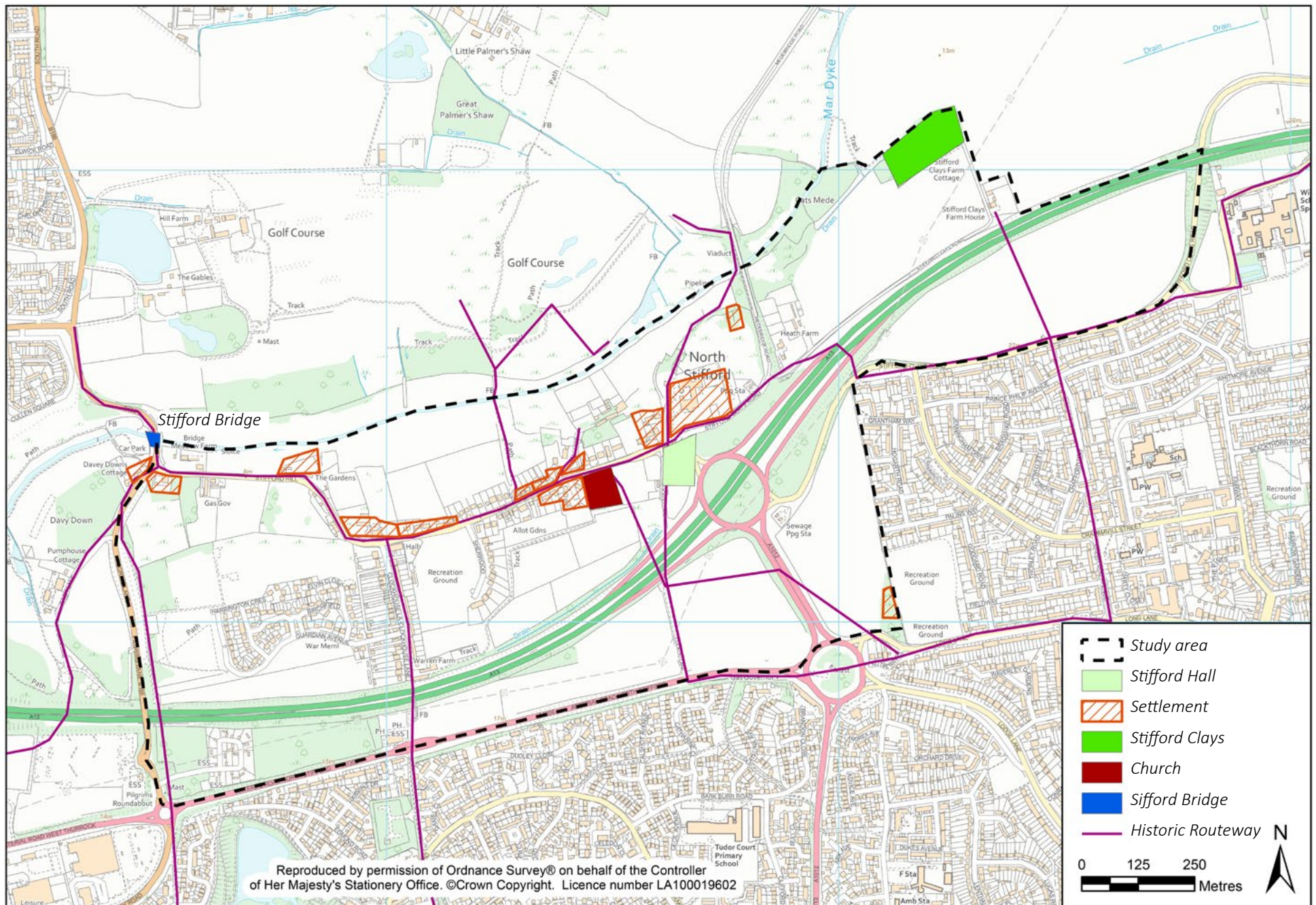


Fig 8. North Stifford Post Medieval Interpretation

1.3 ARCHAEOLOGICAL POTENTIAL: SENSITIVITY ASSESSMENT

Excavation and aerial photography have established the survival of extensive areas of complex archaeology, including burials, over much of the southern half of the study area. The sands and gravels of the Lower Thames Terrace have been assessed as having moderate potential for palaeolithic and Pleistocene remains. The survival of the built environment is good and associated below-ground archaeology can be anticipated to be present. There is a probability of significant palaeoenvironmental deposits in the Mar Dyke valley.

The study area for North Stifford has been subdivided into broad areas based on archaeological potential and a RAG score of Red/Amber/Green has been used to score each of the areas.

Red was used to define those areas of the settlement in which large scale development 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 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 heritage assets, both designated and non-designated, whose significance could be harmed through development, however, with appropriate master-planning and mitigation, carefully designed development which removes or reduced any harmful impacts could be achievable. The significance of the heritage assets and their setting would need to be carefully considered in any development 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 heritage impact, or it is thought that the heritage assets present can be incorporated into any development 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.

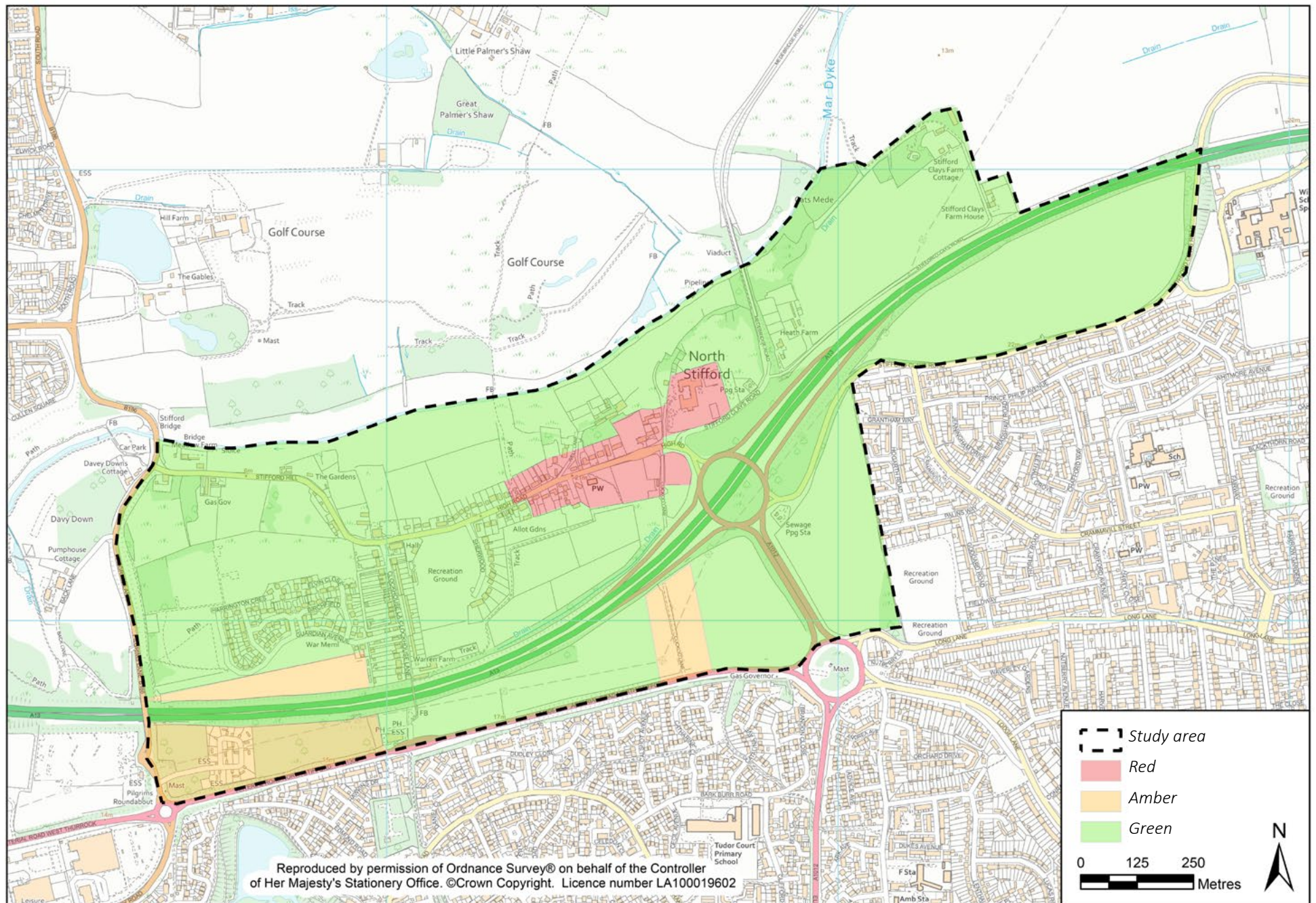


Fig 9. North Stifford Archaeological Potential

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. This has enabled a finer grained assessment of the sensitivity of parts of the settlement to accommodate new development.

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 B1: Lower Mar Dyke River Valley

LCA H2: Orsett and Horndon-on-the-Hill Open Undulating Farmland

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

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

2.3 EVOLUTION OF THE CURRENT LANDSCAPE

The historic centre of North Stifford developed along the southern ridge of the Mar Dyke valley. The historic maps show large fields to the south of the settlement with smaller fields associated with the valley sides.

While the northern fields have largely been retained the character of the southern area has been significantly impacted by the construction of the A13 and expansion of Chafford Hundred, the historic large fields have been divided with the southern areas mainly remaining in arable production and the northern parts have been subdivided into paddocks.

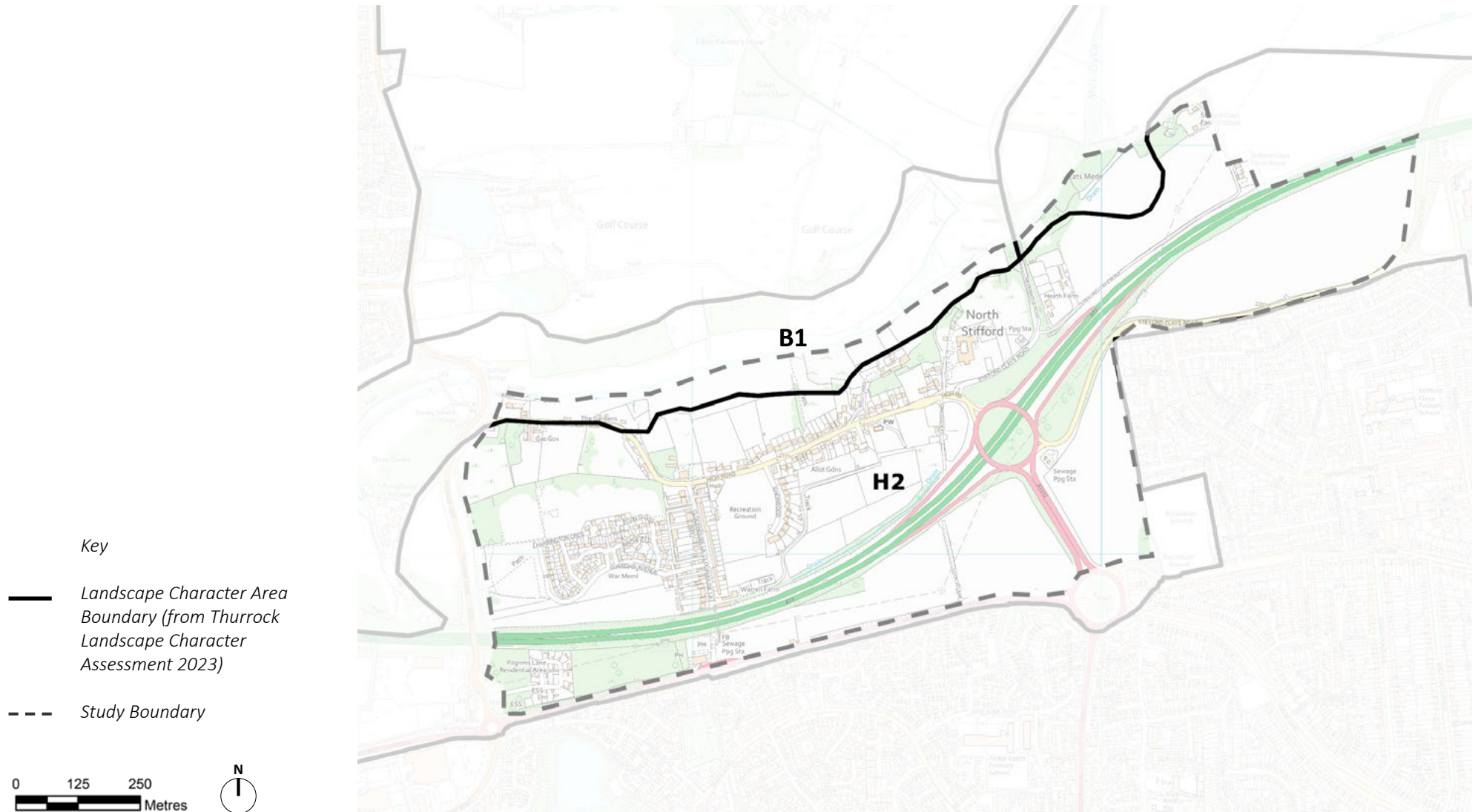


Fig 10. North Stifford Landscape Character Areas

Landscape Character Area B1: Lower Mar Dyke River Valley

Only the northernmost part of the study area is within Landscape Character Area B1. While the overall area is small it has an important influence on the associated character of the settlement.

