



Part 6: West Tilbury



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Cover image: West Tilbury village green, from Church Road looking North

Inside cover: View over land in equestrian use to the west of Church Road

Overview



Fig 1. West Tilbury Scheduled Monument and St James' Church

The Rural Settlement Assessment of West Tilbury 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.

Prominent West Tilbury sits on the slope and crest of a steep natural escarpment overlooking the West Tilbury Marshes. Rising steeply from 2metres above sea level, to 20metres where the 11th and 12th century St James' (former) Church and West Tilbury Hall are on the highest ground.

There are wide views to the south, east, and west to the Thames and Kent. Generally rural in character with various important heritage assets, the historical grid-like grain to its field layout is partly lost, however, surviving historic roads, tracks and footpaths still preserve this pattern on the gravel terrace above the marsh.

Numerous crop-marks on the higher ground indicate ring-ditches and enclosures of the Bronze Age, with Iron Age enclosures, field-systems and trackways. Burial urns, and cropmarks of trackways, farmsteads and fields

evidence Roman occupation. Tilbury is a Saxon name meaning 'Tilla's Fort' and post medieval developments such as 13th century 'Marshalls' and c15 Walnut Tree Cottage remain.

There is archaeological sensitivity to change across a relatively large finger-shaped portion of the region extending northwards from the foot of the escarpment all the way north to the Muckingford Road; elsewhere there are lower sensitivities to archaeological disruption. The historic landscape has evolved from largely agricultural land use rather than parkland so the field patterns, common land of medieval origin in 'The Great Common Field' to the east, and the prominent village green are important historic features.

The area is emi-rural and open in character with incomplete hedges and relatively few trees on lowland areas, which means that gravel extraction has been possible at Broom Hill. The historic landscape remains sensitive to change on the upper hill-crest and on the lower southern partly agricultural marshland. East and west regions are moderately sensitive to change but the northern region, without far-reaching views, is less sensitive to landscape change.

Built heritage includes a central designated

conservation area with 11 listed buildings including the Grade I listed St James's (former) Church, one Scheduled Monument and 9 further listed buildings including grade II* 15th century Marshalls, 15th century Walnut Tree Cottage in the south, and 18th century Biggin Farmhouse in the west. Four structures have potential for local listing.

The Scheduled Monument west of St James' would preclude change, but, elsewhere, change close to or affecting the setting of the built heritage would require consideration of those heritage assets particularly in the west, central and eastern regions of the area. Historical evolution is represented by cartographic records from 1777, 1839, 1881, 1897, 1920 and 1938.

Today West Tilbury, the smallest, modest and most rural of Thurrock's villages, is split into two small hamlets: one centred on the village green, and the other, to the south and adjacent to the railway known as Low Street. The higher historic core with views over the low-lying marshland to the south, east and beyond, defines the village and only the lower areas have likelihood of flooding.

The lower agricultural fields dominate land use but there is notable open access land south of

the settlement, woodland on the hilltop, and local wildlife sites centrally and to the west. Various areas are under equestrian use. The village is primarily connected by B roads, too busy for safe cycling, and few footpaths exist despite its historic origin. Building heights generally do not exceed two storeys and building density is never higher than 9-11 units per hectare.

The West Tilbury analysis reveals a complex matrix of sensitivities to change: The central, historic core is very sensitive to changes to archaeological, landscape and built heritage; the southern region is sensitive to landscape change but less sensitive to archaeological and built heritage change; only the north-east region is less sensitive to change across all three disciplines whilst western and eastern regions have varying degrees of sensitivity.

Introduction



Fig 2. Farmhouse on Blue Anchor Lane

The village of West Tilbury is prominently sited on the slope and crest of a steep natural escarpment overlooking the West Tilbury Marshes. The ground rises steeply from 2m above sea level to 20m above sea level with West Tilbury Church and Hall located on the highest ground. There are wide views to the south, east and west across the marshes to the Thames and beyond to Kent. The urban areas of Chadwell St Mary and Tilbury abut the study area to the north-east and south-east.

The study area is however generally rural in character and retains some of its historical features. Historically the area had a grid-like grain to its field layout. Elements of the field system have been lost, however the surviving roads, tracks and footpaths still preserve this pattern on the gravel terrace above the former marsh.

West Tilbury Marsh still forms a significant landscape feature sitting to the south of the settlement, with the occupation of the gravel terrace overlooking the irregular reclaimed fields within the marshland leading down to the Thames.

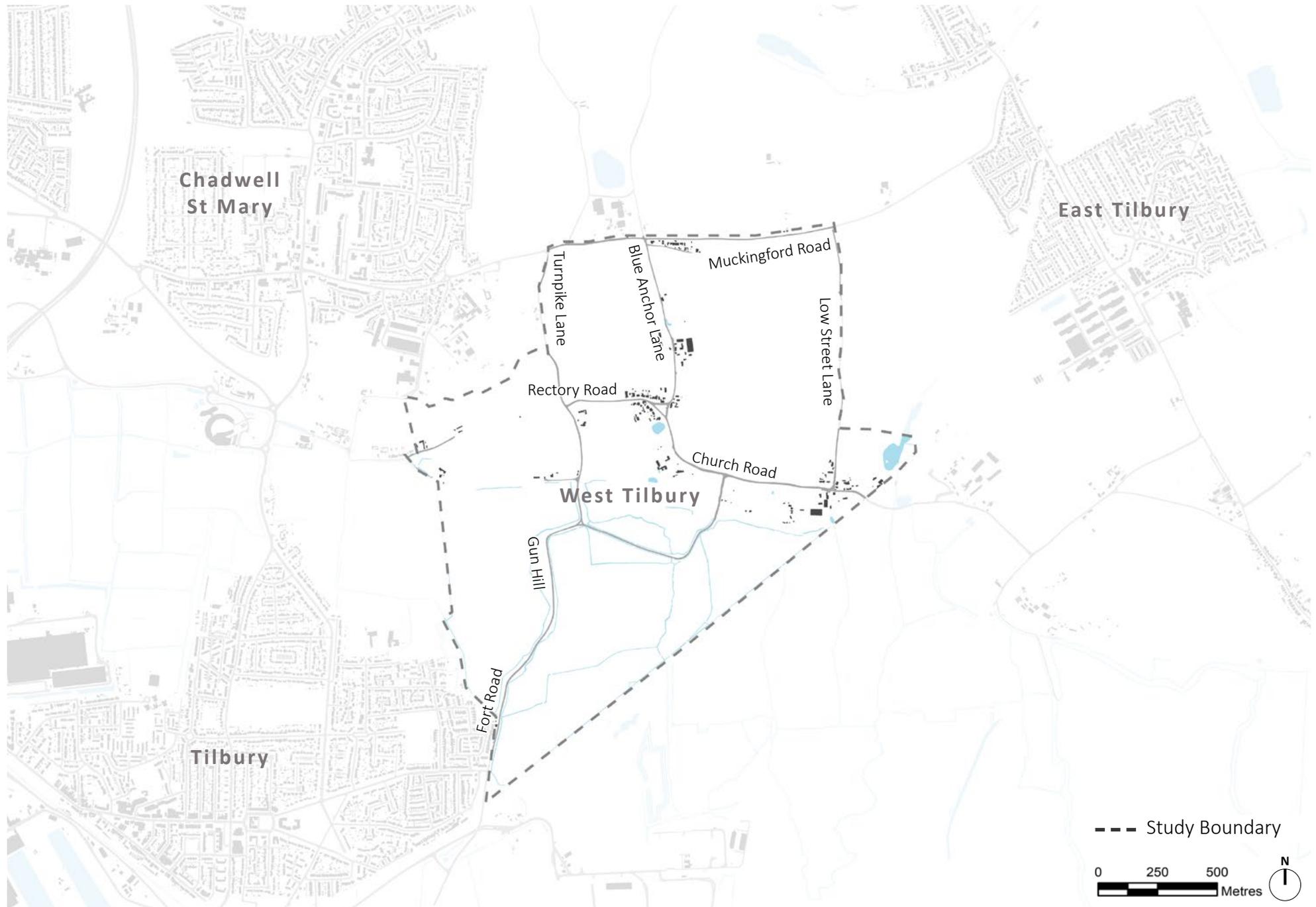


Fig 3. West Tilbury Figure Ground

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 extensive later prehistoric and Roman cropmarks sites on the higher ground. In AD 623 Saint Cedd built a monastery at Tilbury as part of his mission to convert Essex to Christianity. It is not clear where in Tilbury the monastery was located, but the area around West Tilbury church and Scheduled Monument site is one possible candidate.

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 high-moderate potential for Palaeolithic and Pleistocene remains (O'Connor 2015).

There are numerous cropmark sites within the study area on the higher ground, these include ring-ditches and enclosures of Bronze Age date, as well as Iron Age enclosures, field-systems and trackways. Excavations in advance of quarrying by Thurrock Museum in 1969-70 at Gun Hill recorded finds and features of Bronze and Iron Age date (EHER 1789). Current archaeological fieldwork in the Low Street area has identified an extensive Iron Age salt-processing site, with associated salt-extraction sites (Red Hills) on Tilbury Marsh south of the railway line. There is a rumour that a gold Iron Age torc was discovered in the parish in 2001, although the location of the find or find-spot is not known.

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

1.2.2 Roman

There is evidence for Roman cemeteries in the study area, with Roman burial urns recovered in 1863 from the Low Street area during the construction of the railway (EHER 1692). There is also a 1910 record of 'Roman burials with iron and bronze bracelets' from West Tilbury, though the precise location of these burials is not recorded (EHER 1672).

The Gun Hill excavations (EHER 1791) recorded a mid-1st century enclosure, which appears to have become an industrial site in the later 1st century with a series of pottery kilns inserted into the backfilled enclosure ditches.

The Late Iron Age salt-processing site currently being excavated to the south of the railway line on the marsh expanded during the Roman period. 2nd century Roman pottery has also been recovered from Condover's Pit, between the church and Low Street (EHER 1693). It is possible therefore that there was Roman settlement or industrial activity occurring along the majority of the scarp edge as occupation has also been identified during evaluation on the Lower Thames to the east of Low Street.

Inland, there is further evidence for Roman activity in the form of cropmarks of trackways, farmsteads and fields. There are known to have been extensive salt-making sites on the Thames marshes during this period, and it is likely that many of the inland sites had links with this trade.

1.2.3 Saxon

The place-name Tilbury is of Saxon origin, Tilaburg means Tilla's fort. East and West Tilbury probably originated as a single early Saxon estate. The Venerable Bede in his 'Ecclesiastical History of the English Nation', describes St Cedd, who had been appointed Bishop of Essex and tasked with converting the inhabitants to Christianity, founded a monastery at Tilaburg.

The precise location of this monastery is unknown, but the earthworks next to the church, or the church site itself, are possible contenders. Equally the earthworks may relate to the 'fort' referenced in the place name.

In 1968 a pit-like cropmark was excavated in advance of quarrying on the Gun Hill site (EHER 1792). Occupation debris consisted of early Saxon pottery, animal bone, charcoal and other finds

covered the whole of the bottom of the pit.

Many similar cropmarks have been recorded in the angle between Rectory Lane and Turnpike Lane, possibly representing a settlement nucleus (see EHER 1794). If so, the excavated hut would be an outlier to the main settlement area.

The Domesday Book describes the manor at the end of the Saxon period. Although it is not always possible to distinguish between East and West Tilbury in the record, it was clearly subdivided into a number of small manors, one of which was held by Aelfric the priest, and two more were held by freemen.

The manors included pasture for 300 sheep, which was probably located on the marsh, and a fishery.

It is probable that the main focus of 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.

1.2.4 Medieval period

Following the Norman Conquest, Tilbury underwent a wholesale change in ownership, with William de Warenne, Swein of Essex and Theoderic Pointel all holding portions of it. Of these, Swein of Essex's manor was the largest, it was held from him by two Frenchmen, Osbern and Ralph, and there were a further 14 households in the manor. The fishery and the sheep pasture remained, but there also appears to have been some form of horse stud, with 12 foals recorded.

West Tilbury and Low Street appear to have comprised two separate historic settlements, with a further scatter of historic farms and cottages spread out along the linking network of roads and footpaths. The area has a distinctive pattern of common fields, comprising Great Common Field to the north of the main settlement and a linked series of commons on the marshes (Fort Road Common, Hallhill Common, Parsonage Common and Walton Common). The former historic grazing marsh formed a significant landscape feature within the settlement area, it was accessed by roads and tracks running down from the higher ground.

Place name evidence suggests that at least some of the outlying farms are medieval in origin. There are two surviving late medieval houses in the settlement.

Church of St James

The parish church of St James- the oldest surviving building in the village- is late 11th or early 12th century in origin, with 14th century alterations. It is of flint and ragstone rubble construction with limestone dressings. It occupies a prominent position in the landscape and served as a seamark for shipping on the Thames.

West Tilbury Hall

West Tilbury Hall sits next to the church. Together they form that typical Essex pairing of church and hall. The scheduled earthworks are located to the west of the hall and may have been associated with the Hall site. The current buildings on the site are 16th century or later in date, but the medieval predecessor is presumed to have stood either on the same site, or where the scheduled earthworks are located.

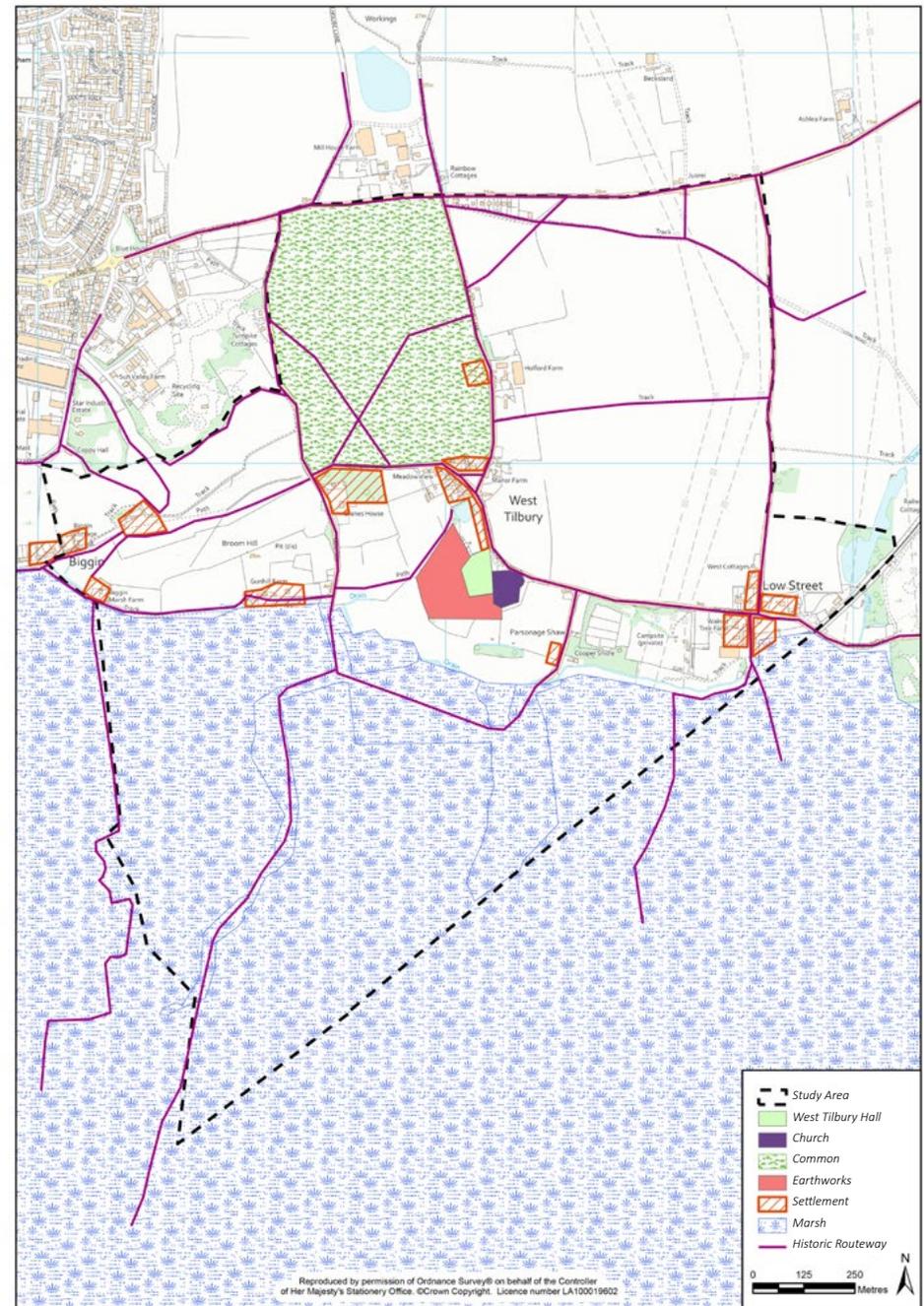


Fig 6. West Tilbury Medieval Interpretation

Settlement

There is a single surviving late medieval building in the study area, Marshalls Cottages (LB 1337058) comprising an early 15th century hall-house with cross-wings, the Marshalls name is first referenced in 1203. In Low Street, Walnut Tree Cottage (formerly Condovers) is a 15th century house (LB 1111624), the place-name Condovers is associated with the family of John Condover in 1523. The Listed Barn to the north of West Tilbury Hall is 16th century in origin (LB 1308889).

[The 1777 Chapman and André map](#), which has been demonstrated elsewhere to be a good indicator of medieval settlement locations, shows a string of cottages and farms around the edge of the escarpment with tracks linking them to the marshes, with small foci around the triangular green to the north of the church and at the road junction at Low Street. 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.

1.2.5 Post-medieval and modern synthesis and components

[The 1777 Chapman and André map](#) shows two foci of settlement, at West Tilbury around the triangular green and at Low Street, as well along the edge of the escarpment edge linked by lanes and roads. 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, both in the form of individual farms and buildings (both listed and unlisted) and in the wider landscape of roads, lanes and fields.

The marsh and commons remained an extant landscape feature into the 20th century and can still be discerned in the modern field pattern. Surviving built heritage assets include a number of Listed Buildings. During the Second World War the marshes were criss-crossed by extensive anti-aircraft ditches.

Church of St James

The church was extensively restored by W. Benton 1879-80. The north vestry and porch were added in 1883, although they incorporate much earlier material. The west tower is also 1883 in origin. The church was converted to a private house after 1984.

West Tilbury Hall

The [1st edition OS map](#) shows a house and a large farmstead, with two yards bordered by barns (one of which is 16th century in date. The current hall is 17th century or earlier in date (LB 1111625).

Settlement

West Tilbury remained two separate settlements throughout the post-medieval period and into the twentieth century. The largest is West Tilbury, which was focussed on the triangular green and the church. To the west, Low Street was focussed on the junction of Church Road and Low Street Lane. The medieval pattern of scattered farmsteads and cottages remains intact.

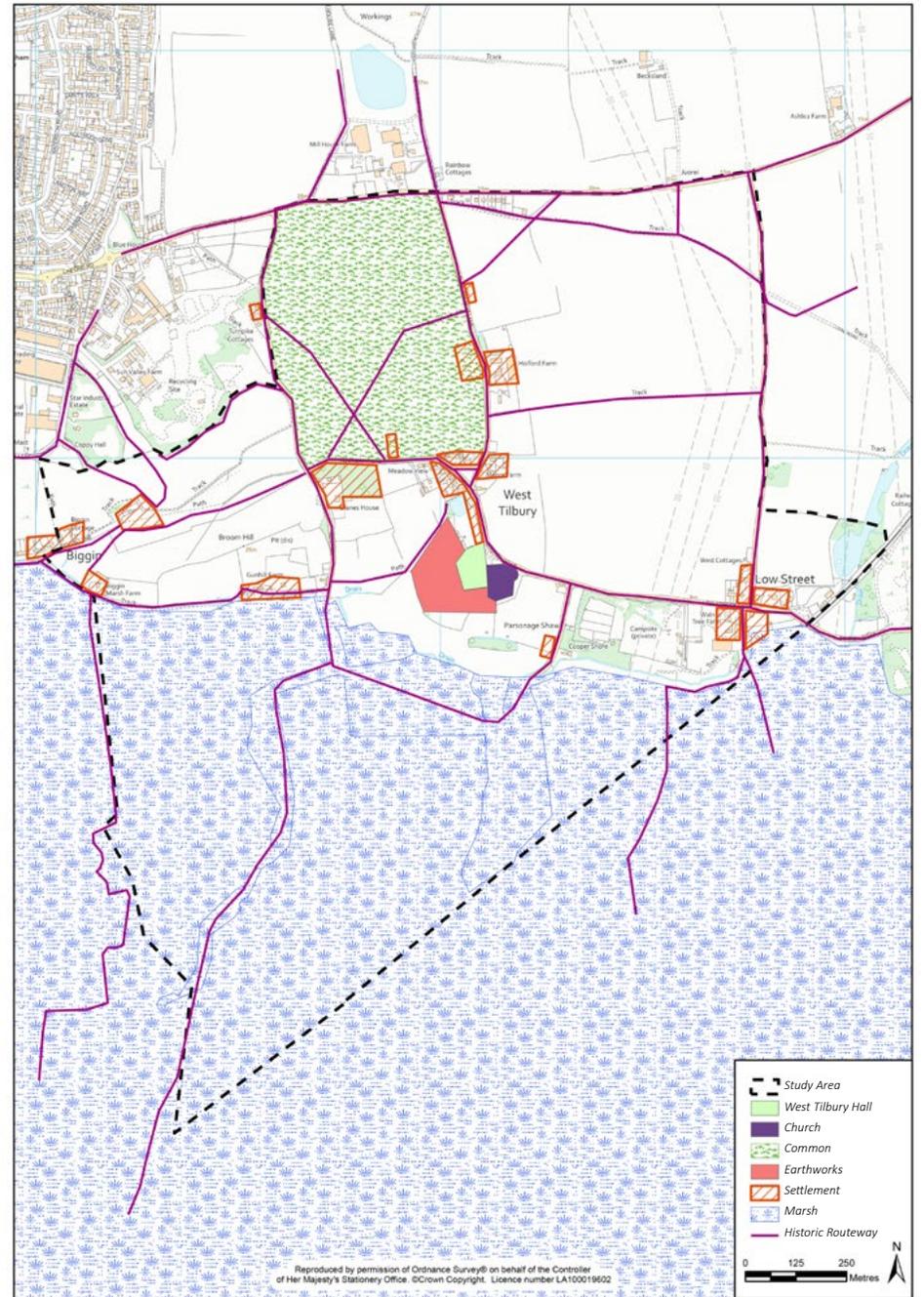
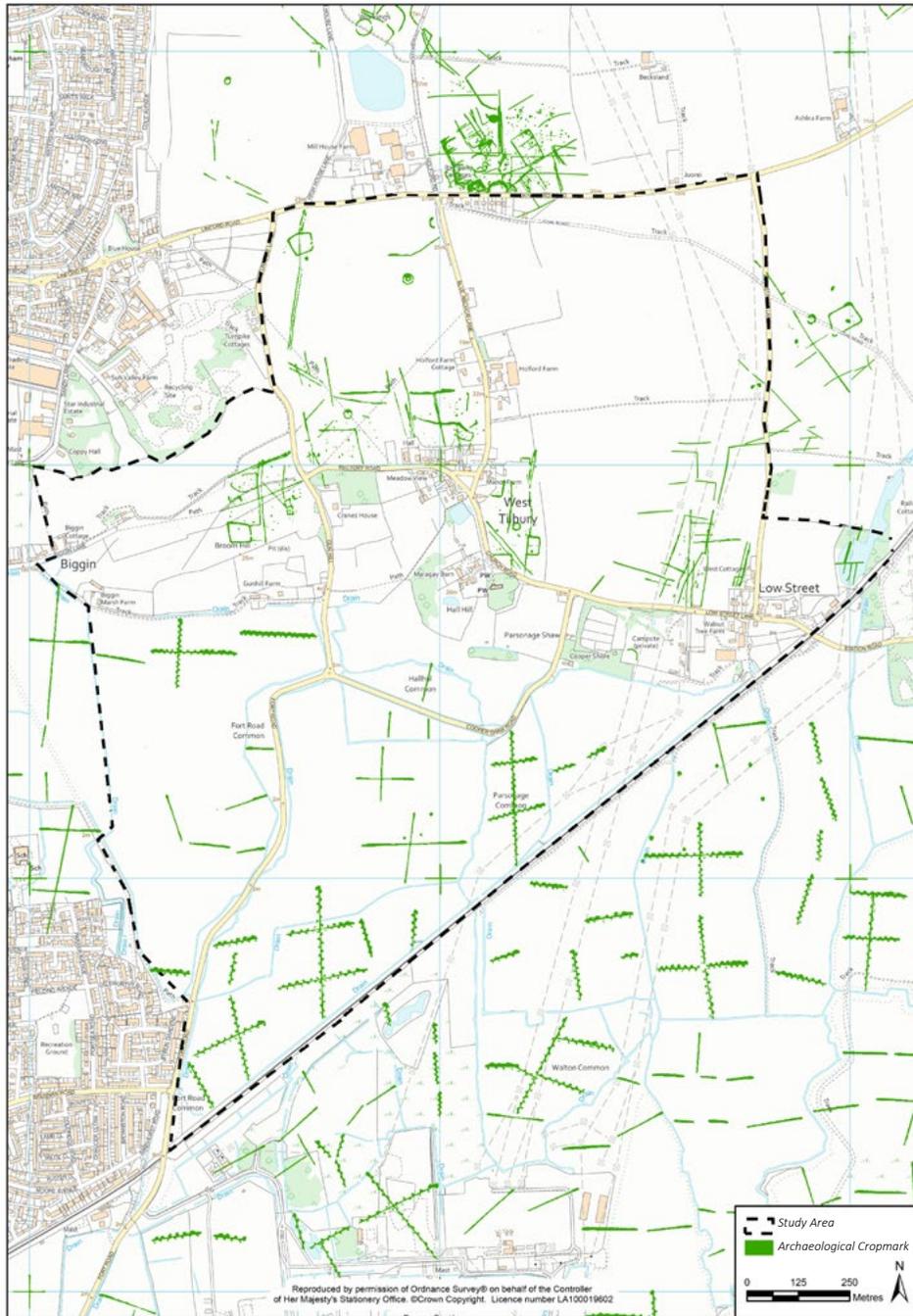


Fig 7. West Tilbury Cropmark Complexes

Fig 8. West Tilbury 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 northern half of the study area. The earthworks to the west of the Church and Hall are scheduled. The survival of the late medieval and post-medieval built environment is also good and associated below ground archaeology can be anticipated to be present. Calcareous remains such as bone and shell are known to survive, and there is a probability of waterlogged deposits on the marshes.

The study area for West Tilbury has been sub-divided 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 archaeological 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 archaeological 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 archaeological 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.

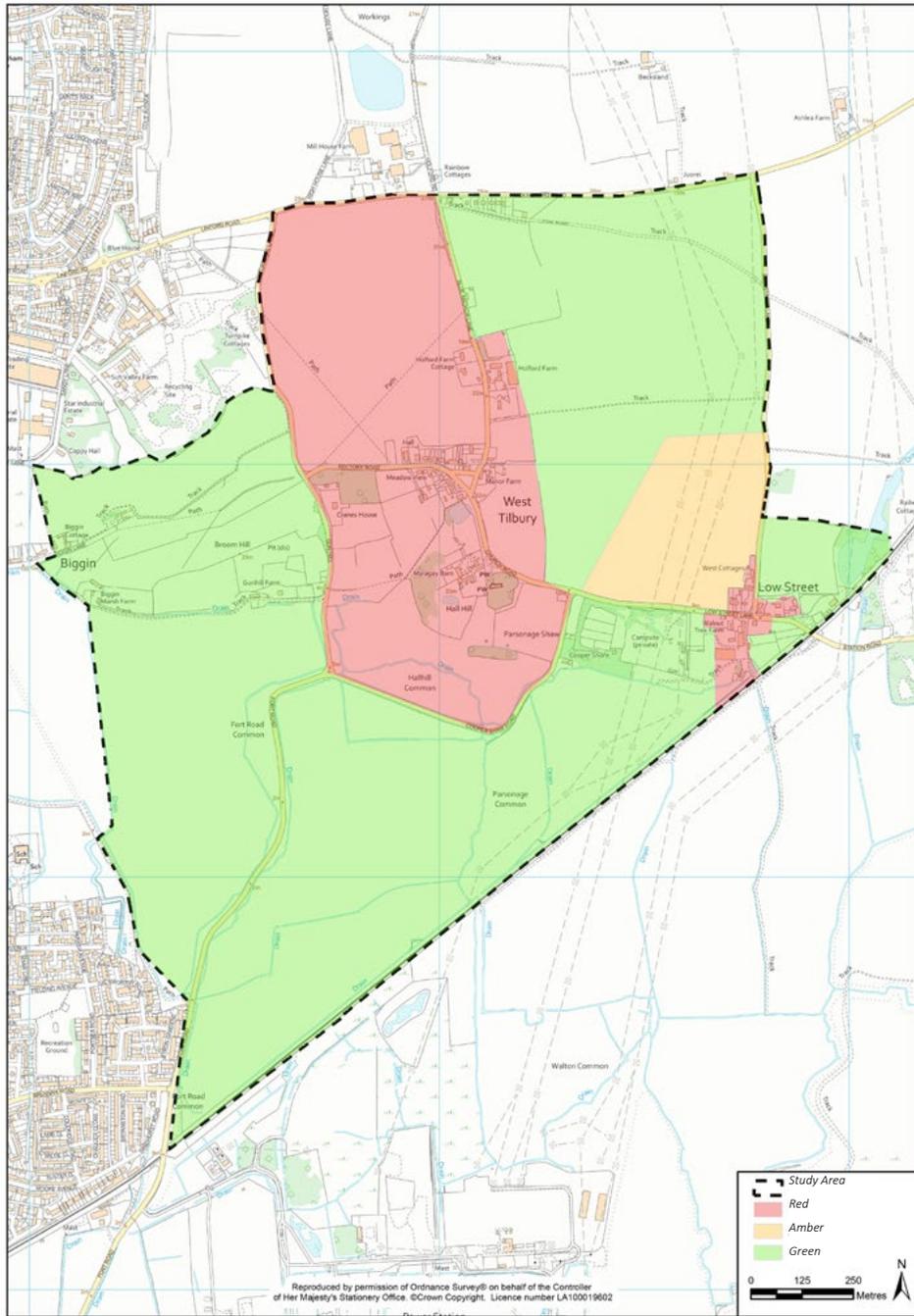


Fig 9. West Tilbury Archaeological Potential

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:

LCT H1: East and West Tilbury Open Undulating Farmland

LCT F2: Tilbury Marshes

The key characteristics relevant to the study area are summarised on the following pages. 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

West Tilbury and Low Street did not, with the exception of West Tilbury Hall, possess large houses and therefore lack more formal parkland landscapes found in other parts of the borough.