The main landscape features include:

- A defined but shallow valley landform, with a notable floodplain and valley sides that rise to around 15m AOD (steep in places), providing a break between adjacent urban areas.
- The Mar Dyke (meaning 'boundary ditch') meanders along the valley floor providing a connection between the inland fen and the Thames at Purfleet.
- The alluvial floodplain supports an ancient system of valley bottom pastures with the valley sides characterised by a mixture of pasture in 18th and 19th century enclosures and woodland – forming a relatively naturalistic landscape in the context of Thurrock.
- Much of the valley is designated as a Local Wildlife Site in recognition of its floodplain grazing marsh, lowland wet grassland and deciduous woodland,
- Historic bridge crossing points including a stone bridge at Stifford that dates back to the medieval period (first built in 1487).
- The pastoral riverside meadows, historic bridge crossing points and wooded slopes contribute to attractive views that can be experienced from vantage points on the valley sides and from elevated bridges over the valley.
- The valley tops have prominent, typically wooded skylines although these are intruded upon by tall structures (such as chimneys and pylons) in adjacent areas.

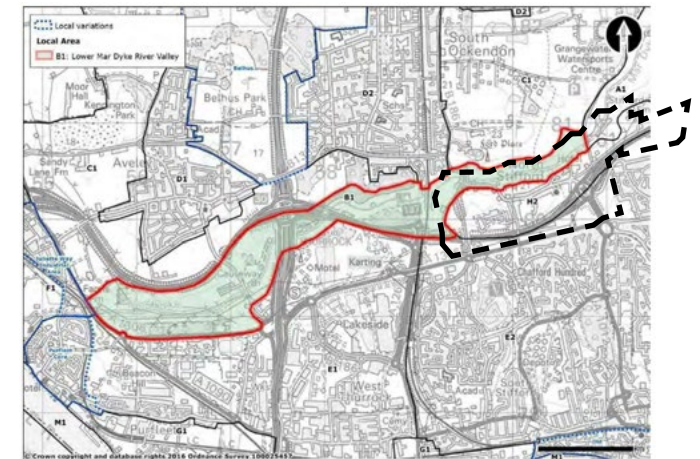


Fig 11. LCA B1

Study boundary - - - - -



Fig 12. Mar Dyke valley near Stifford Hill

Landscape Character Area H2: Orsett and Horndon-on-the-Hill Open Undulating Farmland

Most of the study area lies within the western edge of Landscape Character Area H2; however it does not retain many of the key characteristics.

The main landscape features include:

- Low lying and gently undulating rural area of productive agricultural land.
- Underlying sand and loamy soils give rise to good agricultural land with a network of mature hedgerows and hedgerow trees creating a relatively strong landscape structure, with fields of varying sizes but with a generally irregular pattern.
- A strong historic landscape pattern of ancient rectilinear fields with hedgerows, historic lanes and roads.
- A relatively high scenic quality as a result of the undulating topography.

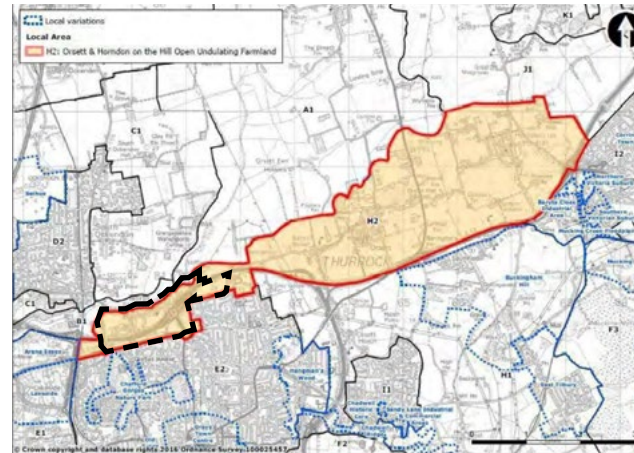


Fig 13. LCA H2
Study boundary





Fig 14. Land West of Clockhouse south of A13

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.

Local Wildlife Sites: The Mar Dyke, Davy Down Riverside Park & The Field of Peace

Most of the open space to the North of the village and along the Mar Dyke river valley is designated as local wildlife sites. These areas are high quality natural infrastructure and an important asset for residents of the village.

Woodland

There are some wooded areas within the local wildlife sites to the north of the village however most of the woodland sits adjacent to the A13 in the south.

Trees

There are a number of protected trees in the recent development to the west of the site, as well as in Davy Down Riverside Park and in the historic village core, along Well Lane.

Land in Equestrian Use

Most of the land between the village and the A13 is in equestrian use. Small scale field enclosures back onto the back gardens of houses to the south of the High Road and along Sherwood, and sit adjacent to the allotment site.



Fig 15. Davy Down Riverside Park



Fig 16. Fields of Piece



Fig 17. North Stifford Key Landscape Features

2.5 HISTORIC LANDSCAPE SENSITIVITY ASSESSMENT

The study area was divided into landscape sub-areas and 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

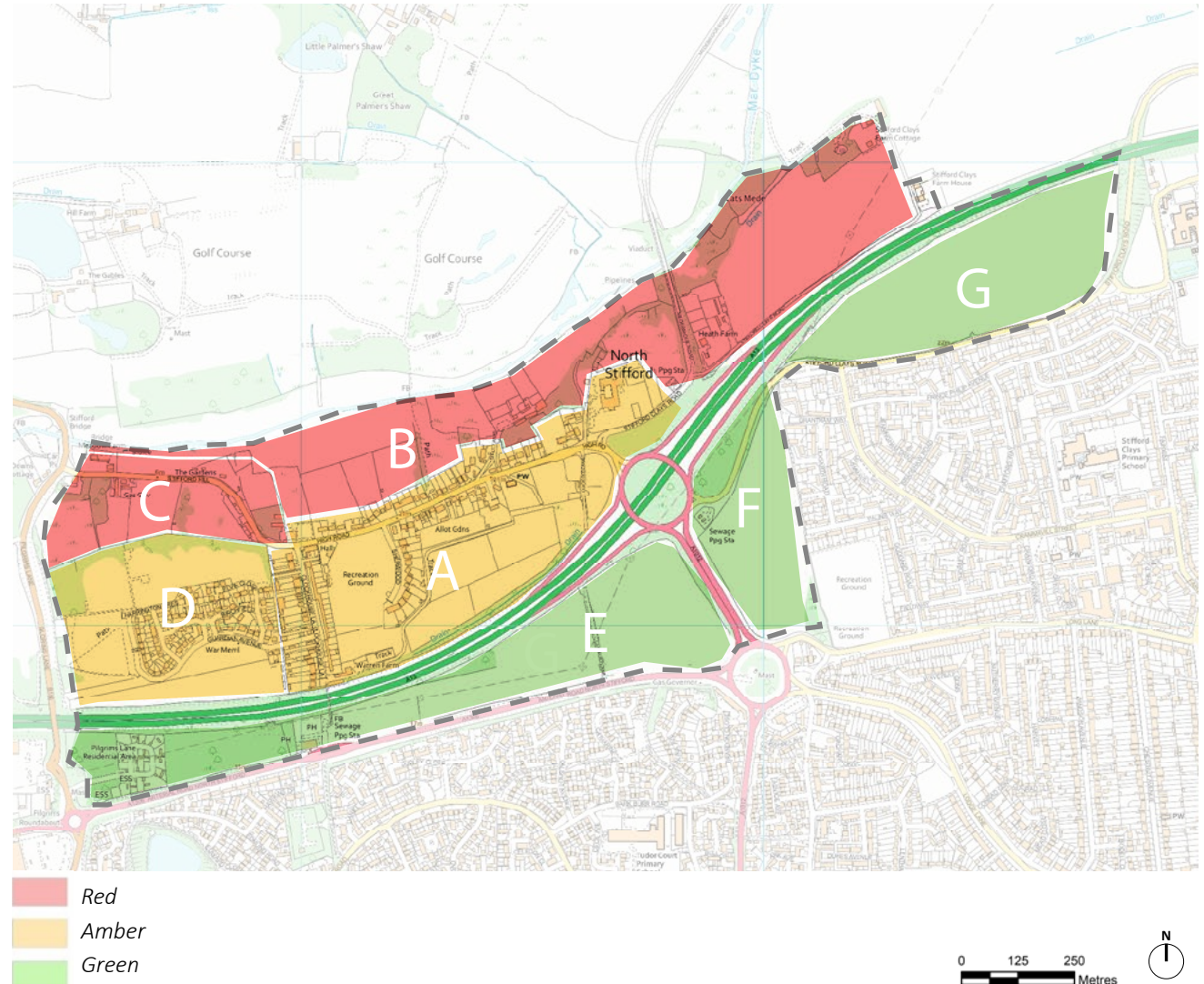


Fig 18. North Stifford Historic Landscape RAG assessment

Sub-area A. High Road

Views from the centre of the village along the High Road are restricted by the existing housing on either side of the road. The exception is the cricket ground in the centre of the village which provides an extensive open space, although views south are contained by existing housing.

There are few large trees along this area other than large specimens associated with Stifford Hall. The former arable fields north of the A13 are now used as horse paddocks. Views into these are generally screened by existing housing.

There are few views out from the High Road however from within the Mar Dyke valley some development is visible. The sensitivity of this area is **AMBER**, and therefore relates to its potential effects on that LCA.

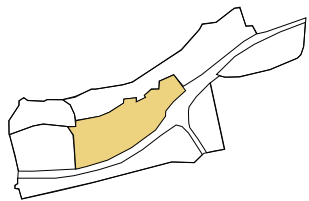


Fig 19. North Stifford Cricket Ground

Sub-area B. Mar Dyke Valley

The Bridleway 219 runs from the junction of Stifford Hill and Pilgrims Lane through the Field of Peace beside the southern bank of the river. This is a particularly attractive area with few buildings visible. The Fields of Peace are retained as meadows which are currently cut annually. The rest of the area retains a mix of paddocks and small wooded belts. There are increasing amounts of trees and woodland along the river edges east of Medebridge Road with one arable field bounding the A13.

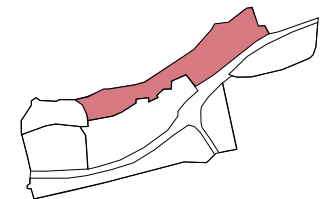
The valley retains a largely tranquil character although Medebridge Road bridge over the valley is currently used by large trucks traveling to the landfill site to the north which introduces some localised disturbance.

The golf course on the north side contributes to the undeveloped character. As well as established tree belts there are ponds and reedbeds which make a positive contribution to the character and ecological value of this area.

This section of valley is an important landscape, ecological and recreation area which retains many of the landscape characteristics and is therefore considered to have high **RED** sensitivity.



Fig 17. Medebridge Road from Mar Dyke valley



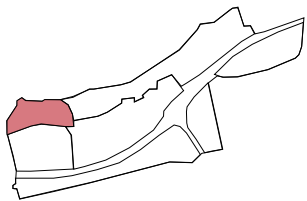
Sub-area C. Stifford Hill

Stifford Hill is part of the Mar Dyke valley but has a distinct local character. The road runs up the side of the valley from the bottom of Pilgrims Lane into the main village. The open grassland hill on the southern slope creates a distinctive feature not common within the borough. This grassland is considered to be Thames Terrace grassland which has important ecological value.

The area is a small but attractive feature which is sensitive to change particularly from development on the ridge to the south. It is rated **RED**.



Fig 18. Pasture near Stifford Hill



Sub-area D. Guardian Avenue

The former Ardale School was closed in the 1990s and part of the site containing most of the original buildings was redeveloped following planning permission granted in 2002. The surrounding area comprises a mix of sports pitches and currently unmanaged grassland.

The site is on high ground with the top of the Mar Dyke valley forming the northern boundary. Any development within this area would have potential to affect the skyline of the valley.

The unmanaged grassland and elm scrub detract from the visual amenity of the area; however they provide significant ecological value.

The landscape sensitivity of this area is **AMBER** and relates mainly to the potential for effects on the Mar Dyke valley.

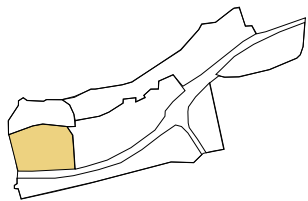


Fig 19. Grassland and housing off Guardian Avenue

Sub-area E. Study area between A1306 – A13

The part of the study area south of the A13 and west of the A1012 is visually distinct from the main settlement. The only building on the north side and within the study area is the Harvester restaurant. Modern housing fronts onto the southern side of the A1306 for part of its length. The area east of Clockhouse Lane is in arable production. Views into the area from the A1306 are heavily filtered by the trees and hedges on the highway boundary.

West of Clockhouse Lane part of the area contains a permanent traveller site. The fields surrounding it have been left unmanaged and now contain significant scrub. There are no views through this area. There is a line of pylons running through this section.

The area lacks any distinctive landscape features and is heavily influenced by existing housing to the south, the A13 and pylons. This area is considered to have low sensitivity and is therefore rated **GREEN**.