However the field patterns in much of the study area have remained largely unaltered and the retained common land and village greens are important historic landscape features that have been lost in other parts of the borough.



Fig 10. West Tilbury Figure Ground

Landscape Character Type H1: East and West Tilbury Open Undulating Farmland

The settlements and land to the north are situated within Landscape Character Type H1.

The main landscape features include:

- Undulating landform, characterised by an underlying geology of sands, silts and clays, dropping in elevation to the south and east, and with a noticeable ‘scarp’ slope to the south. Panoramic views across the neighbouring marshes and the Thames estuary as a result of the elevated landform.
- Productive agricultural land (arable and pasture) with occasional small copses (hawthorn, elm, field maple and ash) as a result of the generally well drained, coarse and loamy soils over gravel.
- Mineral extraction sites (active and restored) are noticeable features of the landscape, as a result of surface geological deposits of river terrace sands and gravels (related to the River Thames).
- Semi-rural and open character, as a result of regular- large sized agricultural fields bounded by gappy hedgerows and relatively few trees (much lost post 1950, including due to Dutch Elm disease).
- The landscape provides a rural setting to Chadwell St Mary and Stanford-le-Hope as well as a rural backdrop to the adjacent marshes.
- Remnant Thames Terrace grasslands (semi-natural or unimproved grassland sites, now a scarce habitat but would formerly have spread along the ridge of sand and gravel from Grays eastwards through Chadwell St Mary and then upwards towards the Langdon Hills).
- Occasional areas of historic field patterns, common land, historic lanes and tracks (e.g. Hornsby Lane between Orsett Heath and Orsett) and medieval earthworks, provide time depth to the landscape.
- The landscape retains remnants of an historic settlement pattern of small villages linked by a network of minor roads and lanes lined by hedgerows within a wider agricultural landscape (most notably the medieval agricultural village of West Tilbury which has survived more or less intact and is designated a Conservation Area);
- Medieval ‘common land’ remains in the vicinity of West Tilbury, including the village green itself and a Medieval ‘open field’ system in the area of The Great Common Field bounded by Rectory Road, Turnpike Lane, Blue Anchor Lane and Muckingford Road (now part of West Tilbury Conservation Area).
- Good views over the marshes from the southern escarpment (for example from Turnpike Lane which is one of the strategic views noted in Thurrock’s Green grid Strategy),
- Churches form positive landmark features on the scarp skyline: St James at West Tilbury. The church is an important silhouette and landmark from all directions.

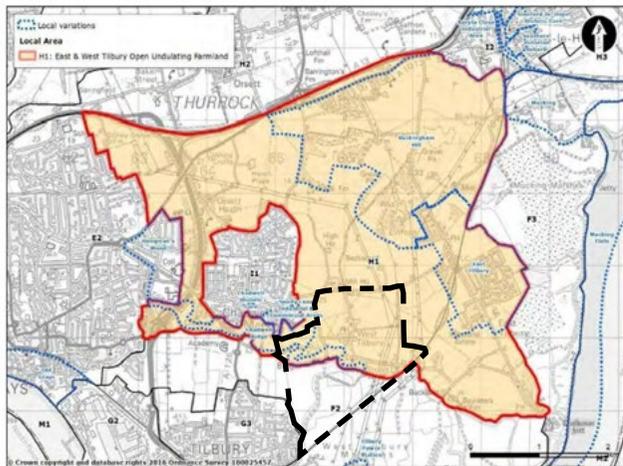


Fig 11. LCT H1
Study boundary - - - - -



Fig 12. Church and village settlement viewed from Low Street Lane

Landscape Character Type F2: Tilbury Marshes

The part of the study area extending south from the foot of the Chadwell scarp lies within Landscape Character Type F2.

The main landscape features include:

- Low lying flat and open drained marshland landscape, mostly lying below 5m AOD but with some artificially raised landfill area reaching 10m AOD, all enclosed by a sea wall.
- In use as agricultural land – a mixture of grazing marsh (a priority habitat many areas of which are designated as Local Wildlife Sites) and productive arable fields with drainage ditches marking field boundaries.
- Some of the original irregular field patterns still remain but most have been straightened since the 1950s.
- Historically the area was free of development, and settlement is not characteristic of this area today.
- The dramatic Chadwell Ridge forms a backdrop to the north – St James Church sits on the top of this scarp, providing a local landmark at West Tilbury.
- The open character means skylines are dominated by any tall structures – including pylons within the LCA and industrial development outside the area. Despite this, the marshes have a relatively remote character.
- The dominant land cover is arable farmland in fields defined by water drains and dykes creating a generally large-scale irregular field pattern. To the west fields are smaller with rectilinear boundaries.
- The construction of man-made sea walls along the Thames Estuary dates back at least to the middle ages and probably earlier. Behind these banks the protected marshland was used for grazing by both cattle and sheep. Tilbury Marshes was once of these areas that was artificially enclosed and drained to create grazing land –a process known as ‘inning’
- Manor farming practices dating back to the medieval era still survive on Tilbury Marshes in the form of commons. This once allowed local parish farmers to graze livestock for a certain amount of time each year. It was not until the 18th century when unauthorised animals were being released into the fields to feed which led to the formation of a regulatory body to oversee the legitimate use of the commons.
- The low ridge at Chadwell forms part of a predominantly wooded and undeveloped skyline to the north. St James Church sits on the top of this scarp, providing a local landmark at West Tilbury (just outside the area).

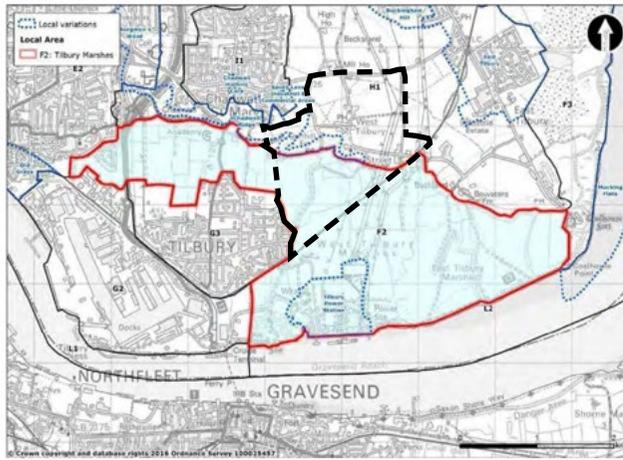


Fig 13. LCT F2
Study boundary 



Fig 14. View south over marshes from rear Churchyard

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.

Ecological Significance

The south facing scarp comprising sand and gravels with thin soils create a harsh environment which is prone to drought and heat. These Thames Terrace grasslands however support important acid grassland which support numerous specialist invertebrates.

Local Wildlife Sites

There are three Local Wildlife Sites within the study area.

The largest is Broom Hill at 11.5ha which is considered to be the most important of Thurrock's remaining Thames Terrace grassland with ancient acid grassland flora supporting nationally important invertebrate assemblage.

West Tilbury Hall contains a mosaic of acid grassland and scrub with diverse invertebrate fauna totalling 2.5ha.

There is a small area (0.3ha) of old, unimproved grassland outside the part of the West Tilbury Churchyard which is now within a private residence.

Woodland

There is some woodland around the edges of the village, most which is located to the south of Church Road, as it heads down the hill from the upper hamlet to the Low Street.

There is also a small area of woodland on the south side of Rectory Road as it heads out of the village to the west.

Trees

There are no Tree Protection Orders within the study area.

Land in Equestrian Use

There is a strip of land to the south of the village, higher than the flood plain, which is in equestrian use.



Fig 15. Land in equestrian use to the south-west of the village

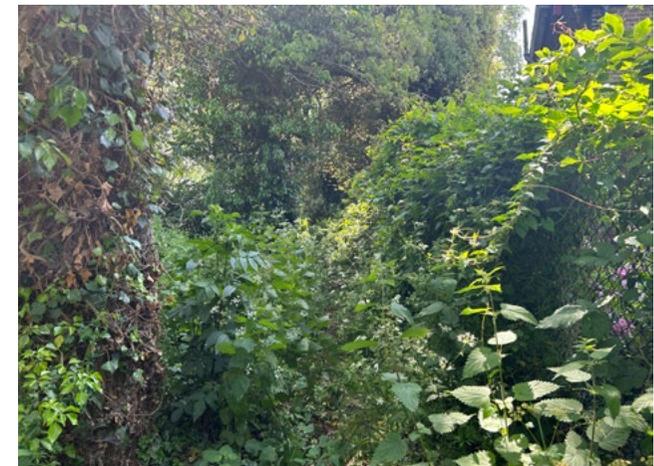
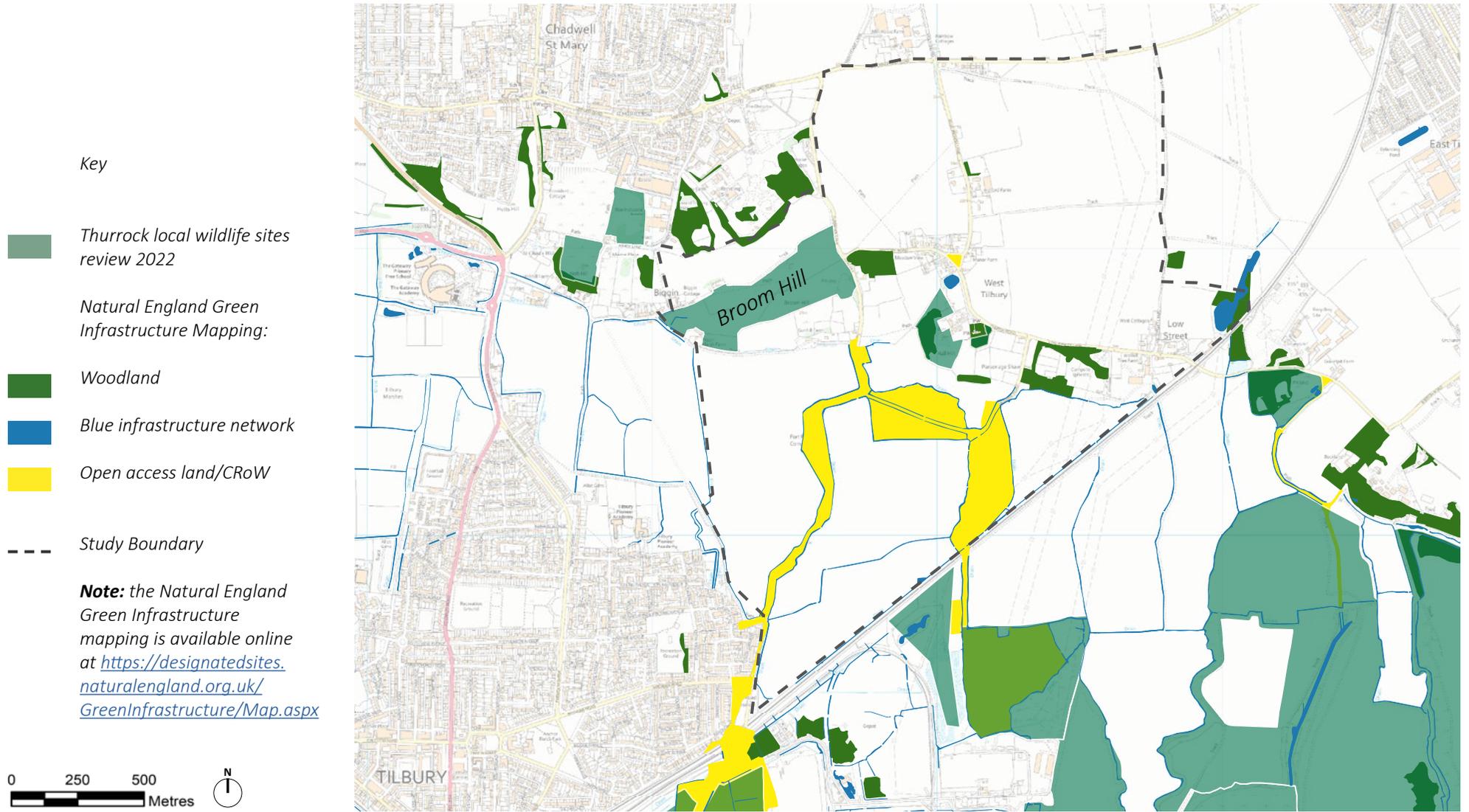


Fig 16. Overgrown footpath 63



Key

- Thurrock local wildlife sites review 2022
- Natural England Green Infrastructure Mapping:
 - Woodland
 - Blue infrastructure network
 - Open access land/CRoW
- Study Boundary

Note: the Natural England Green Infrastructure mapping is available online at <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx>

Fig 17. West Tilbury 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

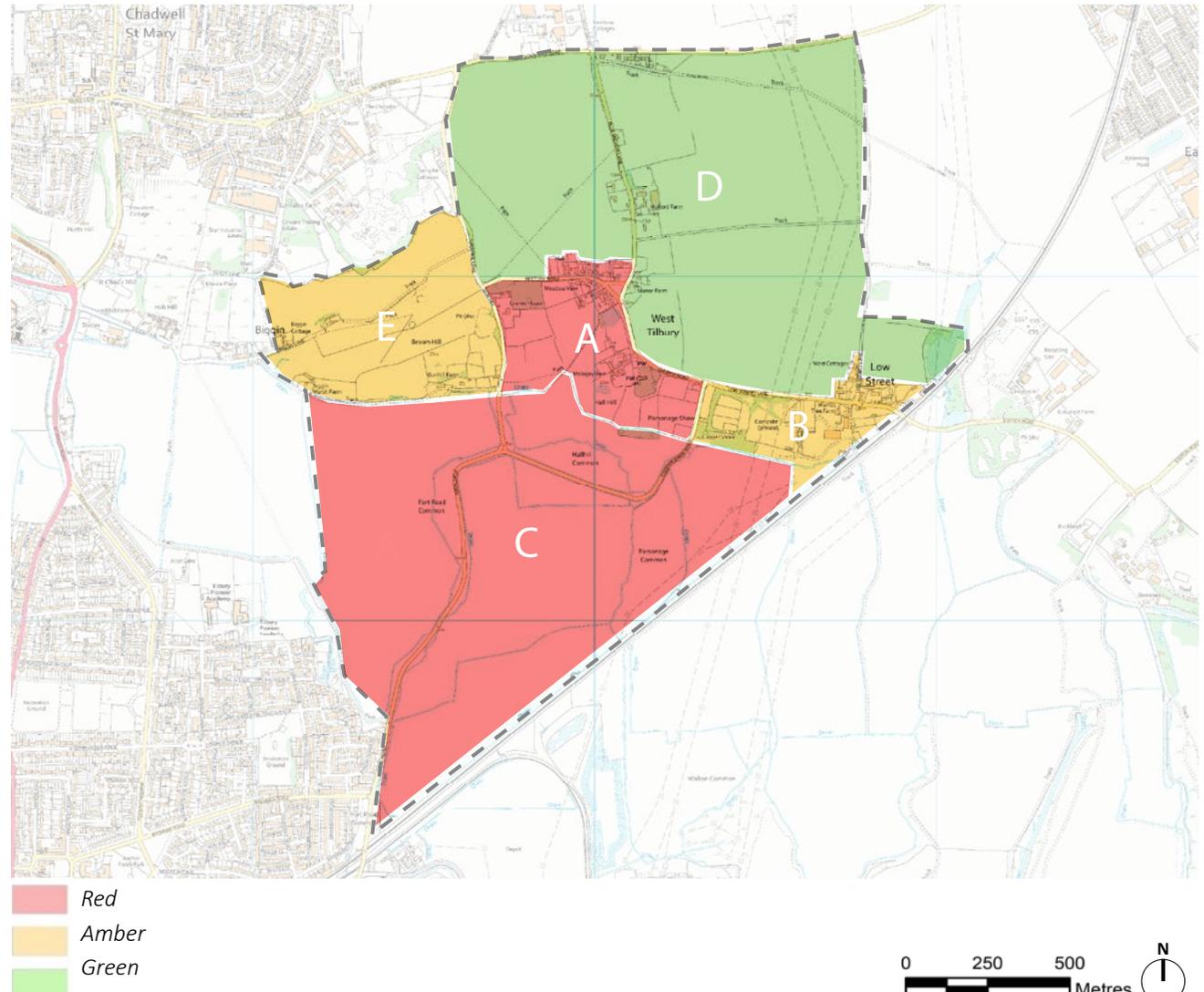


Fig 18. West Tilbury Landscape Sensitivity RAG assessments

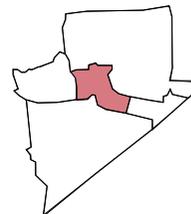
Sub-area A. The Village Core

The main village centre is situated on the top of the Chadwell Scarp which is approximately 20m AOD. St James Church is at the highest point so forms a distinctive landmark. The parish extends down into the low-lying marshes which are approximately 2m AOD.

Within the village, the main village green, the green outside the church and the interlinking manorial waste beside Church Road have been retained providing a significant landscape character. There no similar areas of manorial waste remaining in Thurrock.

Views over the marshes are largely restricted from within the village centre by the hedges and trees, particularly at Gun Hill. The main views are from the edge of the churchyard. There are few significant large trees within the village. The best are associated with the church and Hall.

The escarpment extending to the marshes is relatively low, however it creates an important landscape feature. The cluster of buildings around the church is defined by dense group of trees. There are areas of scrub in some sections; however most of the escarpment is characterised by grassland. Due to the underlying geology this constitutes Thames Terrace grassland.



The small settlement retains a significant historic landscape character that is unique within the borough. This means that it has high sensitivity to change and is rated **RED**.



Fig 19. West Tilbury Village Green

Sub-area B. Low Street

Low Street is a small hamlet of residential properties and farm buildings around the junction of Low Street Lane, Church Road and Station Road. The area is within the Conservation Area. To the north of Church Road is predominantly arable farmland. To the south are mainly horse paddocks. The roadside hedges are of mixed quality with sections containing significant amounts of elm. As a result there are long sections of field boundaries which contain no hedges.

The area is assessed as having moderate sensitivity due to the limited nature of landscape features and its sensitivity to change is **AMBER**.

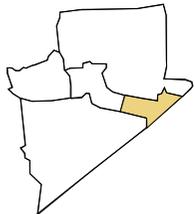


Fig 20. View from Low Street Lane

Sub-area C. Tilbury Marshes

The West Tilbury Commons comprise Fort Road Common, Hallhill Common, Parsonage Common and Walton Common, located mainly beside Fort Road and Coopers Shaw Road. They form one of the few remaining areas of registered common land within the borough. The commons within the marshland are the best surviving remnants in Essex.

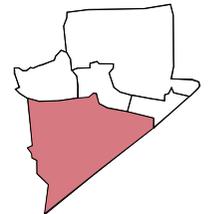
The remaining land within this part of the study area is in arable production. There are few hedges or trees present; however there are reed-filled ditches which are an important landscape and habitat feature.

Views south are influenced by the former power station infrastructure including the large substation and pylons as well as Tilbury 2 which is currently being developed. To the west are views towards Tilbury and the Port. There are however no buildings within this area.

The poor-quality boundaries and incidents of antisocial behaviour detract from the landscape quality; however the large expansive views are important; albeit interrupted by large scale infrastructure. It is considered that its sensitivity is **RED**.



Fig 21. Reedbed on site of common with view to scarp in the rear



Sub-area D. Land North of Settlements

This area includes the Great Common Field, one of the last remaining open field systems in Essex. It is bounded on all four sides by roads. The field is now in arable production therefore there are no historic landscape features other than the boundary hedges. There is a lack of any interpretation explaining its historical significance.

North of Church Road and east of Blue Anchor Lane is predominantly arable farmland with few trees and hedges. The historic Coal Road, now a Public Bridleway crosses the northern part of this area. A line of pylons runs north-south through this area.

This area does not contain any significant landscape features and has a generally low sensitivity, with a **GREEN** rating, except for the Great Common which is important because of its historical context.

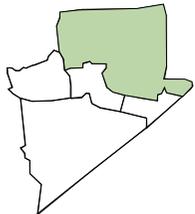


Fig 22. Great Common Field

5. Broom Hill

Broom Hill (recorded as Hot Hill on the 1st Series OS) is the only site where there has been mineral extraction within the study area. In this location the sand/gravel extraction was relatively shallow. The site was never restored and has retained the shallow, sandy soils which support acid grassland and nationally important invertebrate assemblages. The site designated as a Local Wildlife Site. Footpath 72 crosses the site. There are significant views over the Thames and into Kent from here. It has significant landscape potential but has suffered from neglect which impacts its quality. It is rated **AMBER**.

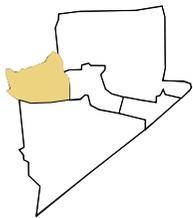


Fig 23. Broom Hill looking west

2.6 MANAGING FOR THE FUTURE

The most significant landscape features within the study area are the scarp between the settlement and the Tilbury Marshes. The views of the church in particular are important and need to be retained.

The Thames Terrace grassland associated with the scarp and Broom Hill have significant value for a range of rare invertebrates.

Many of the boundary hedges are in poor condition. The commons have no active management and although the informal grazing is maintaining some of the areas in the Marshes they have a neglected appearance and can be subject to antisocial behaviour.



Fig 24. West Tilbury Scarp seen from the marshes

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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 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.

The study area of West Tilbury includes the central Conservation Area (CA), one Scheduled Ancient Monument (SAM) and 20 listed buildings (LB) including 11 listed buildings (nine at Grade II, two at Grade II*) within the Conservation Area. The Conservation Area Appraisal and Management plan (CAAMP) 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 25. The 'Kings Head' sign



Fig 26. Grade II Listed Marshall's Cottages*

3.2 METHODOLOGY

The study area has been assessed by sub-dividing the area into 20 Divisions; each is assigned a capital letter from 'A' to 'J.'

The 18 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 'r' all are hyper-linked in column to the right to Historic England National Heritage List descriptions.

The impact of change upon designated built heritage assets was then assessed from 20 viewpoints numbers '1' to '20' with four additional points (1A and 3A and 3B plus 14A). 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 changes.

Divisions 'A' to 'J', designated heritage assets 'a' to 'r' and viewpoints 1-20 are marked on the map opposite.

Designated Heritage Assets:

a [Biggin Farmhouse](#)

b [Sunspan](#)

c [Gun Hill Farmhouse](#)

d [Mill House](#)

e [Earthworks near Chruch, West Tilbury](#)

f [Post House](#)

g [West Tilbury Hall](#)

h [Barn to North of West Tilbury Hall](#)

i [Well House](#)

j [The Bakery](#)

k [Kings Head Public House](#)

l [The Cottages](#)

m [Marshall's Cottages](#)

n [Church of St James](#)

o [Manor Farmhouse](#)

p [Granary to the North East of Manor Farmhouse](#)

q [Walnut Tree Cottage](#)

r [Polwicks](#)

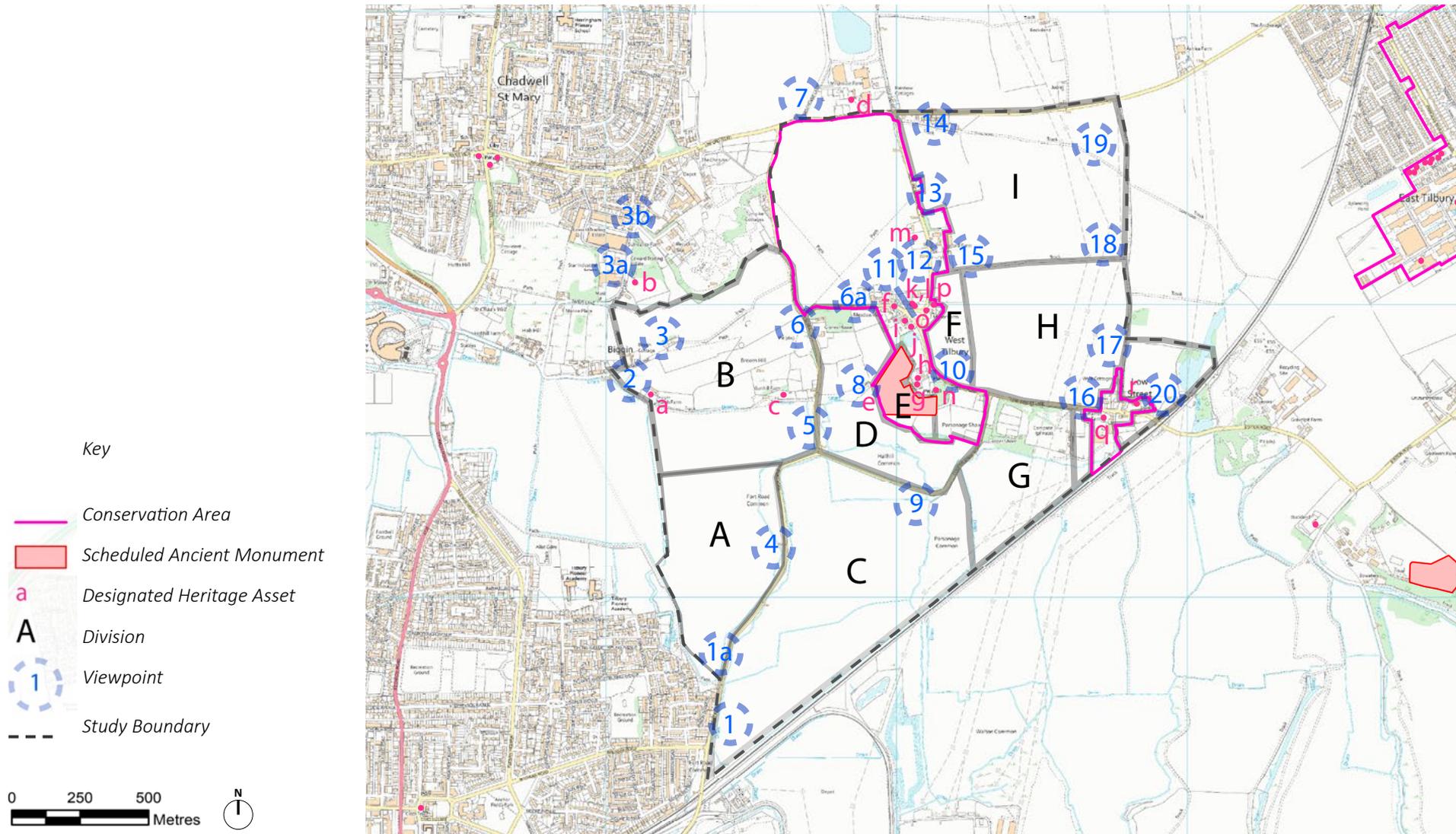


Fig 27. West Tilbury Built Heritage Assessment Methodology

3.3 ASSETS OF LOCAL HERITAGE INTEREST

Whilst surveying the study area, it has been possible to short-list four unlisted historic structures for later consideration as non-designated heritage assets i.e., structures that may be incorporated on a Local List of Historic Assets:

- The 'Kings Head' sign
- Sir John Cass Open Field system markers on Blue Anchor Lane
- Former 1890 School House on Rectory Road
- Arts and crafts style Condover's Cottages of Church Rd



Fig 28. The 'Kings Head' sign, at risk now the pub is a private dwelling



Fig 29. Sir John Cass Open Field system markers on Blue Anchor Lane



Fig 30. Former 1890 School House on Rectory Road shown on the 1890 Ordnance Survey



Fig 31. Arts and crafts style Condover's Cottages of Church Rd shown on the 1890 Ordnance Survey

3.4 BUILT HERITAGE SENSITIVITY ASSESSMENT

Summary of Findings:

Of the 10 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

6 No. A, C, D, G, H, I (Indigo)

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

AMBER

3 No. B, F, J

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

One. E.

This Division contains 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.