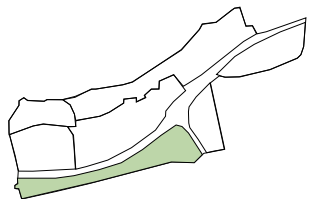


Fig 20. Harvester and west from A1306

Sub-area F. East of the A1012

This area comprises a single arable field which lies below the surrounding roads and is screened by tree belts on the boundaries. The residential area of Stifford Clays forms the eastern boundary.

This area has no significant landscape character features and is considered to have low sensitivity and is rated **GREEN**.

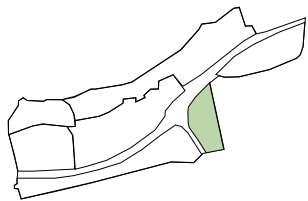


Fig 21. View over field from east of Clockhouse Lane

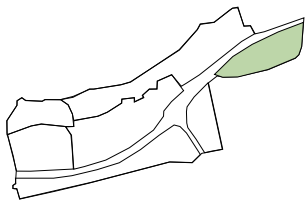
Sub-area G. Area north of Stifford Clays Road

This area comprises a single arable field which extends to the A13. Tall hedges and trees along the roadside boundary restrict views into and across the site. The residential area of Stifford Clays lies immediately south of the site.

This area has no significant landscape character features and is considered to have low sensitivity and therefore it is rated **GREEN**.



Fig 22. Enclosed views along A1306



2.6 MANAGING FOR THE FUTURE

While relatively few of the historic landscape features remain within the study area, there are still important remnants of Thames Terrace grassland associated with Stifford Hill as well as the high value Mar Dyke valley.

For these areas it is necessary to ensure that appropriate management is maintained. It will be possible to enhance the quality of the grassland within the Mar Dyke valley by continuing to cut and collect the grass once a year.

Within the rest of the study area there is scope to restore hedges and provide replacement trees to enhance the overall character of paddocks and farmland.



Fig 23. Footpath crossing the Mar Dyke

BLANK PAGE

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 change may be influenced, shaped, restricted or supported to optimise quality of design and implications for sustainable communities compatible with the long-standing built heritage. North Stifford does not currently feature a designated Conservation Area (CA), and there are no Scheduled Ancient Monuments (SAMs)

However, there are 13 listed buildings (LB) within the study area and 3 immediately outside it . Given that 10 of these listed buildings (and four potential candidates for Local Listing) lie adjacent to the central High Road there is a strong case for investigation of the suitability for designating a Conservation Area. 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 24. North Stifford village sign



Fig 25. Thatched house on the High Road

3.2 METHODOLOGY

The study area has been assessed by sub-dividing the area into 12 Divisions; each assigned a capital letter from 'A' to 'N'

The 16 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 'p,' and all are linked to Historic England National Heritage List descriptions online in the column to the right.

The impact of change upon designated built heritage assets was then assessed from 21 viewpoints numbers '1' to '21' on the map opposite. 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 designated built heritage assets, the likelihood of harm, and implications for the character and materiality of potential change.

Divisions 'A' to 'L', heritage assets 'a' - to 'p' and viewpoints 1-21 are marked on the map opposite.

Designated Heritage Assets:

a [Daveydowns](#)

b [Laburnam- Middle Cottage, Old Post Office, Post Office](#)

c [Barcris and Honeysuckle Cottage](#)

d [Caira Fircot](#)

e [Lilac, Viola and Wren Cottages](#)

f [The Thatched Cottage](#)

g [Churchview Cottages](#)

h [Church of St Mary the Virgin](#)

i [Coppid Hall](#)

j [Former Granary Now House North of Coppid Hall](#)

k [Europa Hotel](#)

l [Wall Enclosing the Kitchen Garden to the East of Europa Hotel](#)

m [Thatched Barn at Stifford Clays Farmhouse](#)

n [Stifford Clays Farmhouse](#)

o [Ford Place](#)

p [Garden Wall Incorporating Gardener's Cottage, Attached to Ford Place](#)

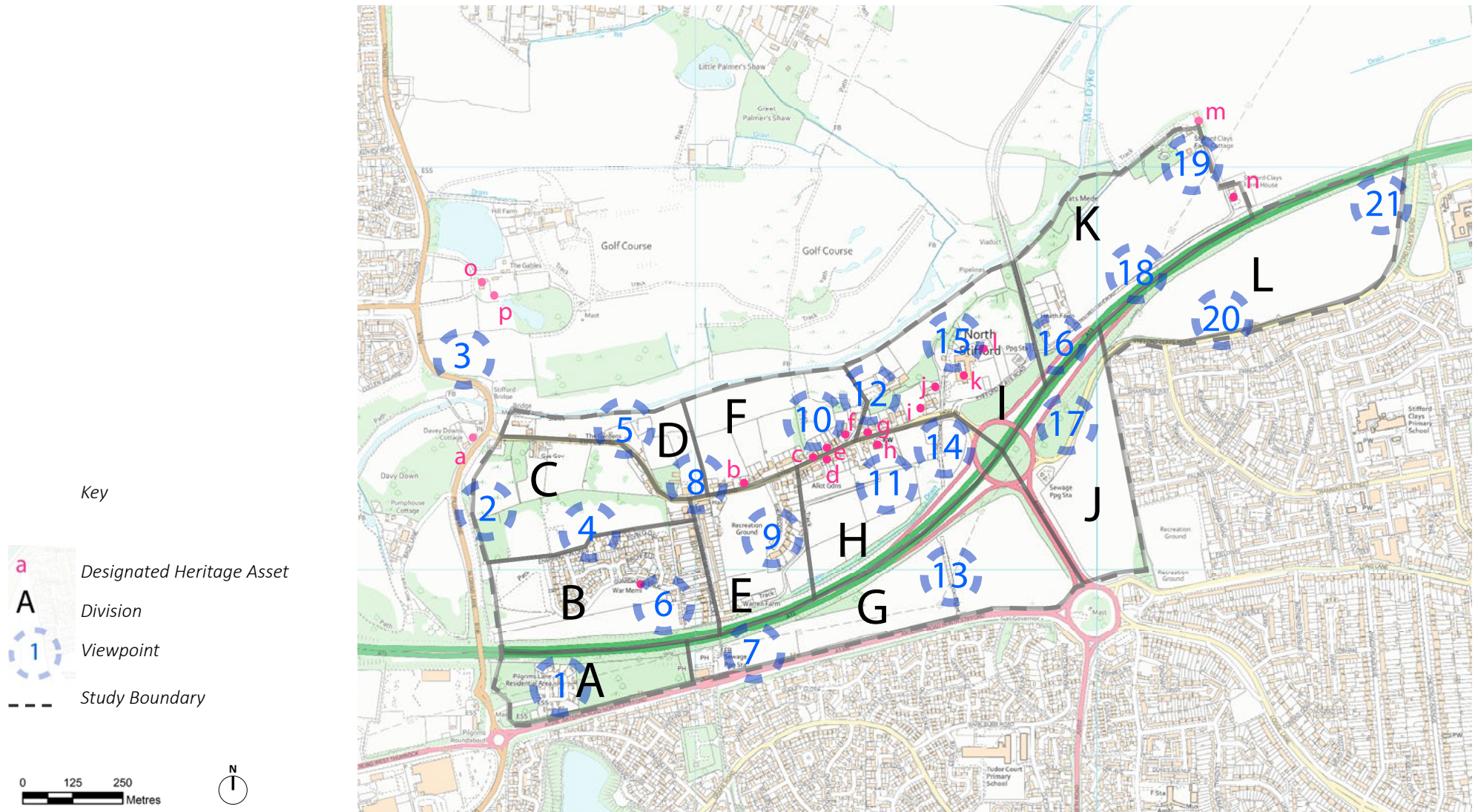


Fig 26. North Stifford Built Heritage Assessment Methodology

3.3 ASSETS OF LOCAL HERITAGE INTEREST

Whilst surveying the study area, it has been possible to identify five unlisted historic structures for future research and consideration as non-designated heritage assets i.e. a structure that may be incorporated on a Local List of Historic Assets:

- The Dog and Partridge Public House
- The former Birchfield Water Tower
- The property adjoining Laburnam Cottage
- Coppid Hall Barn
- The Old School House



Fig 27. The Dog and Partridge Public House where a public house has been shown on the Ordnance Survey since 1860.



Fig 28. The former Birchfield Water Tower that first appears on the 1920 Ordnance Survey as part of the Stepney Children's Home



Fig 29. The property adjoining Laburnam Cottage does not appear to be listed and requires further investigation



Fig 30. Coppid Hall Barn is not part of the designated Coppid Hall listing



Fig 31. The Old School House is shown on the 1860 Ordnance Survey as a School, then in 1920, as the Parish Rooms.

3.4 BUILT HERITAGE SENSITIVITY ASSESSMENT

Summary of Findings:

Of the 12 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

7 No. A, B, D, G, J, K-South, L.

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

AMBER

6 No. C, E, F, H, I (Indigo), K-North

These are Divisions where the setting, massing, materiality, views of or views from designated built 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 or mitigated by the design of indirect future changes.

RED

None

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.

Division A

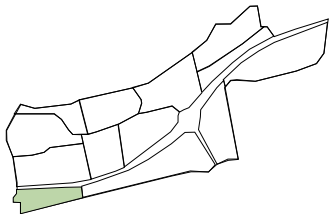
South west of North Stifford, rectangular in shape, approximately 7 ha and bounded by the A13 to the north, Clockhouse Lane footbridge to the east, the study area boundary to the south and Pilgrims Lane to the west.

The area is designated as the Pilgrims Lane Residential Area and neither features nor directly affects any heritage assets. The area is therefore ranked with potential heritage impact level **GREEN**.

This Division is partly developed with otherwise approximately 75% rough pasture.



Fig 33. Image from Google Satellite



Division B

West of the historic core, and bounded by Guardian Avenue to the north, Clockhouse Lane to the east, the A13 to the south and the study area boundary to the west, this 7 ha Division is south of the 'Birchfield' development that has become established in recent decades. Built upon the former Stepney Children's Home site, the area retains the original water tower (image bottom left) that first appears on the 1920 Ordnance Survey – this building is recommended for consideration as a non-designated heritage asset.

The view west from viewpoint 6 (top left image) is dominated by the water tower overlooking the area that is currently greensward. South west of viewpoint 4 is rough pasture/greensward (image bottom left) on the site that was the foreground to the historical Stepney Children's Home and pre 1960's Ardale School.

There are no heritage assets in this Division so the heritage impact potential is rated **GREEN**.

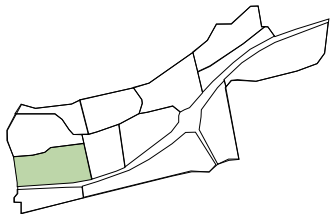


Fig 34. The view west from viewpoint 6



Fig 35. The view south - west from viewpoint 4



Fig 36. The original water tower from the former Stepney Children's' Home site

Division C

This is a large, roughly rectangular 12 ha area west of North Stifford: bounded to the north by the study area and to the east by Stifford Hill, to the south by the Harrington Crescent/Alvin Drive development and to west by Pilgrims Lane.

The area formerly part of the historical 1960's Ardale School sports field does not contain designated heritage assets, however, to the west of Pilgrims Lane at the extreme north west tip of the area lies Grade II listed building 'a' 'Daveydowns' (top image). Currently detached from the rough pasture (bottom image) and obscured by hedging along Pilgrims Lane, the setting of the historic asset could be compromised by inappropriate future potential changes in Division C.

Whilst the majority of this Division is rated with heritage impact rating GREEN the north western-most 10 ha is rated as AMBER as future potential change in this area must respect the setting, massing and materiality of the modest, single storey dwelling Daveydowns. The historical development of Pilgrims Lane and Stifford Hill at this location could inform future potential change so the whole Division is given a heritage impact rating of **AMBER**.

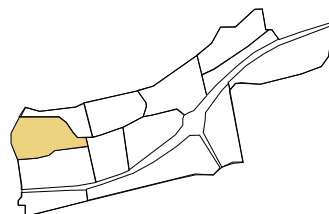


Fig 37. Grade II Listed Daveydowns - image from Google Street view dated August 2021



Fig 38. Daveydowns is currently detached from the rough pasture and obscured by hedging along Pilgrims Lane.

Division D

Northwest of North Stifford, roughly 6 ha in area, this L-shaped Division is enclosed north and south by the study area boundary and the Stifford Hill road whilst the eastern-most boundary is formed by the N-S line of the eastern extent of the Dog and Partridge tenure. The image left is looking north from viewpoint 8 over greensward as the Stifford Hill drops away to the north from its 8m height as shown on the Ordnance Survey

No heritage assets feature or are affected within by this Division so the heritage impact rating is set as **GREEN**.

However, attention is drawn to the Dog and Partridge public house of Stifford Hill road (image bottom left). A public house has existed pre 1860 on this site, as a focal point of rural village life, so the building should be considered for entry upon a local list of non-designated heritage assets.

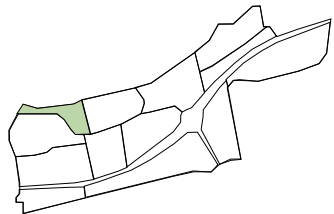


Fig 39. View north from viewpoint 8



Fig 40. Dog and Partridge public house of Stifford Hill road



Fig 36. The Dog and Partridge as shown on Google Streetview dated August 2021

Division E

Immediately south east of the village and bounded by the High Road to the north, the track behind the rear gardens east of Sherwood to the east, the A13 to the south and Clockhouse Lane to the west, this roughly 7ha Division is currently occupied by the recreation ground with the Village Hall in the north west corner.