Note: The area within the existing settlement boundary, including the conservation area, is excluded from this assessment.

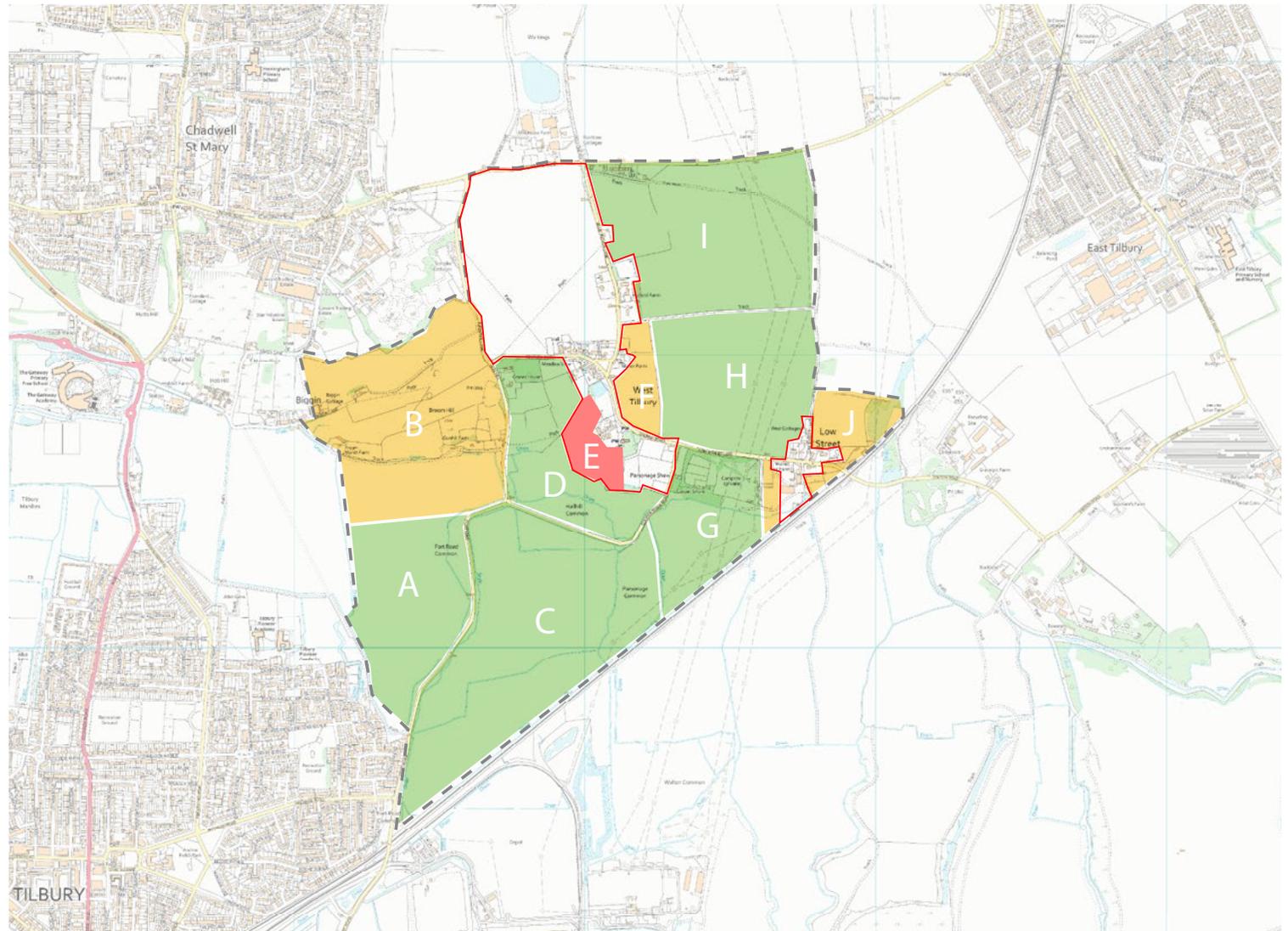


Fig 32. West Tilbury Built Heritage Sensitivity Assessment

Division A

Southwest of the village core, roughly triangular and 37 ha in area, low lying flat land mostly under marshy rough pasture, but with arable crops towards the northern parts. Bounded to the north by an EW line terminating at the Cooper Shaw / Turnpike Lane Road junction, Fort Rd to the southeast and the study area boundary to the west.

From viewpoint 1A, looking over the dykes and marshland the tower of c12 Grade II* St James Church is clearly visible. However, Grade II listed Gunhill Farm is obscured by its local trees and shrubs

As no heritage assets are contained nor directly affected within this Division the area has a **GREEN** potential heritage impact rating.

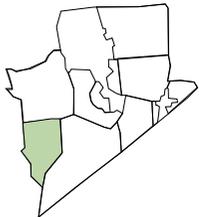


Fig 33. c12 Grade II Listed St James Church is clearly visible but obscured by trees and shrubs from viewpoint 1A*



Fig 34.

Division B

West of the village core, bounded by the study area to the north, Turnpike Lane to the east, the E-W line terminating at the Cooper Shaw / Turnpike Lane junction to the south and the study area boundary to the west. This roughly 41 ha trapezoidal shaped Division undulates in altitude: rising southwards to 25m height atop Gunhill where westernmost former mineral extraction sites can be seen from viewpoint 6 (image lower left). Also rising northwards to 25m elevation up Chadwell St Mary's Hob Hill from 3m elevation to c18 Grade II listed Biggin Farmhouse 'a'. That listed building is only partly visible through foliage from Chadwell St Mary's Biggin Lane (image lower right). The view north-west from the arable agricultural area of viewpoint 5 towards Grade II listed c19 brick built Gunhill Farm 'c' is obscured (main image) by its local trees and shrubs.

This Division is rated **AMBER** to safeguard the heritage assets from potential future change.

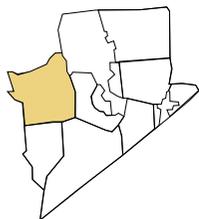


Fig 35. The view north-west from the arable agricultural area of viewpoint 5 towards Grade II listed c19 brick built Gunhill Farm 'c' is obscured by its local trees and shrubs.



Fig 36. View from viewpoint 6 atop Gunhill where former mineral extraction sites can be seen.



Fig 37. c18 Grade II listed Biggin Farmhouse captured in July 2019 from Google Streetview

Division C

Further southwest of West Tilbury village core, roughly triangular and 47 ha in area, low lying flat land in arable agricultural use, but with rough pasture rising up Hall Hill, bounded by Fort Rd to the west, Cooper Shaw Rd to the north, the eastern edge of Parsonage Common to the east and the railway line to the south.

The Division contains nor affects any heritage assets but there is a fine view from viewpoint 9 at 2m height above sea level up Hall Hill (top image) towards Grade II* listed St James Church tower, at its 20m altitude, adjacent to the Earthworks Scheduled Ancient Monument.

Although the view of St James tower could influence potential future change, this Division has a **GREEN** potential heritage impact rating.



Fig 38. View from viewpoint 9 at 2m height above sea level up Hall Hill towards Grade II listed St James Church tower*



Fig 39. Low lying flat land in arable agricultural use

Division D

South and west of the village core and bounded by Rectory Road to the north, by the Scheduled Ancient Monument 'e' to the east, by Cooper Shaw Rd to the south and by Turnpike Rd to the east, this roughly 'L' shaped Division is approximately 17 ha in area. Division D is partly arable agricultural land at the lower levels, rising up Hall Hill through rough pasture and unmanaged overgrown areas adjacent to the SAM, towards the village green. Accessible downhill from the Village Green via Footpath 68- main image (severely overgrown in June 2023) the Division barely affords views of Grade II listed West Tilbury Hall 'g' from viewpoint 8. The northernmost area atop Gun Hill is under equestrian use. With its closer proximity, views to St James Church tower via the wooded area become more obscured from Viewpoint 5.

As no designated heritage assets are contained within or directly affected by this Division, the heritage impact potential is rated **GREEN**.

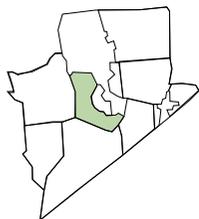


Fig 40. Views to St James Church tower via the wooded area are more obscured from Viewpoint 5



Fig 41. Gun Hill in equestrian use



Fig 42. View from viewpoint 8 towards obscured Grade II Listed West Tilbury Hall

Division E

Immediately southwest of the village green, and only partly accessible by Footpath 68 (severely overgrown in June 2023 – upper images from viewpoint 8): Scheduled Ancient Monument ‘e’ ‘Earthworks near Church, West Tilbury’ is largely inaccessible from a public right of way. However, it is partly discernible from viewpoint 9 (main image)

Approximately 2 ha in area, this Division includes the SAM and as change would require approval by the Secretary of State, the potential heritage impact rating is **RED**.

Further details on the site and suggestions about its Saxon origin are provided at <https://consult.thurrock.gov.uk/12284/widgets/39863/documents/23455>

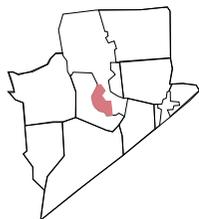


Fig 43. Footpath 68 (severely overgrown in June 2023)



Fig 44. Footpath 68 (severely overgrown in June 2023)



Fig 45. View from viewpoint 9

Division F

Including the whole of the Conservation Area, Division F covers 51 ha and is bounded by the study area to the north adjacent to Grade II listed, partly obscured c19 Mill House Farmhouse 'd' (top right), easternmost by a N-S line from 10 Muckingford Road down to the junction of Cooper Shaw Road / Church Road including c15 grade II* listed Marshall's Cottages 'm'; the bottom of Hall Hill to the south, the SAM, and Church Rd to the south and Turnpike Lane to the west. Viewpoint 7 in the north shows predominantly arable agricultural use.

The Conservation Area is dominated by the Village Green and c18 Grade II listed Kings Head former public house 'k' with its remaining sign, c19 Grade II former Bakery 'j' and c17 Grade II Manor Farmhouse 'o'. Also are c15 Grade II Well House, five other listed buildings 'f', 'g', 'h', 'l', 'p' and c12 Grade II* St James Church 'n'. To safeguard these heritage assets against future change, the heritage impact rating is **AMBER**.

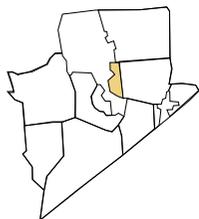


Fig 46. c15 grade II* listed Marshall's Cottages



Fig 47. c19 Mill House Farmhouse



Fig 48. c17 Grade II Manor Farmhouse



Fig 49. c18 Grade II listed Kings Head former public house



Fig 50. c19 Grade II former Bakery

Division G

Southwest of the village core, this approximately 15 ha trapezoidal shaped Division is bounded by Church Road to the north, to the east by a N-S line adjacent to Condover's Scout Activity site by the easternmost power line, by the railway and study area boundary to the south and by the N-S line adjacent to the eastern edge of Parsonage Common to the west.

The Division is dominated by four high voltage power lines (as shown in the main image viewed just south of viewpoint 20) but there is arable agricultural use to the south and the Scout Activity centre to the north (lower image from Google Street view dated May 2021).

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

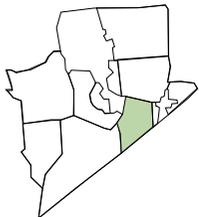


Fig 51. The Division is dominated by four high voltage power lines - viewed just south of viewpoint 20



Fig 52. The scout activity centre - image from Google Street view dated May 2021

Division H

Due east of the village core, roughly square, approximately 24 ha in area and rising gently by 10 m to the west, the Division is bounded to the north by E-W Public Footpath 67 south of Holford Farm, to the east by Low Street Lane and the study boundary, to the south by Church Road and to the west by the N-S field boundary running 100 east of Blue Anchor Lane.

Dominated by high voltage power lines to its eastern edge (top image), the area is entirely under arable agricultural use but affords clear views of Grade II* listed St James Church to the west. (lower image)

To the south, on Church Road, unlisted Arts and Crafts styled Conover's Cottages have potential for local listing.

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

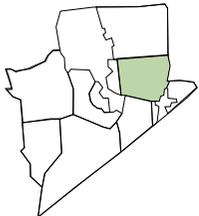


Fig 53. The Division is dominated by high voltage power lines to its eastern edge



Fig 54. There are clear views of Grade II listed St James Church to the west.*

Division I

Northeast of the village core, square and approximately 30 ha in area and rising gently by 10 m to the north west, the Division is bounded to the north by Muckingford Road, to the east by Low Street Lane and the study boundary, to the south by E-W Public Footpath 67 south of Holford Farm, and to the west by the N-S field boundary running 100 east of Blue Anchor Lane.

Dominated by high voltage power lines to its eastern edge (top image), the area is entirely under arable agricultural use (lower left image). Like Division H, this Division also affords clear views of Grade II listed St James Church to the south. Distant views east from viewpoint 18 afford a clear vantage over the Bata Heritage Centre at East Tilbury (image lower right)

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

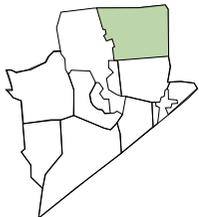


Fig 55. The Division is dominated by high voltage power lines to its eastern edge - image looking north-west from viewpoint 18



Fig 56. View from viewpoint 19



Fig 57. Distant views from viewpoint 18 towards Bata Heritage Centre

Division J

Further east from the village core, roughly triangular and 12 ha in area, this Division is bounded to the north partly by Church Road and partly by the study area boundary north of Grade II listed Polwicks. To the southeast the study area boundary is demarked by the railway line and the western boundary is formed in the south by a N-S line up to and adjacent to Condover's Scout Activity site and north of Church Road by Low Street Lane.

The area is partly developed and includes Grade II listed c15 Walnut Tree Cottage 'q' that is partly obscured by trees and shrubs (top left image). It also includes Grade II listed c17 yellow stock brick-built Polwicks.

Because of the setting, massing and materiality of these listed buildings, its heritage impact potential is rated **AMBER** to safeguard these historic assets from future potential change.