The ground fulfils an important community function but it also faces, and has commanding views of, c16 grade II listed building 'b' former post office 'Laburnam Cottage'. The complex 'tripartite' list description suggests that the westernmost range is not identified and therefore not specifically listed. The western range is therefore a potential candidate for local listing

As future potential change of this Division could have a dominant impact upon the historic significance of Laburnum Cottage the potential heritage impact is rated as **AMBER**.

Grade II listed tripartite 'Laburnam, Middle Cottage and Old Post Cottage' dominates the view from the recreation ground. It's H shaped floor plan (bottom right) appears in the list description but the western range (bottom left) may be a potential candidate for Local Listing.



Fig 41. North Stifford Recreation Ground

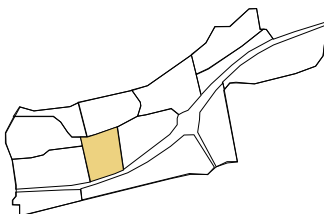


Fig 42. Western range of Laburnam, Middle Cottage & Old Post Cottage



Fig 43. H shaped floor plan

Division F

Approximately 9 Ha and roughly rectangular in shape, this Division, due north of the historic village core is within the study boundary and Mar Dyke to the north, by Well Lane and its northward field boundary, High Road to the South and to the west by the easterly tenure of the Dog and Partridge.

The High Road is 22m elevation above the Mar Dyke (at less than 5m) so any future potential change within this Division must respect the views of/from the rear elevations, and setting of three listed buildings that include c17 Barcris and Honeysuckle Cottage 'c', (image top left) c17 Lilac, Viola and Wren Cottages 'e' (top right) and c17 Thatched Cottage 'f' (centre right). The Division includes public footpath 131 giving access to the 'Field of Peace' (centre left) and Mar Dyke Bridleway 219. Path 131 affords important glimpsed views of the listed buildings (lowermost image). For these reasons the Division achieves an **AMBER** potential heritage impact rating to safeguard heritage significance.

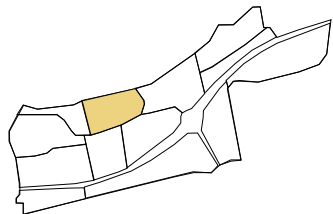


Fig 44. c17 Barcris and Honeysuckle Cottage



Fig 45. c17 Lilac, Viola and Wren Cottages



Fig 46. Field of Peace notice sign



Fig 47. c17 Thatched Cottage



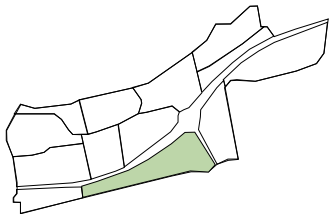
Fig 48. Mar Dyke Bridleway 219. Path 131 affords important glimpsed views of the listed buildings

Division G

A large trapezoidal 16 ha Division south of North Stifford, it is bounded to the north by the A13, to the east by the A1012 link road, to the south by the study boundary A1306 and to the west by the Clockhouse Way footbridge. Clearly visible from viewpoints 7 and 13 (Cuckoo Way)

The Division is currently under arable agricultural use and dominated by high voltage pylon lines, however, no heritage assets are immediately affected within this Division. Notably, a NNW view from viewpoint 13 affords a distant vista that includes Grade I listed St Mary's Church spire: this ancient view could potentially influence future potential change.

The heritage impact of the Division is rated **GREEN** but attention is drawn to the significance of being able to see historic buildings on the skyline.



Figs 49, 50 & 51. Arable agricultural land dominated by high voltage power lines affords important distant views of Grade I listed St Mary's Church spire viewed NNW from viewpoint 13.



Division H

To the immediate south of the historic village core, and approximately 10 ha, this Division is bounded by the High Road and St Mary's Church to the north, the A13/A1012 interchange beyond Cuckoo Lane to the east, the A13 to the south and the track at the rear of the Sherwood gardens to the west.

Any future potential change within this Division must respect the views of/from the setting of two listed buildings that include c12 Grade I listed St Mary's Church 'h' (top left) and c17 thatched timber framed and brick cottages Caira and Fircot 'd' (lower left). The rear of these historic buildings is currently partly under equestrian use (images right hand side) and partly as allotments,

The Division includes public footpath 127 (currently blocked south of the churchyard) giving limited public access. For these reasons the Division achieves an **AMBER** potential heritage impact rating to safeguard heritage significance.

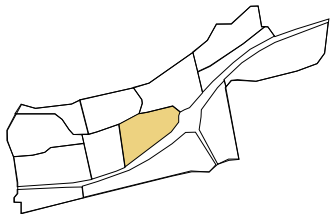


Fig 52. Grade I listed St Mary's Church



Fig 53. Equestrian use to the rear of the high road



Fig 54. c17 thatched timber framed and brick cottages Caira and Fircot



Fig 55. Equestrian use to the rear of the high road

Division I

To the immediate north of the historic village core, and approximately 10 ha, this Division is enclosed by the study boundary along Mar Dyke to the north, by the Mederbridge Road to the east, the Stifford Clays Road and High Road to the south and Well lane and its northward trajectory to the west.

This Division features four listed buildings and is immediately adjacent to Grade II 'Thatched Cottage' described in Division I (Indigo). Historic assets include c18 Grade II 'Churchview' cottages 'g' (image top left), Grade II c18 brick-built Coppid Hall 'l' (image top right) and Grade II listed c19 North Stifford Hall Hotel (Europa Hotel) 'k' (image lower left) and its separately listed c17 brick wall 'l' (lima). Behind Coppid Hall sits an unlisted timber barn (centre) that may be a potential candidate for Local Listing.

Division I land is partly wooded, partly equestrian, and falls away 15m of elevation to the north from the elevated position of Stifford Hall down to the Mar Dyke: any future potential change within this Division must therefore respect the setting, massing and materiality of these historic assets to protect their heritage significance. The Division is therefore rated as

AMBER.



Fig 56. c18 Grade II 'Churchview' cottages



Fig 57. Grade II c18 brick-built Coppid Hall



Fig 58. Unlisted timber barn behind Coppid Hall



Fig 59. Europa Hotel

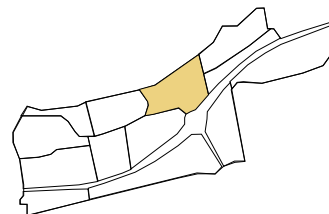


Fig 60. Land in Division I is partly wooded, partly equestrian

Division J

South of North Stifford trapezoidal 9 ha Division J is bounded to the north by the A13 interchange and Stifford Clays Road feeder, to the east by the study boundary adjacent to the rear of Hogarth Road, to the south by the study boundary and to the west by the A102 interchange road.

Views towards the historic core of North Stifford from viewpoint 17 are obscured by young woodland, but the image right shows the open land rolling gently to the south east currently under arable agricultural use. The dwellings in the distance are on Hogarth Road of Stifford Clays.

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

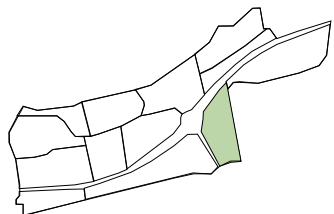


Fig 61. Open land rolling gently to the south east currently under arable agricultural use seen from viewpoint 17

Division K

North east of North Stifford rectangular 15 ha Division K is bounded to the north by the study boundary along Mar Dyke, by the Stifford Clays Farmhouse Road to the east, by the A13 and the old Stifford Clays Road to the south and by Mederbridge Road to the west.

The view of North Stifford Hall westwards from viewpoint 18 is completely obscured by mature trees and the open view north-east from viewpoint 18 (lower image) shows the open aspect of the field under arable agricultural use dominated by high voltage power lines. This area (K South) contains, nor affects historic assets and can be rated as **GREEN**.

However, the north east portion of this Division features early c19 white plastered Grade II listed Stifford Clays Farmhouse 'n' (upper image) and c17 thatched barn 'm' that is not accessible by public right of way.

In order to safeguard the heritage significance of Stifford Clays Farmhouse and its barn, any change in the immediate vicinity would need to respect their elevated setting, rural context, massing and materiality. For these reasons the north area of Division K is rated as **AMBER**.

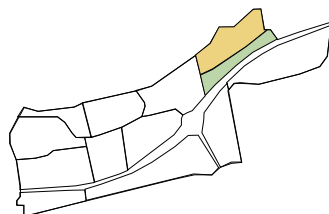


Fig 62. Grade II Listed Stifford Clays Farmhouse



Fig 63. The open view north-east from viewpoint 18 shows the open aspect of the field under arable agricultural use dominated by high voltage power lines

Division L

East of North Stifford, lozenge shaped 15 ha Division L is bounded to the north by the A13 and to the east, south and west by Stifford Clays Road.

Views westwards from viewpoint 20 towards the historic core are completely obscured by young woodland west of Stifford Clays Road.

Views north-west from viewpoint 22 show the gently rolling-away arable agricultural land of this Division. The horizon of the image shows the distant A13 with its roadside young foliage that also obscures listed building 'n' Stifford Clays Farmhouse that lies to the immediate north.

Because this heritage asset is completely obscured by the A13 and its adjacent shrubby foliage, this Division contains, nor directly affects, heritage assets so can be rated as **GREEN**.

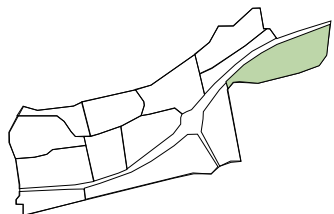


Fig 64. View north-west from viewpoint 22

4. Historical Evolution

1777 Chapman & Andre Map

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

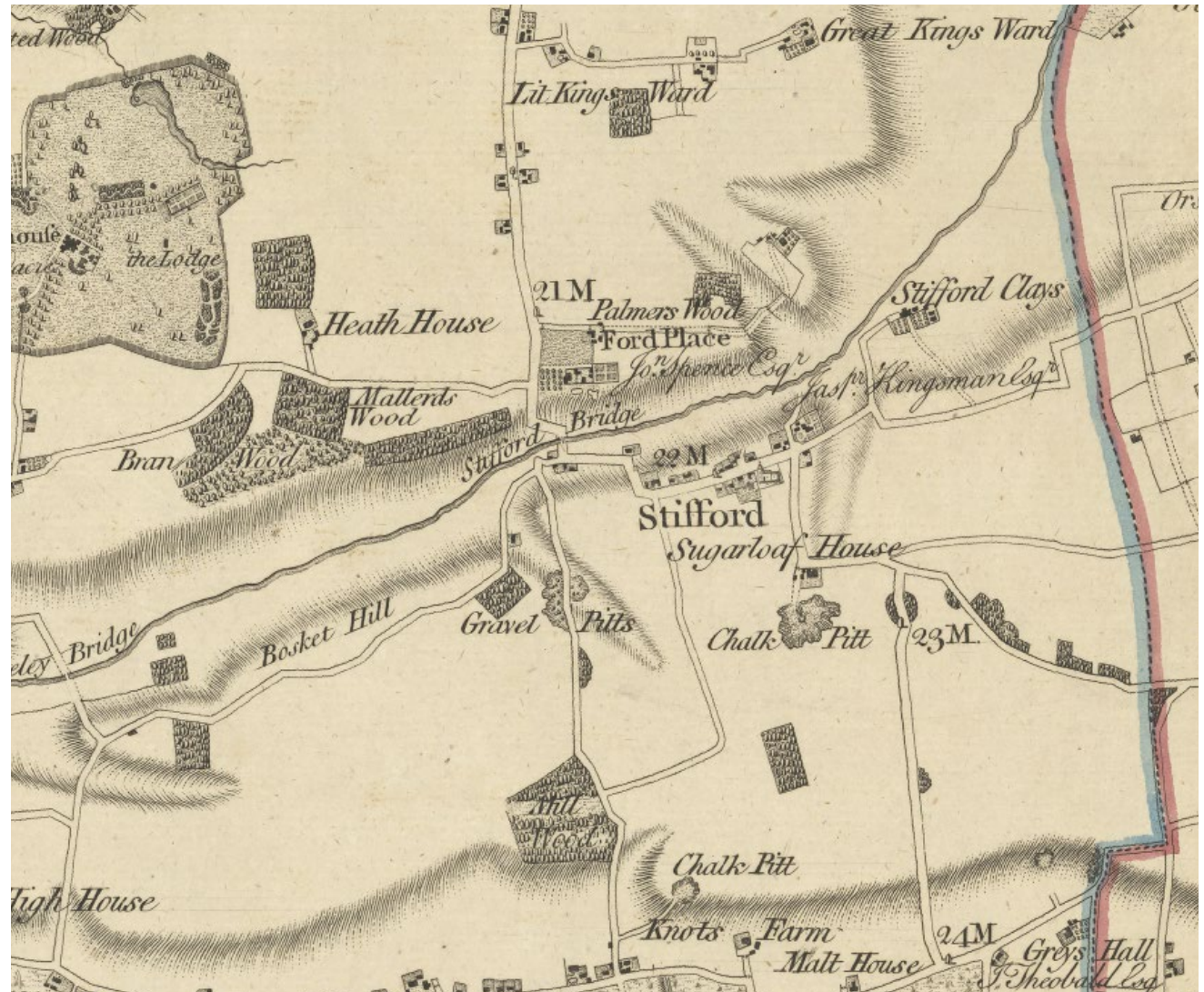


Fig 65.

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 66.

1881 First Edition OS Map

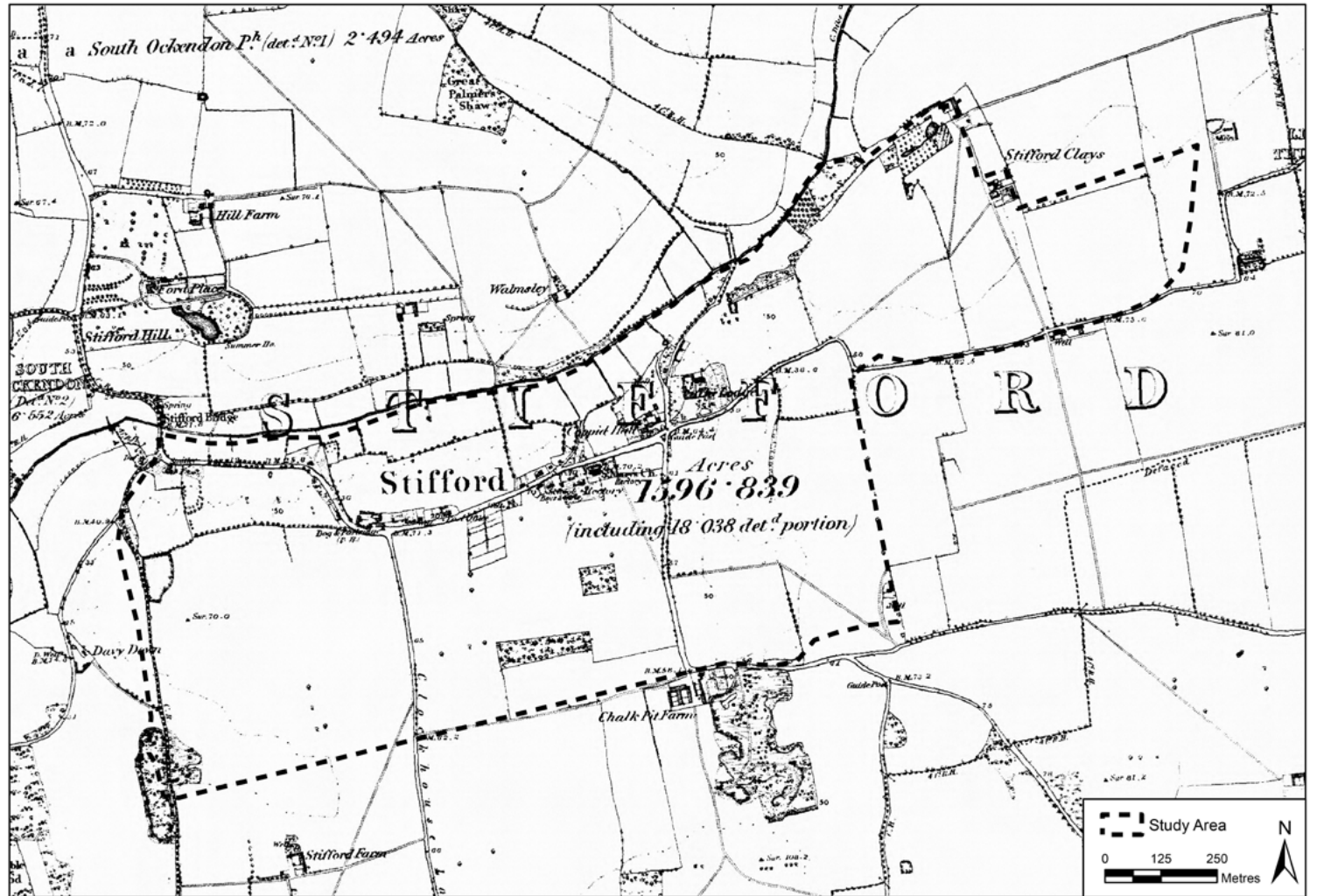


Fig 67.

1897 Second Edition OS Map

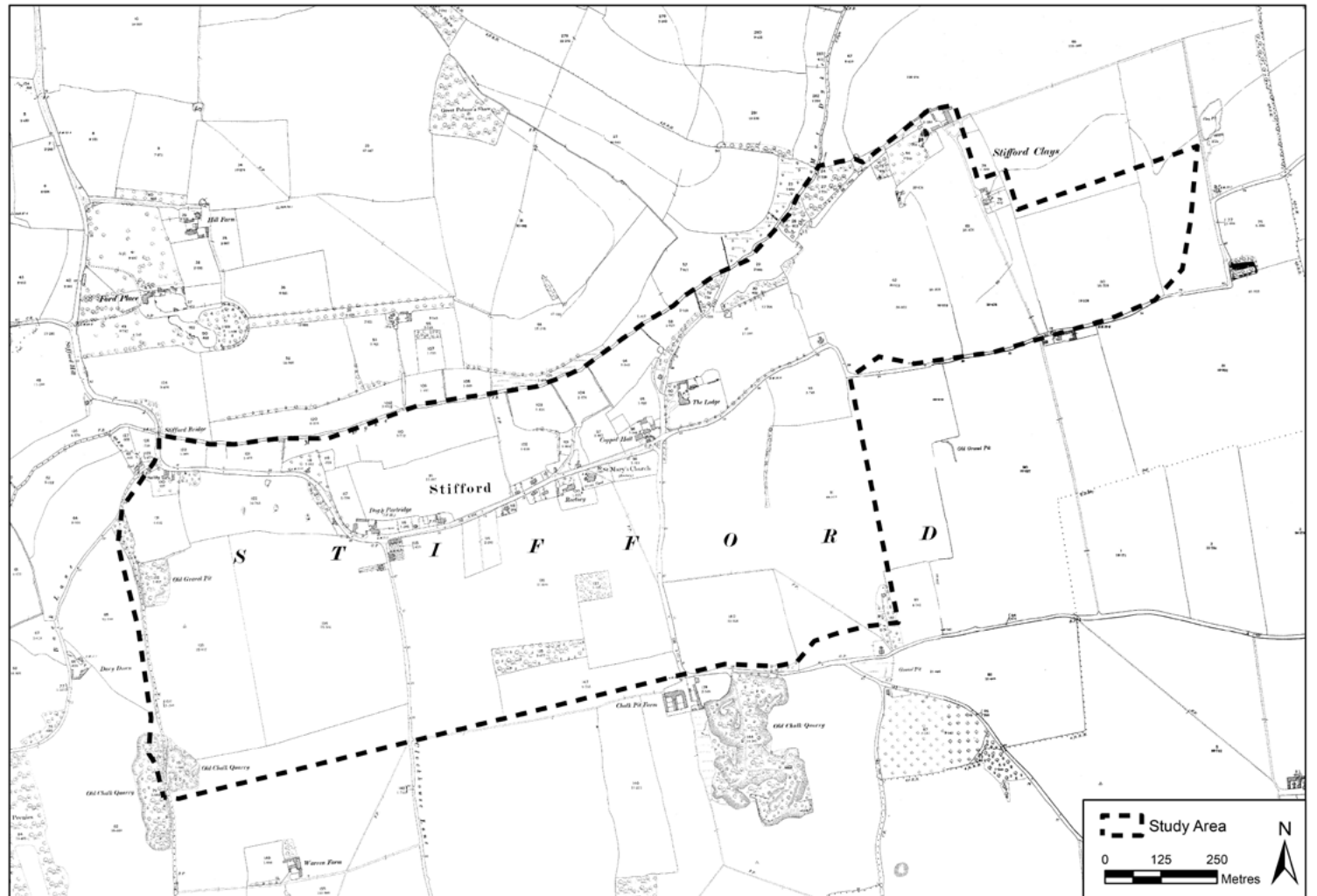


Fig 68.

1920 Third Edition OS Map

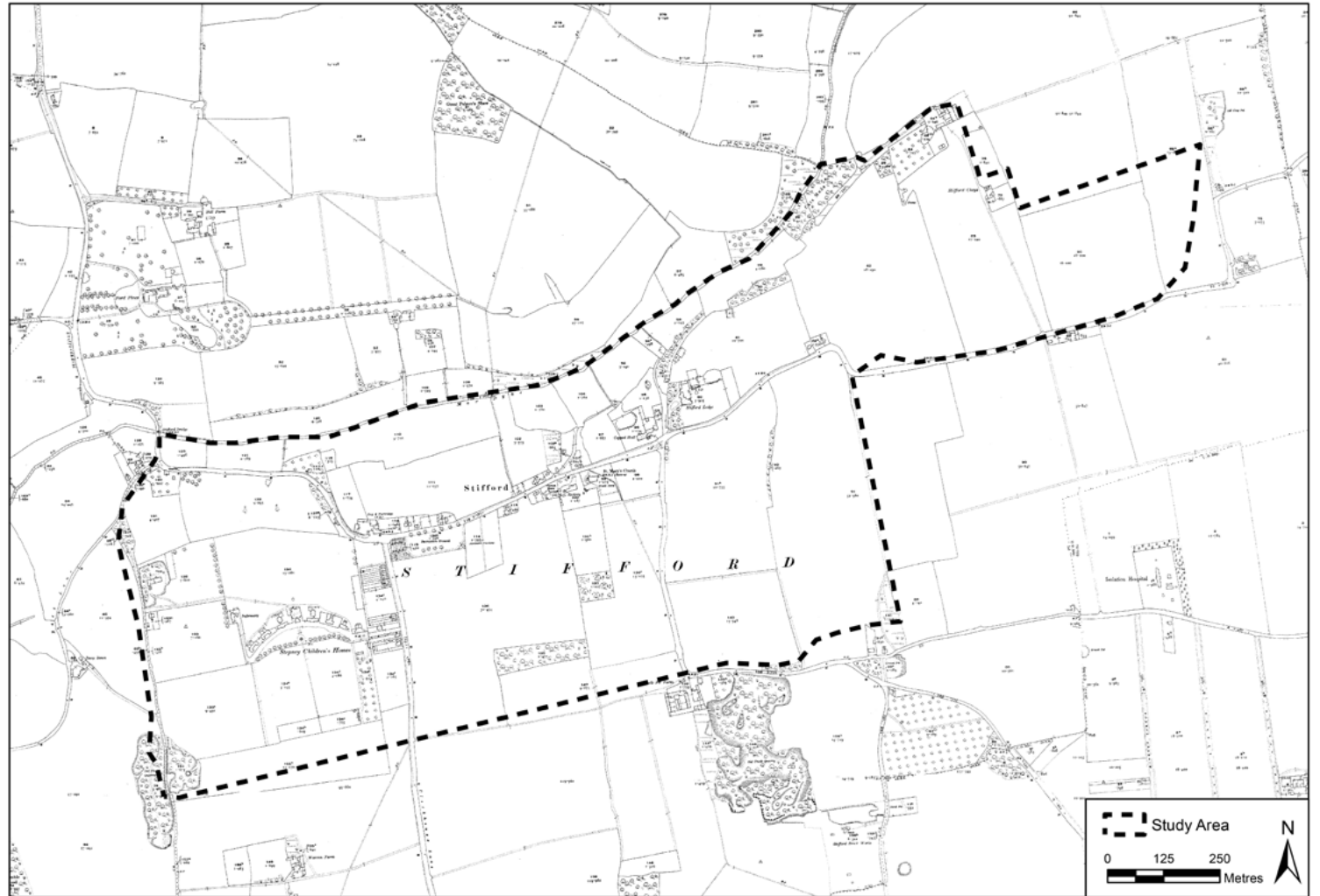


Fig 69.