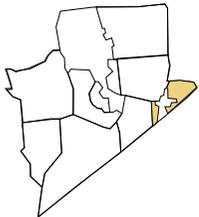


Fig 58. Grade II listed c15 Walnut Tree Cottage from Viewpoint 16



Fig 59. Grade II listed c17 yellow stock brick-built Polwicks from Google Streetview dated 2021



Fig 60. Polwicks from viewpoint 20

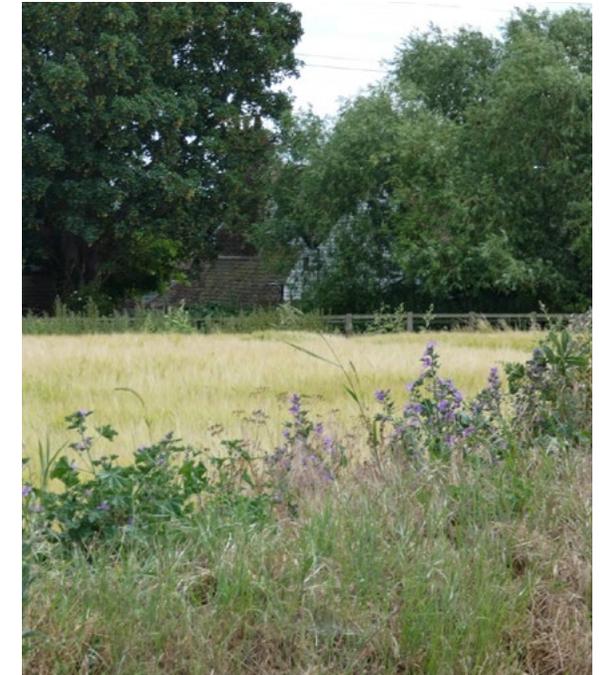


Fig 61. Rear of Polwicks from viewpoint 17

4. Historical Evolution

1777 Chapman & Andre Map

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

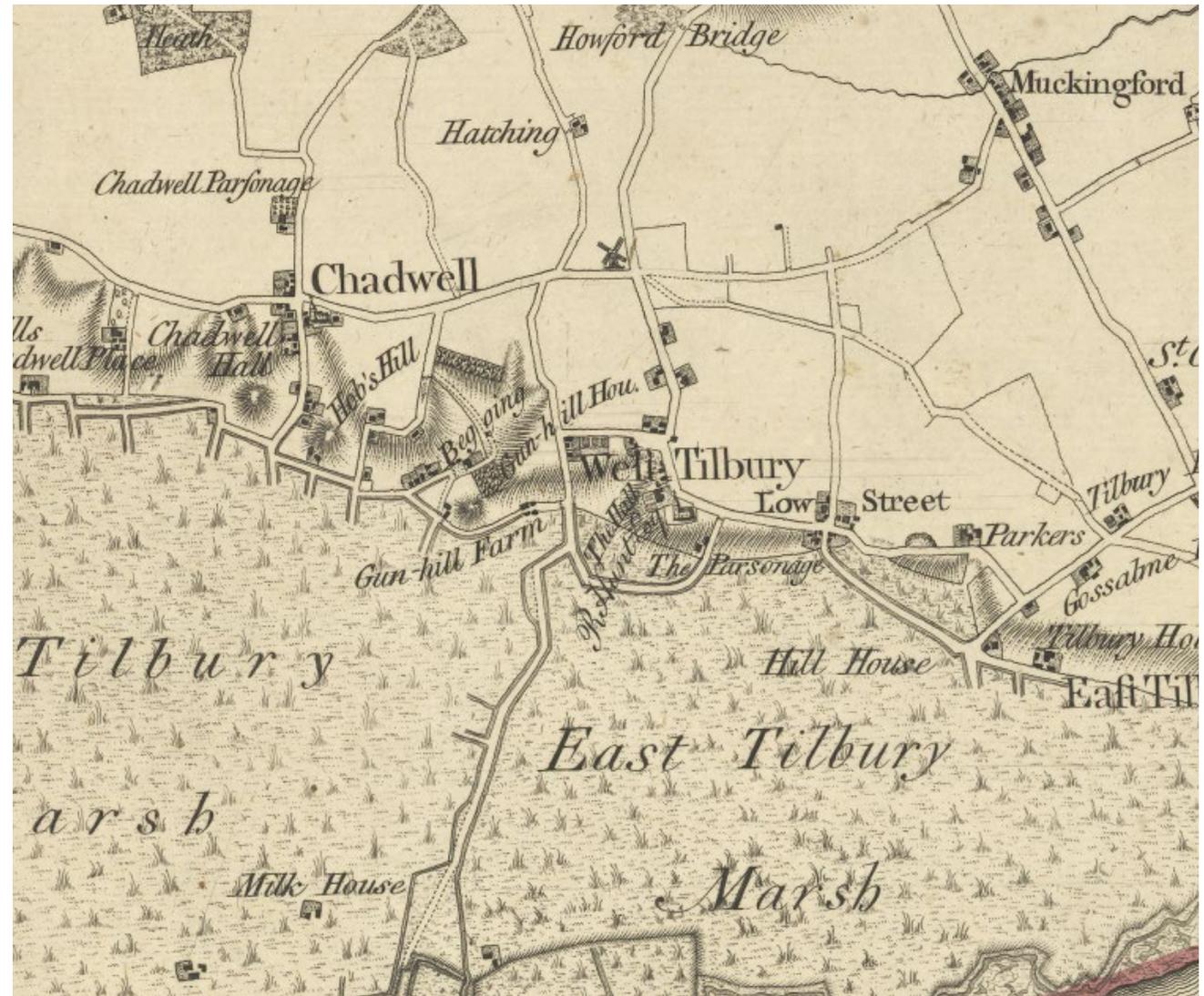


Fig 62.

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.

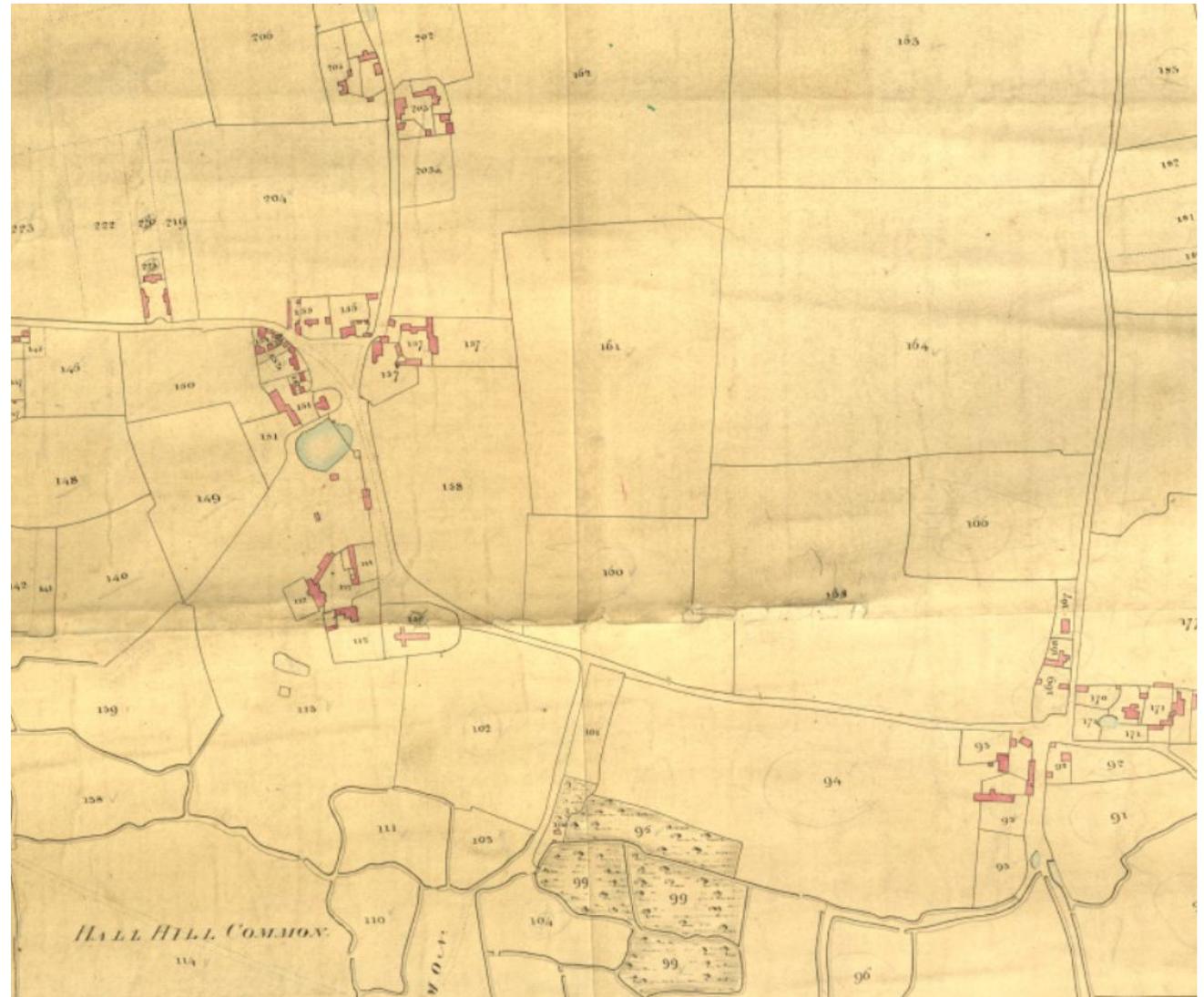


Fig 63.

1881 First Edition OS Map

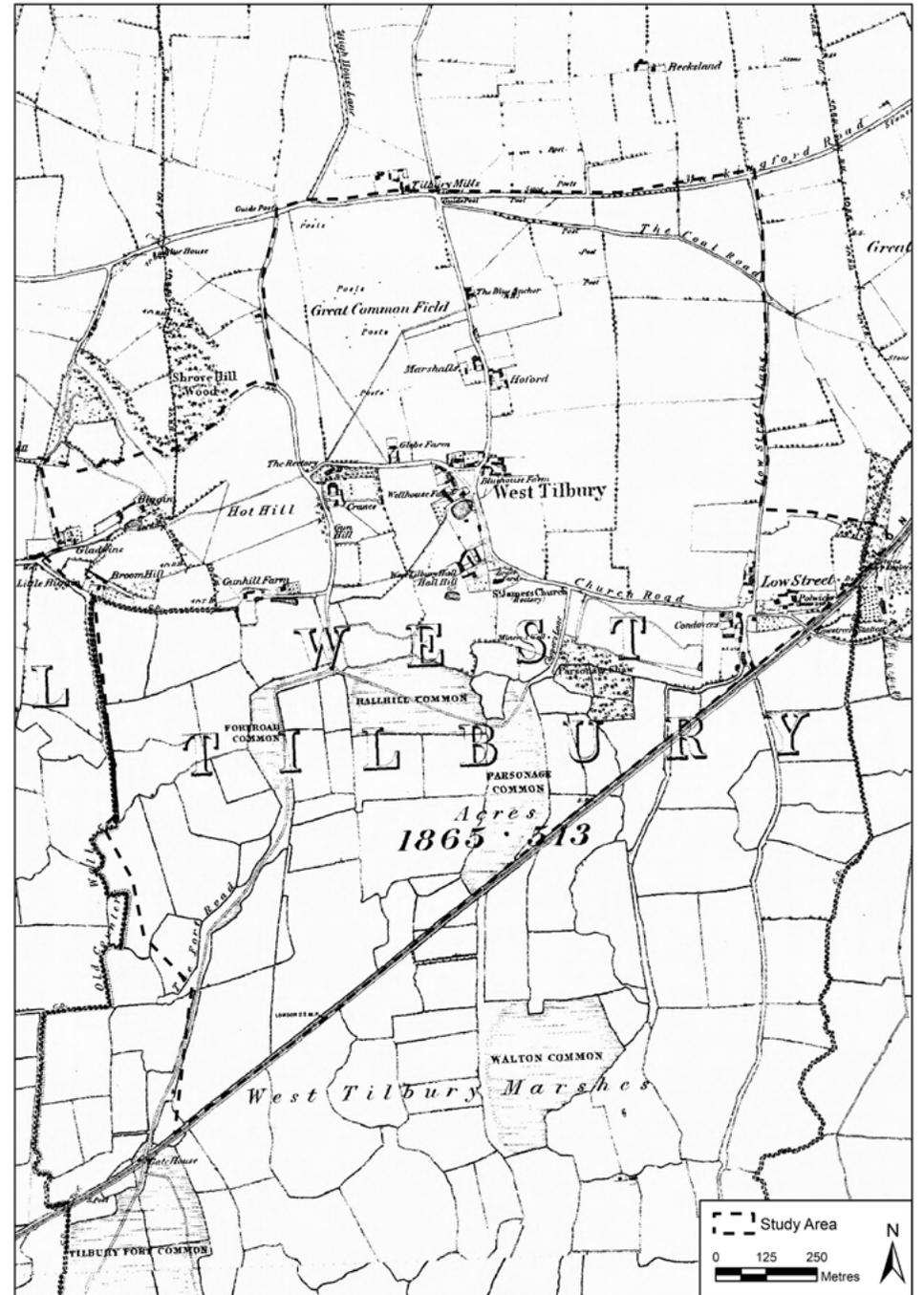


Fig 64.

1897 Second Edition OS Map

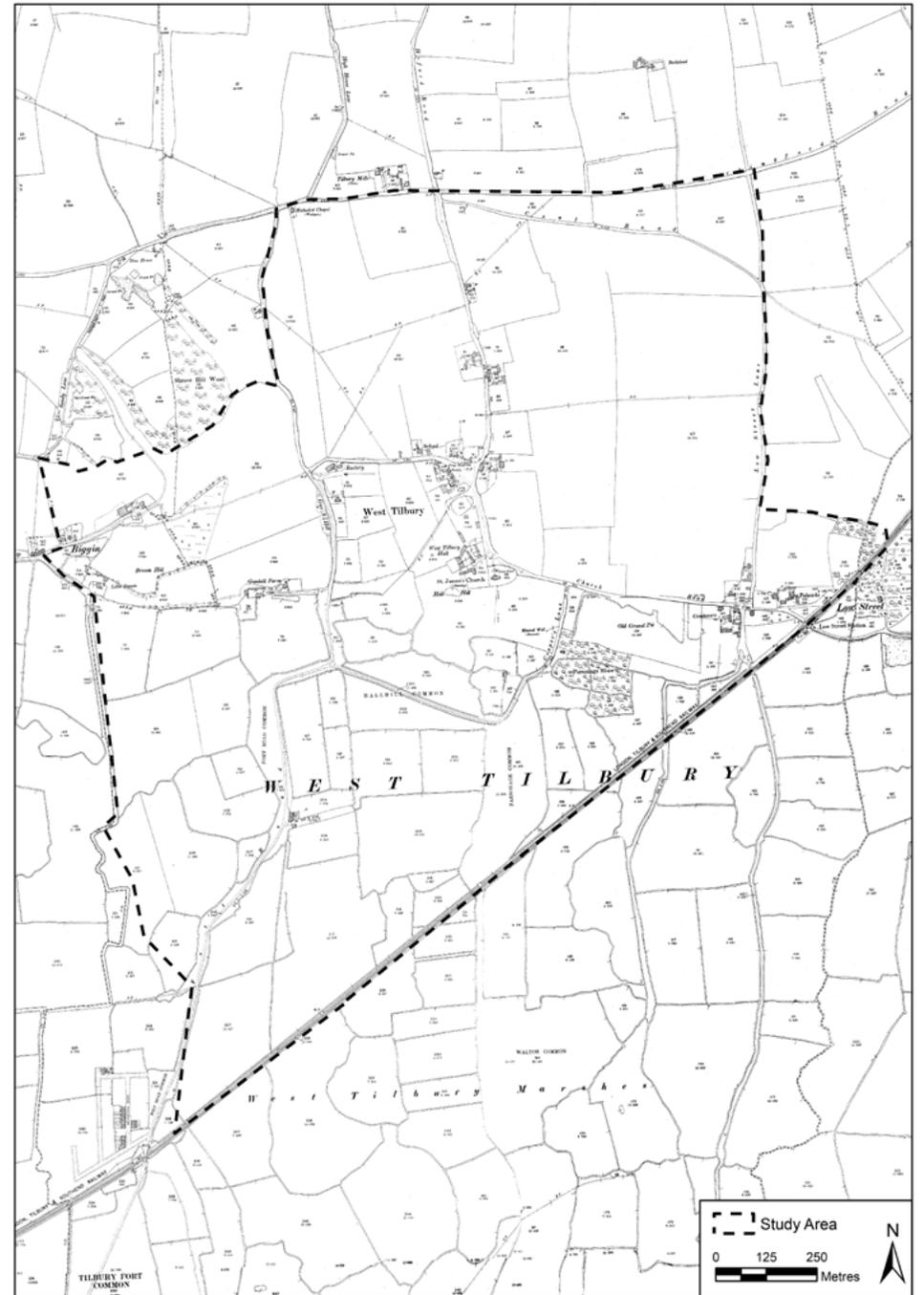


Fig 65.