1938 Fourth Edition OS Map

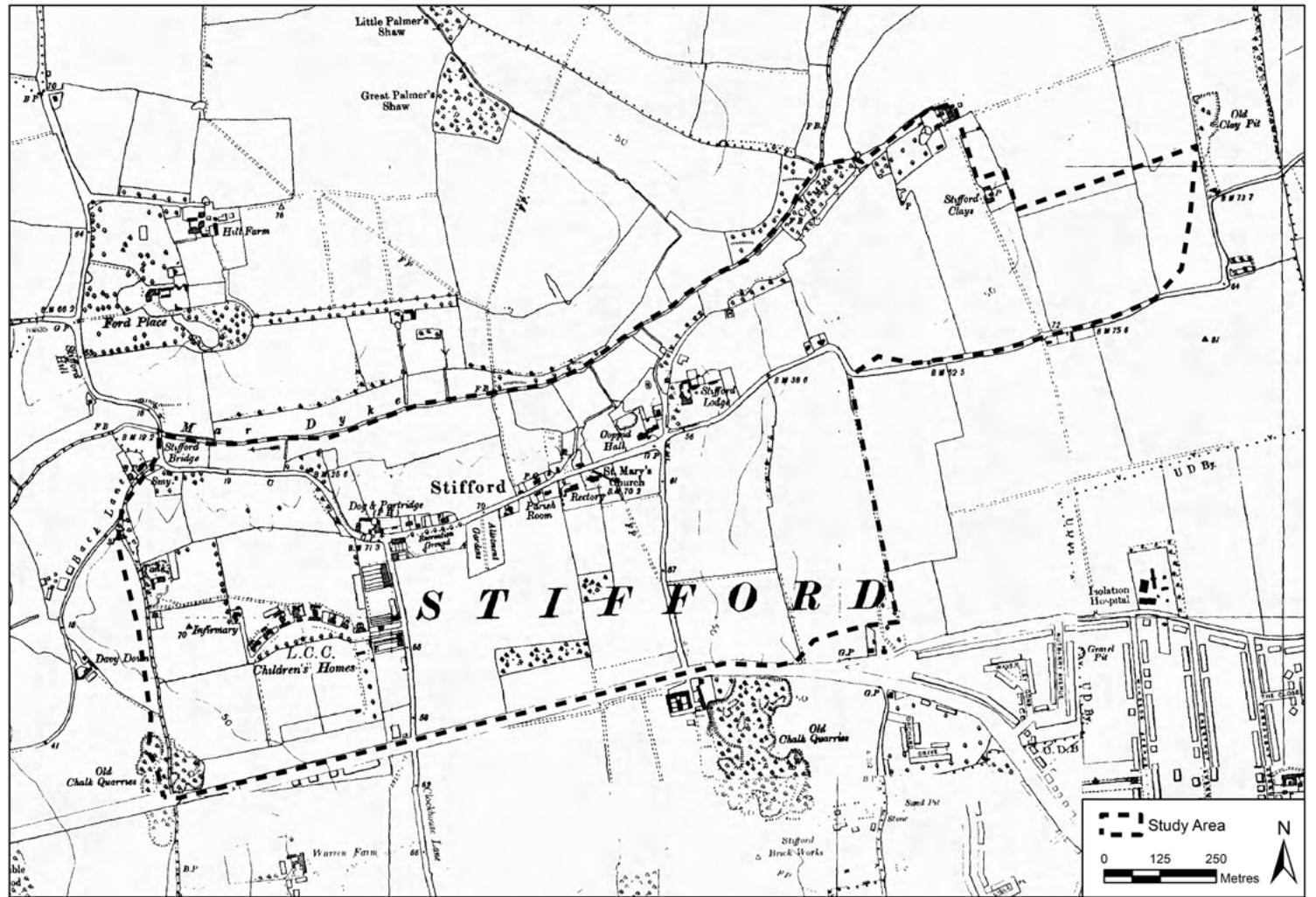


Fig 70.

5. The Village Today

5.1 SETTLEMENT PATTERN

North Stifford is predominantly a linear development that spreads east-west along the High Road and north-south along Clockhouse Lane which runs perpendicular to the High Road. Some detached houses also run along Sherwood around the village green and cricket pitch.

The more recent extension to the village in the west has a more meshed street pattern, centred around the converted water tower with a crescent facing onto an open green space which acts as a buffer to the A13.

North Stifford as a village is close to several more built up, urban areas. The village's proximity to the A13 in the south and the Mar Dyke river valley in the north has prevented it from merging with the neighbouring towns. This has also resulted in severance of transport connections to nearby settlements.



Fig 71. North Stifford High Road

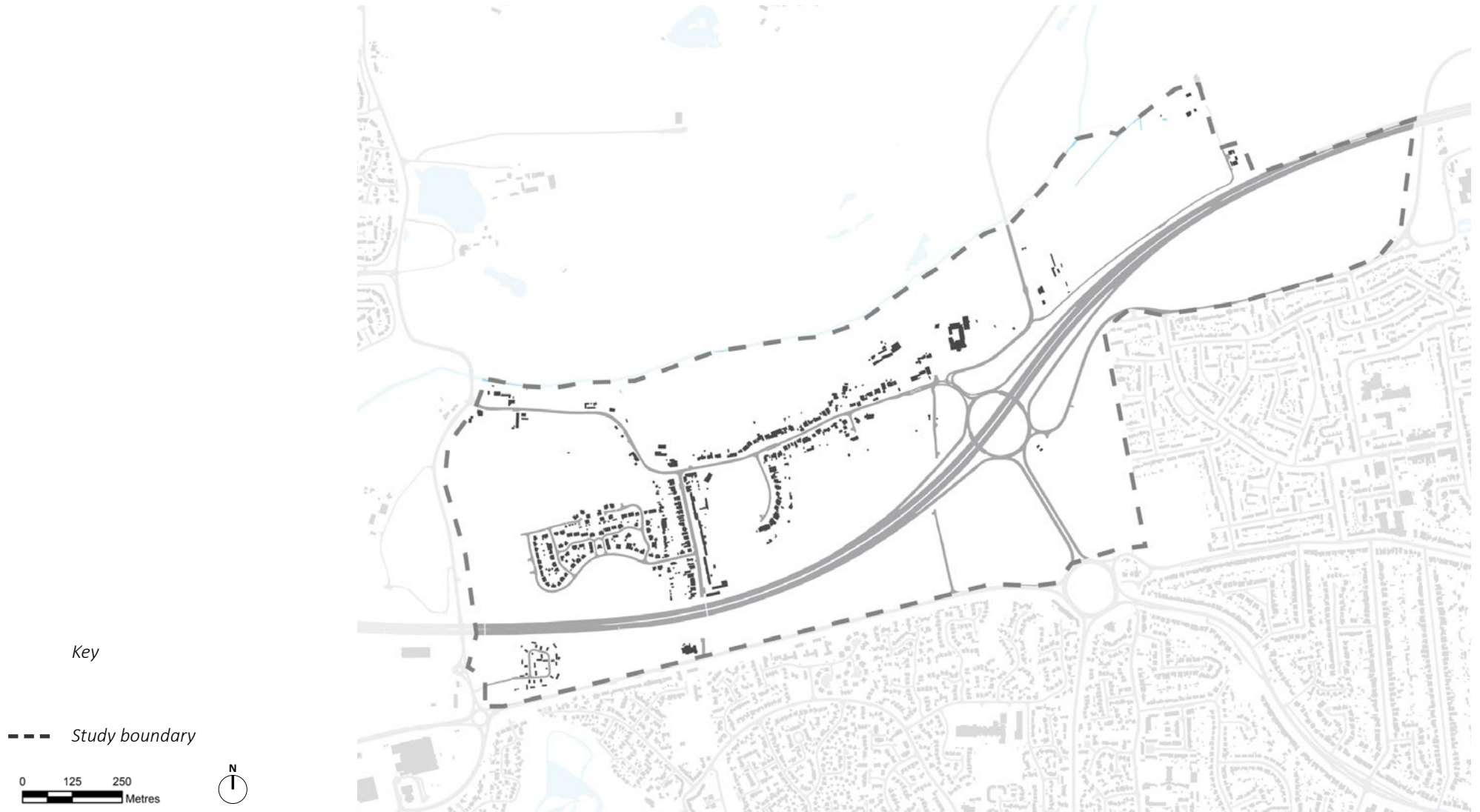


Fig 72. North Stifford Figure Ground

5.2 TOPOGRAPHY & VIEWS

North Stifford sits at the top of the ridge on the south side of the Mar Dyke river valley. The area of highest ground is to the west of the village.

The land falls gently away from the village to the south, and more steeply down to the Mar Dyke in the north. Views in the south are dominated by the A13, and there are few views to the north because of woodland along the northern edge of the village. Some back gardens will have views over the Mar Dyke valley however these are not generally visible from public viewpoints.



Fig 73. Views over the Mar Dyke valley from the car park of the pub



Fig 74. North Stifford Topography

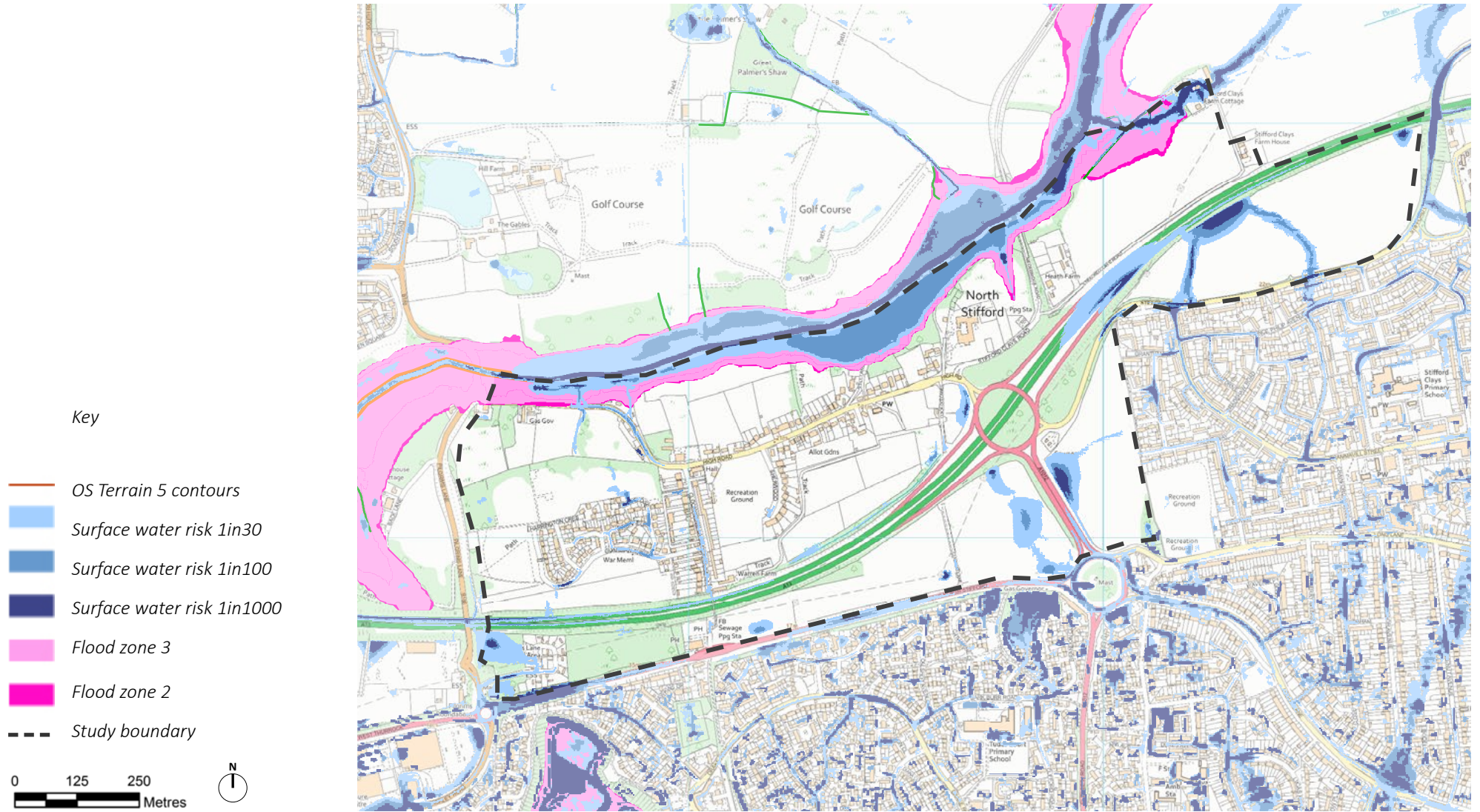
5.3 FLOOD RISK

Flood risk in North Stifford is generally low, as the sides of the Mar Dyke river valley are steep enough to keep buildings at the high points with enough distance from the river.








The valley is in flood zones 2 and 3, and there is some risk of surface water flooding around the A13, particularly around the large Stifford interchange and otherwise predominantly on the south side of the road.



Fig 75. Pedestrian bridge to cross over the A13, south of the village



Key

-  OS Terrain 5 contours
-  Surface water risk 1in30
-  Surface water risk 1in100
-  Surface water risk 1in1000
-  Flood zone 3
-  Flood zone 2
-  Study boundary

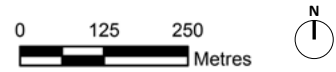


Fig 76. North Stifford Hydrology

5.4 OPEN SPACE

Belhus Cricket Club

North Stifford's Village Hall is located on the green alongside the High Road which is also used as the grounds for Belhus Cricket Club. This is bounded to the east by Sherwood which has a series of detached houses facing onto the green. There is no provision for children's playground within this green space.

Cemetery

When compared with other Thurrock villages the churchyard of St Mary the Virgin is smaller and is less well used than the churchyard in Horndon on the Hill, for example, which is located on a key walking route.

Allotments

There is a small site of allotments to the south of houses along the High Road, with vehicular access coming off the road between two detached houses.

Public Green Spaces

The green spaces adjacent to the more recent housing development in the west of the village are used for playing ball games and as public open space for residents.



Fig 80. Allotments



Fig 81. Cricket Club



Fig 82. Public Green Space in the west of the village

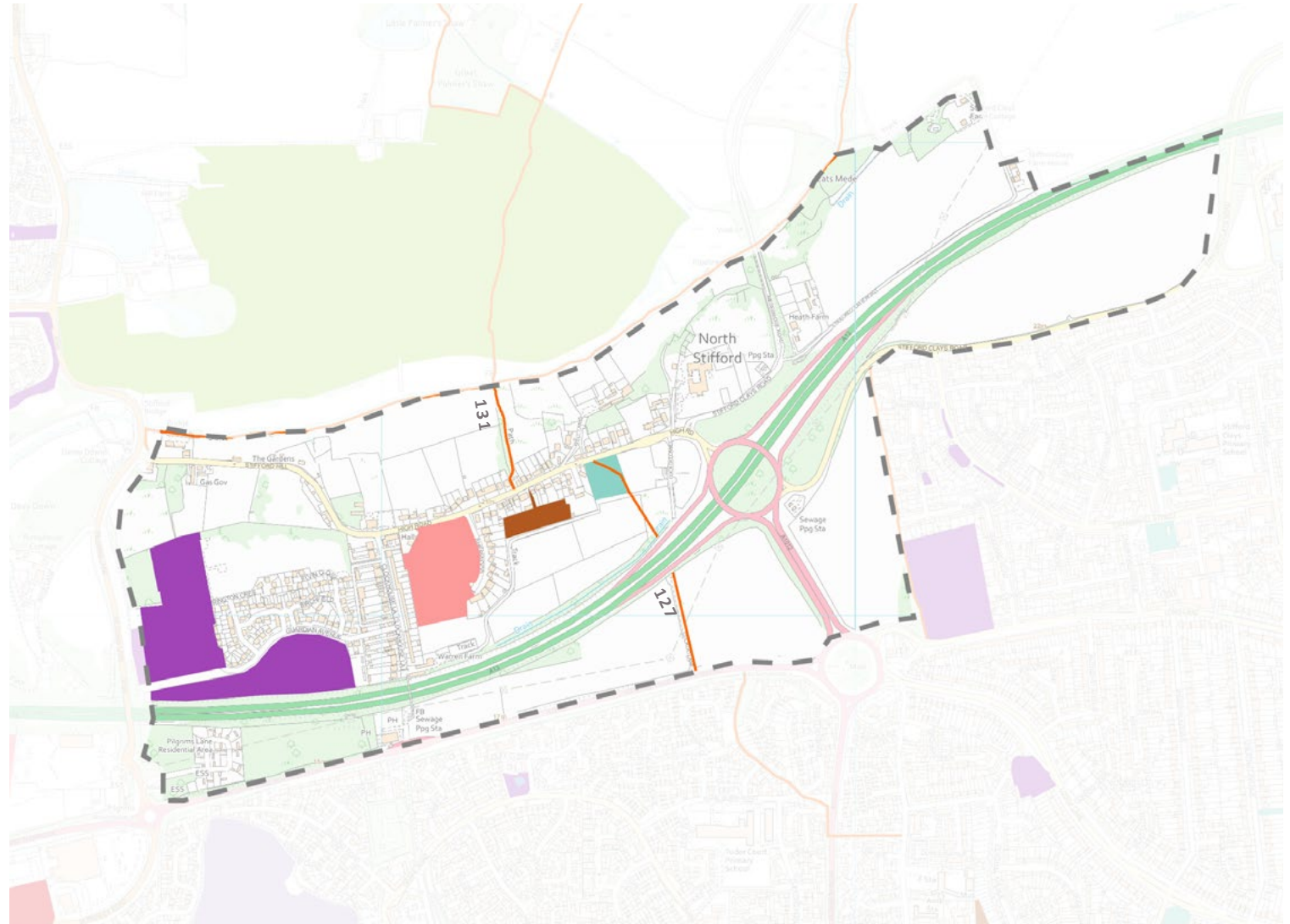


Fig 83. North Stifford Open Space

5.5 MOVEMENT & ACCESS NETWORK

Highways & Road Network

North Stifford is extremely well connected to the highways and road network because of its proximity to the A13, and other A and B-roads which connect to larger towns and settlements nearby such as South Ockendon, Chafford Hundred, Grays and Lakeside.

Public Rights of Way & Severance

The study area is relatively small, and mostly dominated by the A13 in terms of access and movement, so there is little room for many other types of non-road based travel, however there are 2 public rights of way within the study area - the first connects into the Mar Dyke river valley network in the north, and the second formerly connected to more urban settlements in the south however this has been severed by the A13 and is now a dead-end.

Cycle routes & Bike-ability

There is a designated national cycle network route which heads west out of the village, onto Pilgrim's Lane, and from here it is possible to connect in to the Mar Dyke river valley network of cycling and walking routes.

There is also a cycle route down Clockhouse Lane over the A13 crossing the A1306 at traffic lights then continuing into Chafford Hundred.

Aside from on these routes, cycling in North Stifford is not recommended due to the speed of use of most of the roads.



Fig 84. Junction of Footpath 131 and Bridleway 219



Fig 85. Cycle route dead end

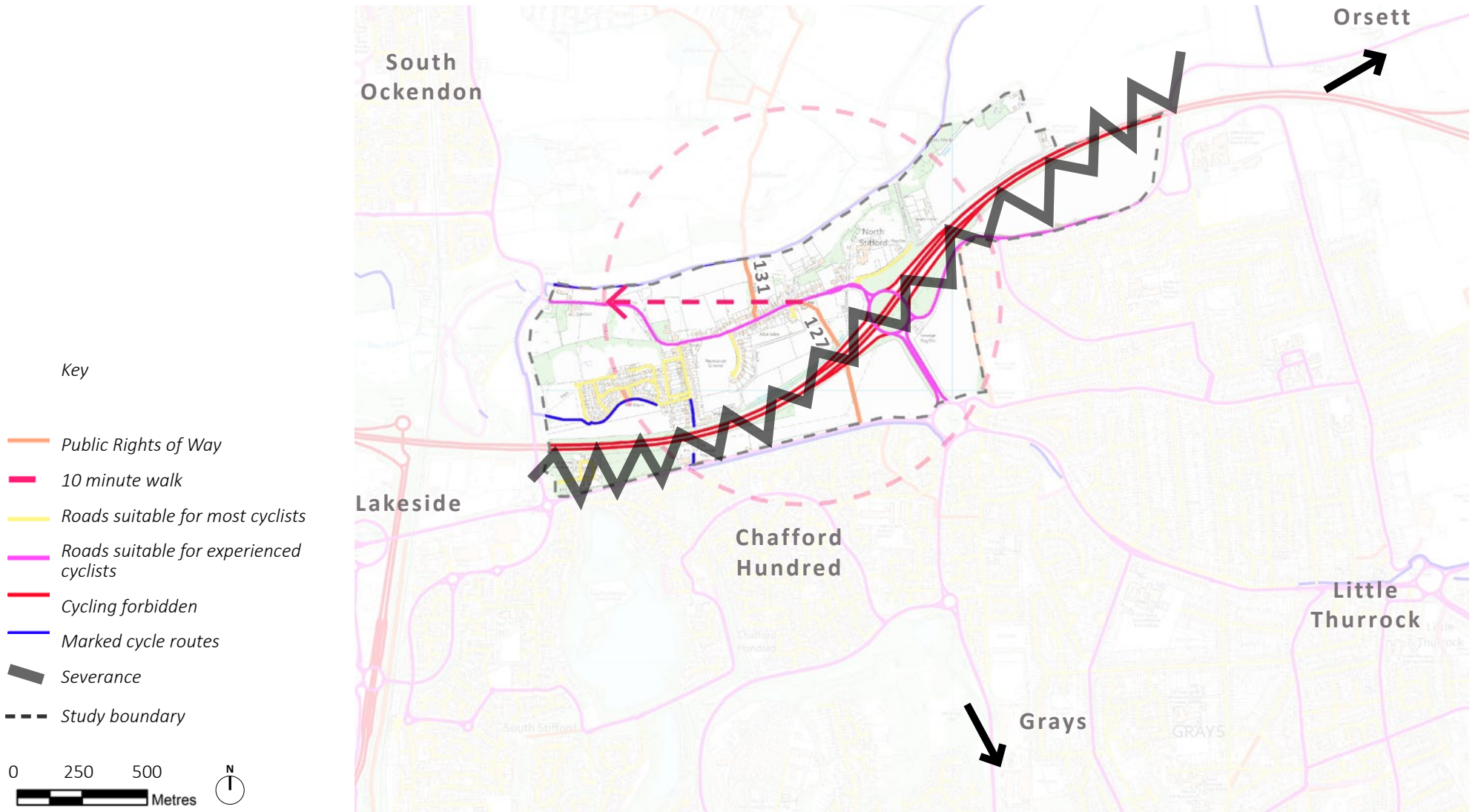


Fig 86. North Stifford Movement & Access

5.6 STREETScape

Street widths in North Stifford are generally consistent, between 15 and 25m, which is a typical width seen across most of Thurrock's villages.

The sense of enclosure in the street is therefore mostly dependent on the building height, which varies across the whole village. Taller buildings in the newer part of the village to the west give the streets more definition in this area.

Most houses have deep front gardens, some of which are paved for use as off-street car parking spaces. This results in a street scape which is dominated by hard surfacing, which is more noticeable in the newer parts of the village when compared with the historic core.

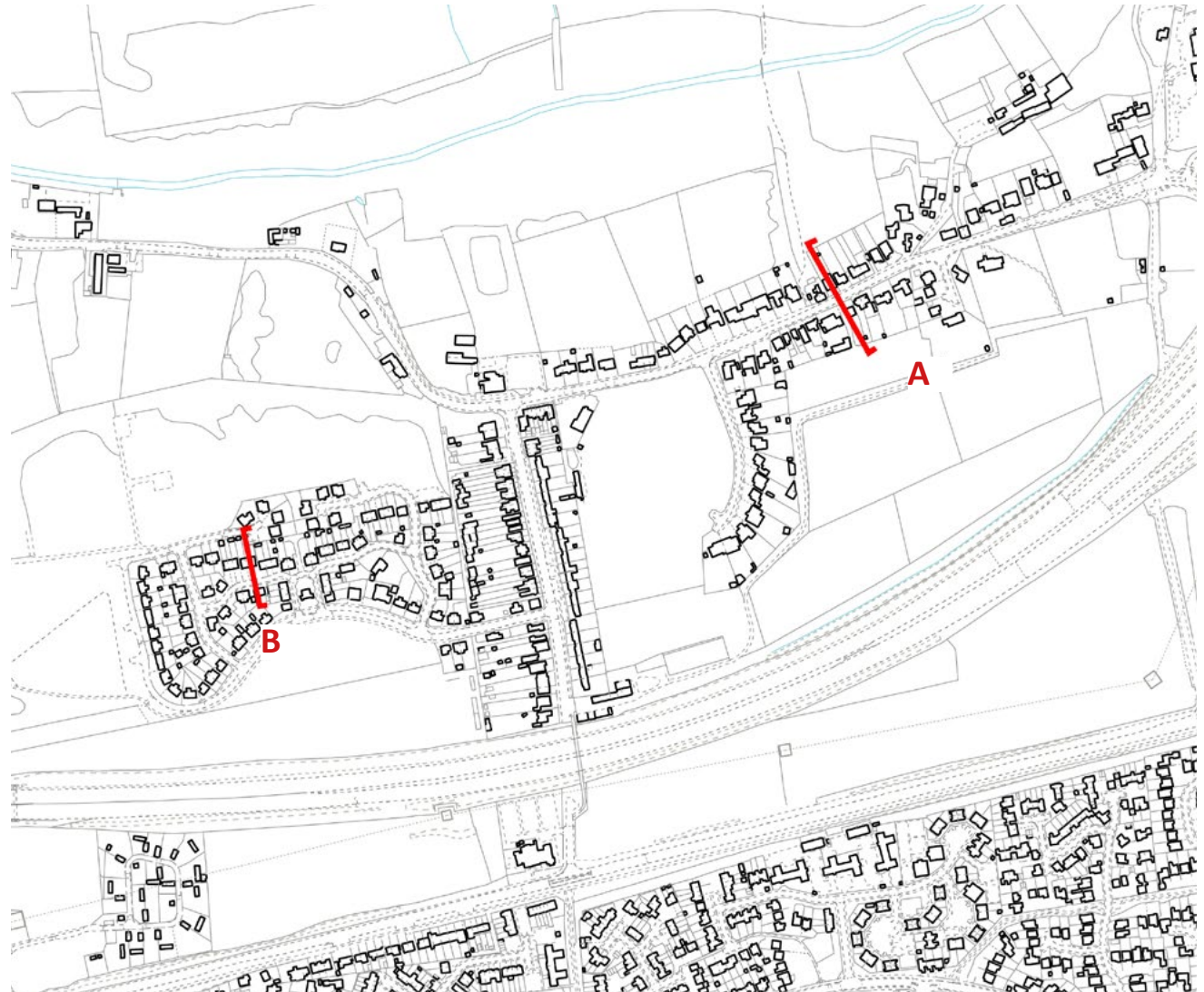
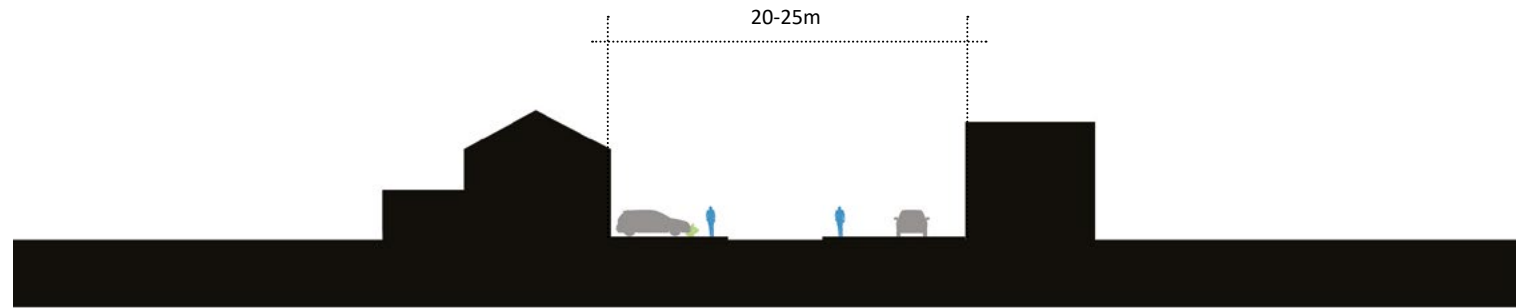