1920 Third Edition OS Map

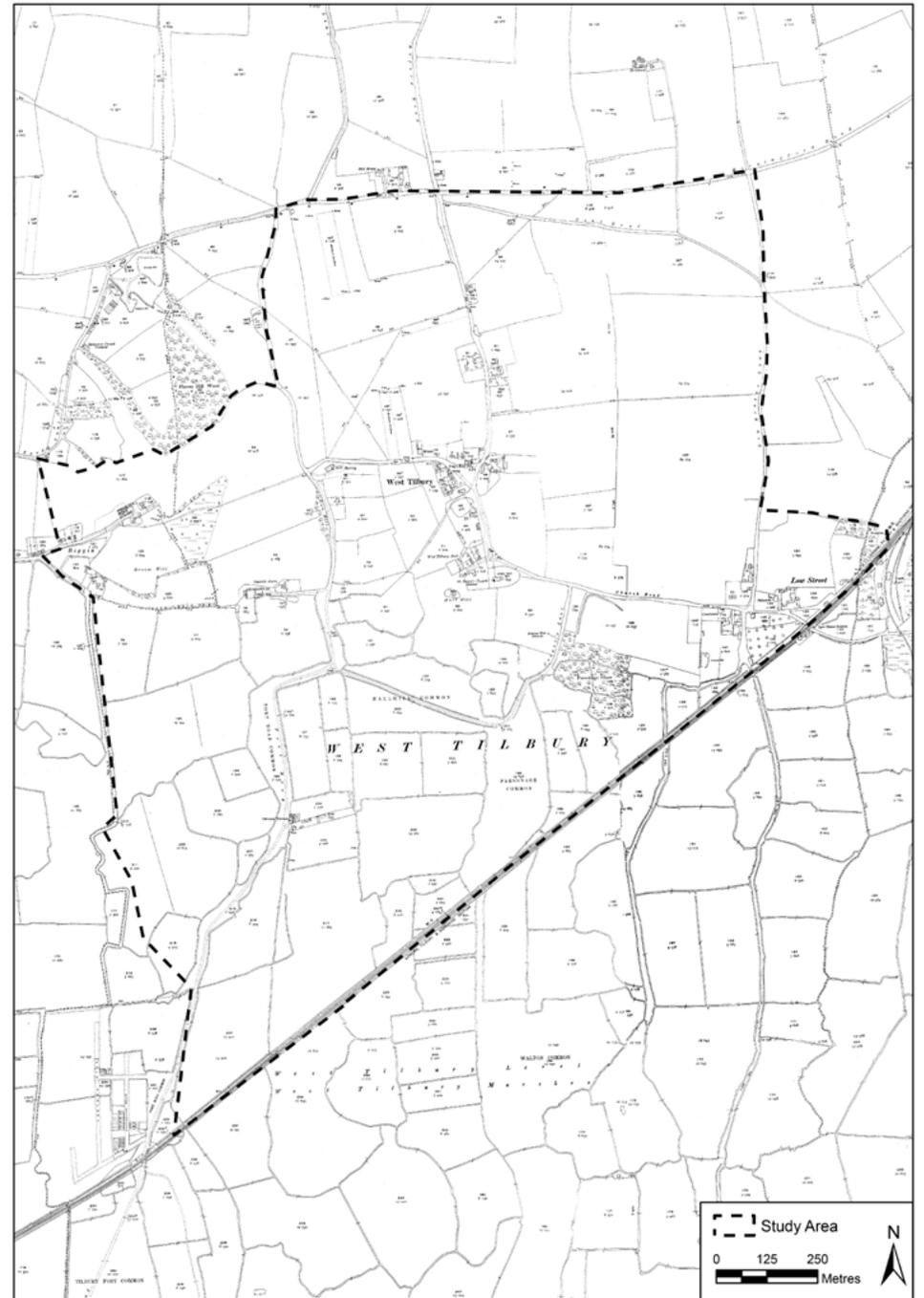


Fig 66.

1938 Fourth Edition OS Map



Fig 67.

NB. Some of the data from the south-eastern part of the study area is missing

5. The Village Today

5.1 SETTLEMENT PATTERN

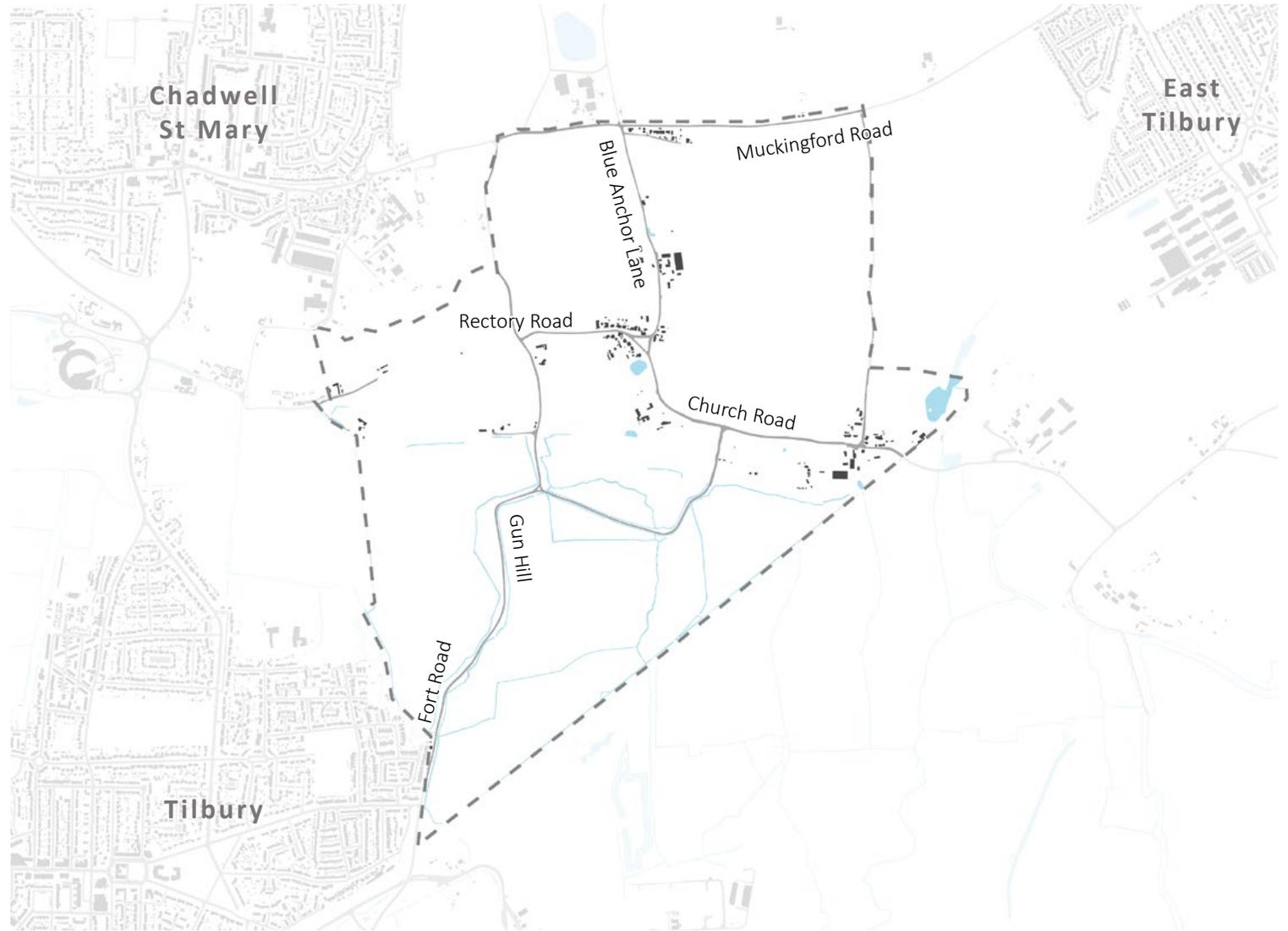
West Tilbury is the smallest of Thurrock's villages and is split into two small hamlets- one around the village green at the junction of Blue Anchor Lane, Rectory Road and Church Road, and the second adjacent to the railway at the junction of Church Road and Low Street Lane – this lower hamlet is known as Low Street.

There are a series of smaller hamlets and farmsteads in between and around these two more identifiable settlements, including a collection of houses that sits next to the St James Church on Church Road.

There is also a small collection of houses in a plot-land style development at the northern edge of the study area along Muckingford Road as it heads eastwards out of Chadwell St Mary.



Fig 68. View looking south from the village along Church Road towards St James Church, which has now been converted into a house.



Key

--- Study boundary

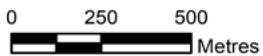


Fig 69. West Tilbury Figure Ground

5.2 TOPOGRAPHY & VIEWS

As the name implies, Low Street sits on lower ground than the main village hamlet that is formed around the triangular village green.

St James Church is located on a small, hilled promontory that juts out from the area of high ground where the village green is.

The land remains relatively flat heading out of West Tilbury to the north, but falls away to the east, south and west.

There are important views out from the footpath running through the churchyard over the marshes towards the Thames and Kent. The former power station and its remaining infrastructure have created a significant disturbance on this view. The emerging Tilbury 2 port, while extensive, does not currently include structures of a similar scale.



Fig 70. View looking south-west down the hill from the edge of the village adjacent to St James Church.

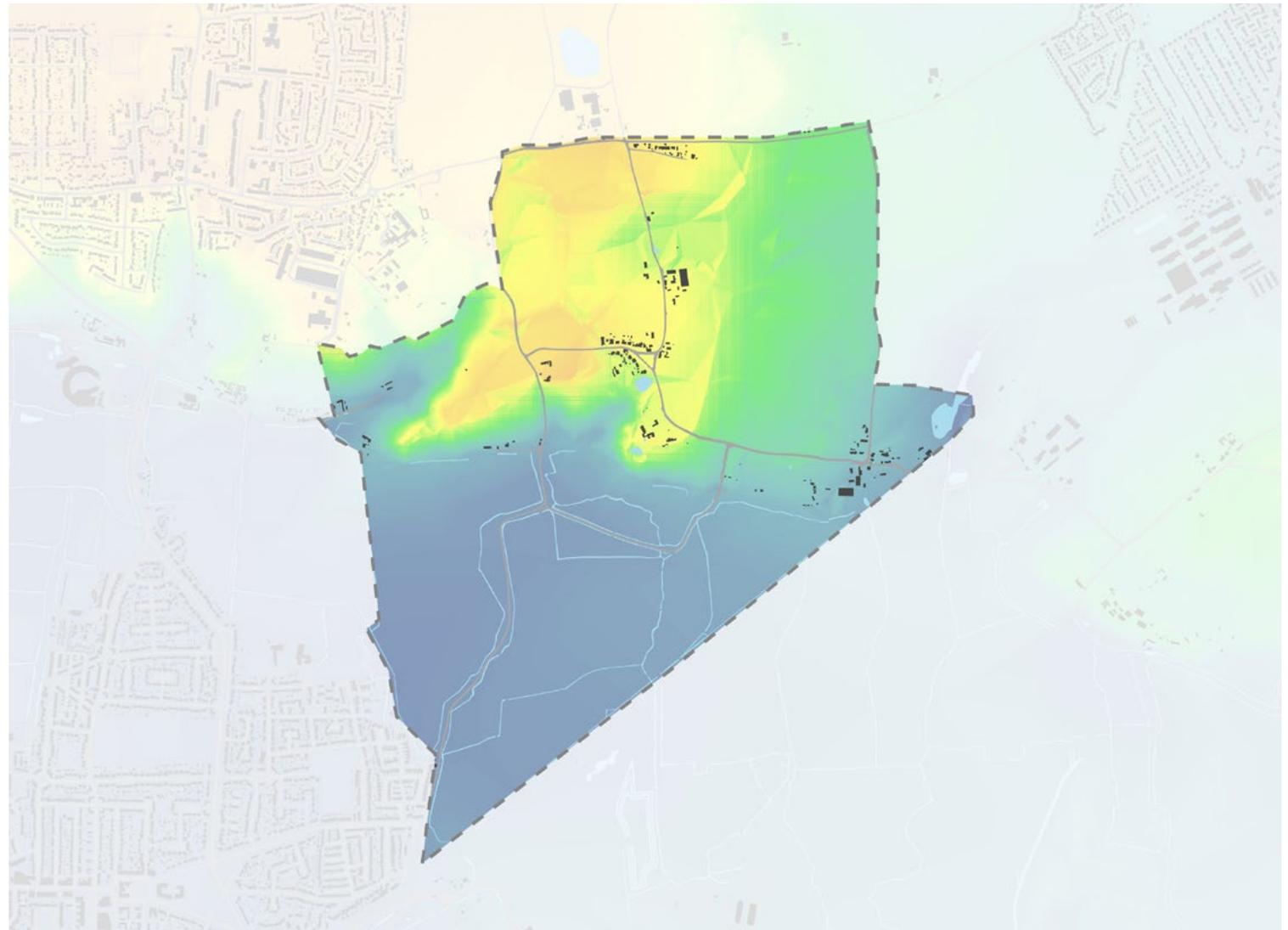
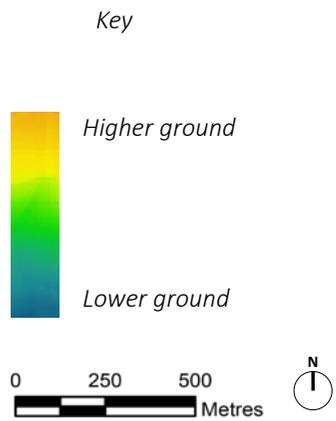


Fig 71. West Tilbury Topography

5.3 FLOOD RISK

The land in the south-west corner of the study area sits within the Thames Flood Zones 2 and 3, so flood risk in this area is high. The flood zones also spread along the railway to Low Street, where some houses also sit within the flood zone.