Fig 87. North Stifford Street Sections Key Plan

*Section A
High Road*



*Section B
Birchfield*

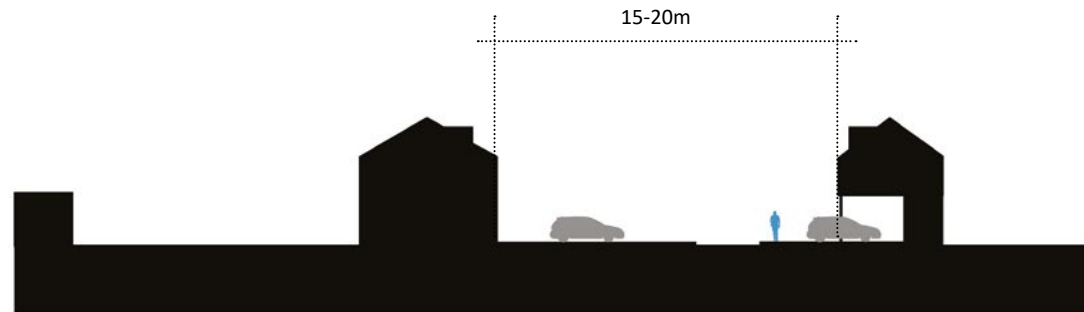


Fig 88. North Stifford Street Sections

5.7 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 North Stifford has grown incrementally, and how the density changes across the village. (see map opposite)

Development in North Stifford is generally slightly denser in recent developments than in the older parts of the village.

The main bulk of the village that faces onto or is adjacent to the High Road in the east has developed gradually with a density of roughly 15 dwellings per hectare (dph), whereas the more recent development in the east of the village goes up to 24 dwellings per hectare.

The size of back gardens plays a big role on the density of development. The houses on the east side of Clockhouse Lane, for example, have much shorter back gardens than those on the west, and this changes the density from 15dph to 25dph.



Fig 89. Low density at the eastern entrance to the village



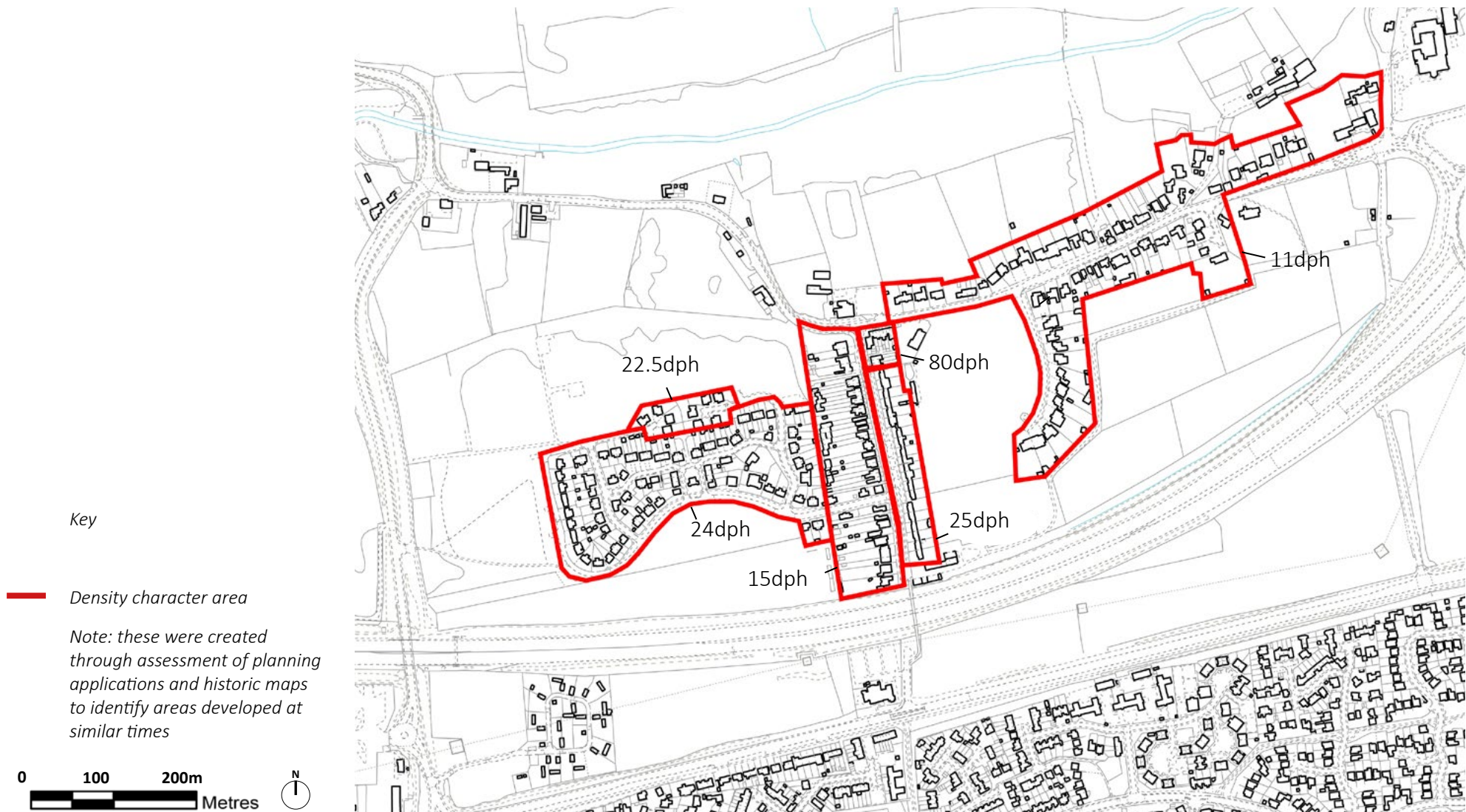
Fig 90. Low - medium density facing onto the village green



Fig 91. Higher density development in the west of the village



Fig 92. Clockhouse Lane



Key

— Density character area

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

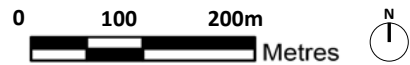


Fig 93. North Stifford Density

5.8 BUILDING HEIGHTS

Most buildings in the older part of North Stifford are 2 storeys or less, with occasional individual houses going up to 2.5 storeys with rooms in the attic and the use of dormer windows.

Stifford Hall in the far east of the village is 3 storeys in some sections, however the tallest building is the converted water tower at the centre of the housing development in the west of the village, as this has 4 storeys.

Houses in this development are also all consistently taller than those in the rest of the village, as almost all are 2.5 storeys.



Fig 94. 1.5 storeys High Road



Fig 95. 2 storeys High Road



Fig 96. 2.5 Storeys High Road



Fig 97. 2.5 -4 storeys Guardian Avenue

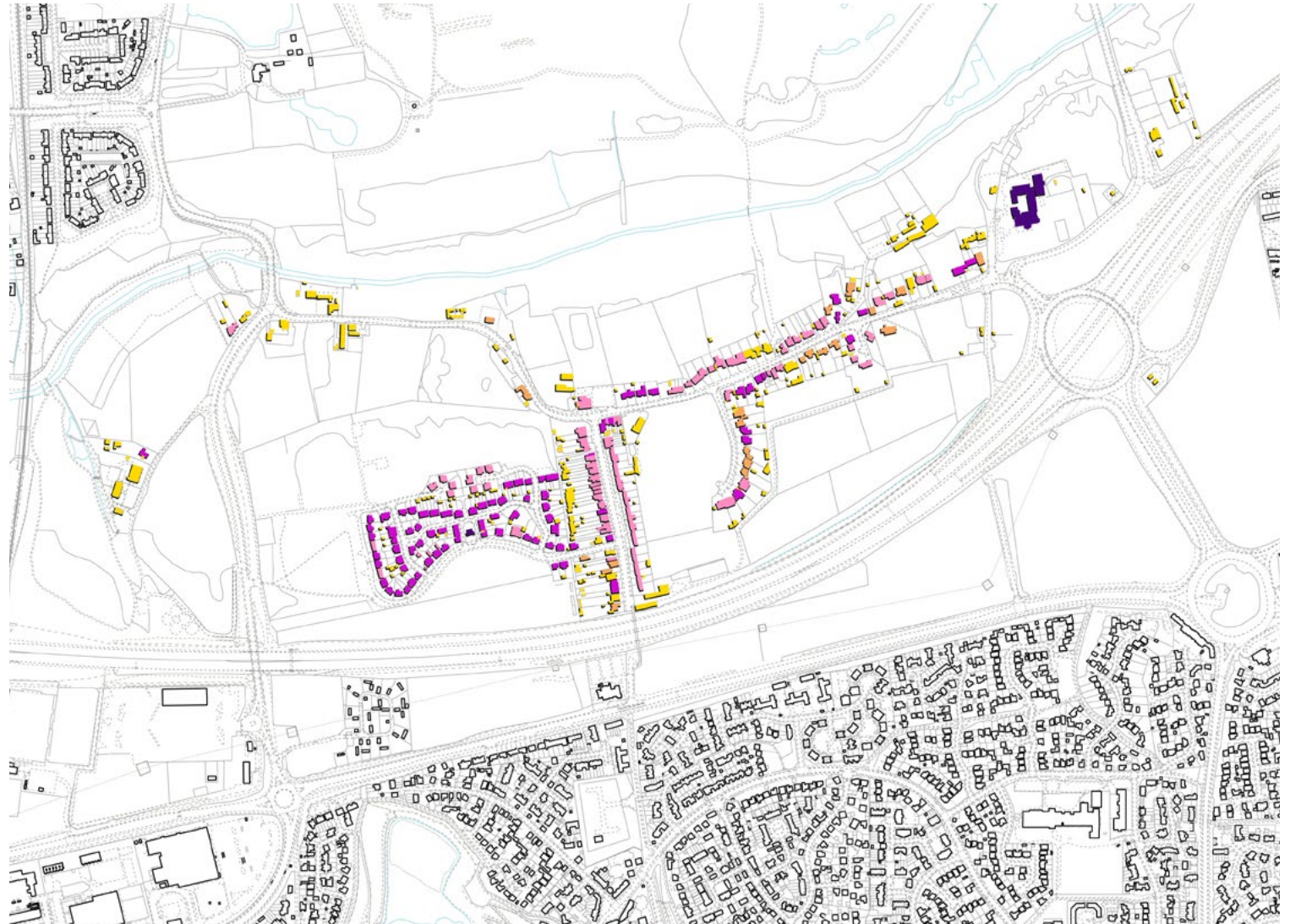


Fig 98. North Stifford Building Height

5.9 BUILDING TYPES

North Stifford is a small village in which the predominant use is residential. Most houses are detached and set within their own plots away from the road. There are some semi-detached houses, and some examples of terraces on the east side of Clockhouse Lane.

There is one village shop on the corner of the High Road and Clockhouse Lane, and various community facilities including the church, the village hall, and the cricket club. The Dog & Partridge Pub and Stifford Hall Hotel bookend both ends of the village with hospitality uses.

There are some agricultural uses around the village periphery, but this is less of a phenomenon than with other Thurrock villages, perhaps because the village study area is relatively small, and space around the villages is limited because of the Mar Dyke river in the north and the A13 in the south.



Fig 99. Stifford Village Hall



Fig 100. Davey Downs Visitor Centre



Fig 101. North Stifford 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
- PROW** Public Right of Way
- 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

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

Bibliography

Brown, N. and Glazebrook, J. (eds.) 2000
Research and Archaeology: A framework for
the Eastern Counties, 2 research agenda. East
Anglian. Archaeol. Occ. Pap. 8

Dean, D. and Studd, P. 1980 The Stifford Saga
1180-1980: From Ralph to Christopher, pub. The
Rector and Parochial Church Council of Stifford

Gascoyne, A. and Medlycott, M. 2012 'The
English Goshen: the archaeology of the medieval
and early post-medieval landscape', Essex
Archaeol. Hist., 3, 123-140

Matthews, J. 2013 A brief historical guide to
East and west Tilbury, pub. Thurrock Local History
Society

Medlycott, M. 2019 Thurrock Scheduled
monuments: Assessment of settings, Place
Services Internal Rep. Link to Thurrock Scheduled
Monument webpage

O'Connor, T. 2015 Managing the Essex
Pleistocene Project, Place Services Internal Rep.,
[https://historicengland.org.uk/research/results/
reports/117-2015](https://historicengland.org.uk/research/results/reports/117-2015)

Reaney, P.H. 1935 Place-names of Essex,
Cambridge

Rumble, A. 1983 Domesday Book: Essex,
Phillimore: Chichester, 9.11, 32.30.31 & 34

*Rear cover: View north of the Mar Dyke towards
the golf course*