The remainder of the village sits on higher ground and so is less susceptible to flood risk, however there is risk of surface water flooding at various points on this higher ground.

Footpath 68 which heads west out of the village, just to the south of the village green, passes a small mineral extraction area which holds water occasionally. In summer 2023, water was not visible at surface level due to planting. (See right)



Fig 72. Pond area next to footpath 63

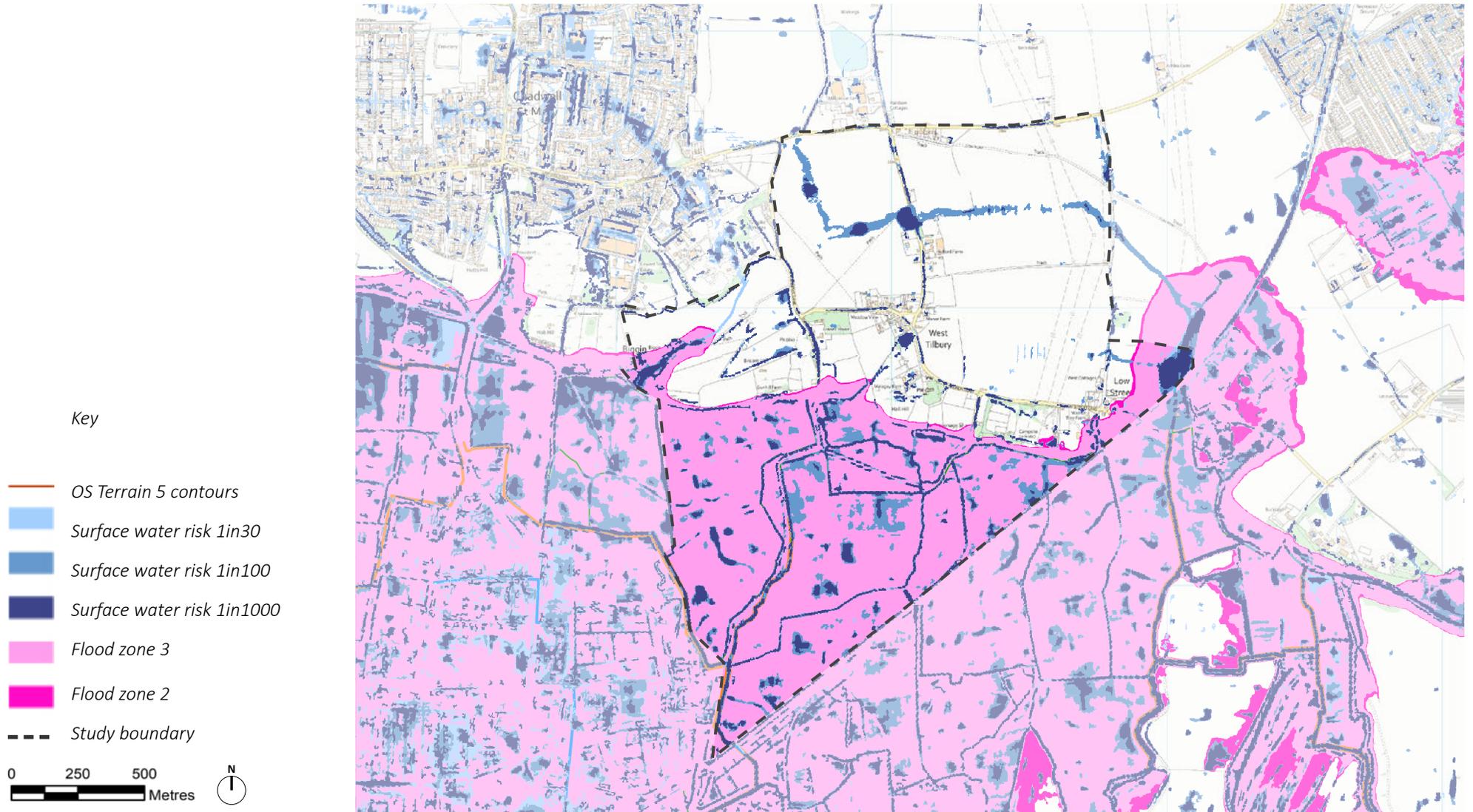


Fig 73. West Tilbury Hydrology

5.5 OPEN SPACE

Allotments

West Tilbury has a very small allotment area at the back of the village hall, which seems to be sized proportionately to the size of the village.

Recreation Ground

There is no formal recreation ground, but a small, dedicated play area to the west of the village hall with a some equipment for young children comprising of two swings, a merry-go-round and a picnic table.

Churchyard

St James Church has been converted into a private dwelling. The churchyard is still publicly accessible, however given its distance from the main village core and the lack of footway along Church Road it is unlikely to act as amenity space for the village residents.

West Tilbury Commons

The village green is listed as common land, as is some of the land within the flood plain to the south of village.



Fig 74. Village Green



Fig 75. Churchyard

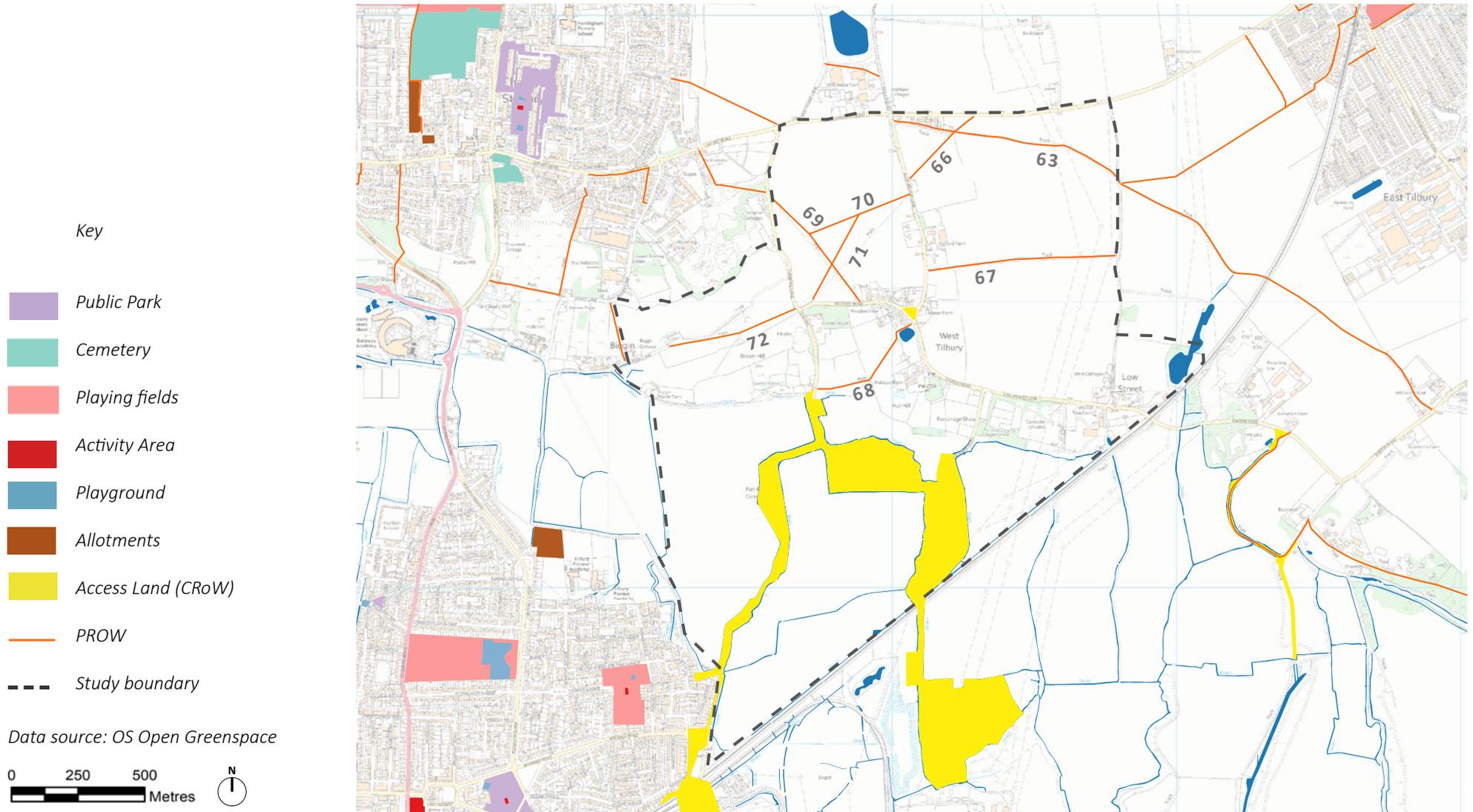


Fig 76. West Tilbury Open Space

5.6 MOVEMENT & ACCESS NETWORK

Highways & Road Network

West Tilbury is less connected than other villages in terms of proximity to the A13, however it is served well by B-roads heading out from the village towards Tilbury in the south-west, Chadwell in the north-west and East Tilbury in the east.

Public Rights of Way

There are various public rights of way connecting the upper hamlet around the village green with nearby settlements to the north and east, however there is a noticeable lack of pedestrian connections in the south of the village towards the River Thames, which is unsurprising given that this is the location of the former common land (the marshes) which were not used for access.

Severance

The hamlet of Low Street has been historically severed from other dwellings in the south by the railway line. This is also true in terms of the landscape connection, as there are no walking routes that connect the open spaces north of the railway with those to the south; the only route over the railway is on Church Road.



Fig 77. Blue Anchor Lane

Cycle routes & Bike-ability

Cycling is not recommended in West Tilbury except for experienced cyclists because of the only road connections being via fast B-roads with poor visibility around corners. There is one designated cycle route along footpath 63 which leads from Muckingford Road in the north of the study area, down to the historic East Tilbury village. Also Low Street Lane has been closed to vehicles so is a safe route for walking and cycling albeit with little connectivity at each end.



Fig 78. Beginning of footpath 68, off of Rectory Road

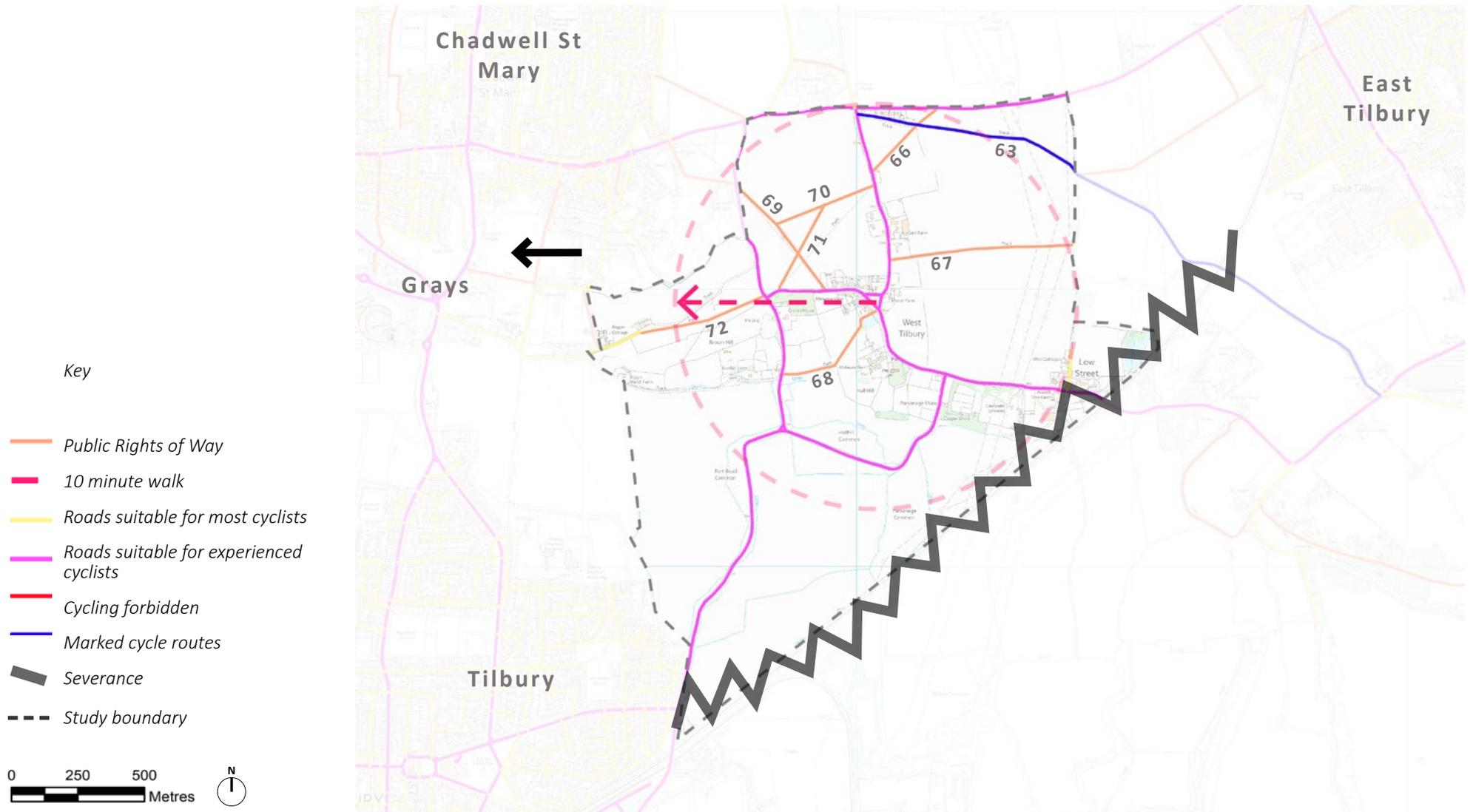


Fig 79. West Tilbury Movement & Access

5.7 STREETScape

West Tilbury is the most rural of Thurrock's villages. The sense of enclosure of the streets is therefore much less than in other villages- such as Orsett and Horndon on the Hill- which could be described as having a more urban streetscape.

Rectory Road is the area of the village which has the greatest sense of enclosure in the street, but this opens up as it turns into the village green. Most houses are arranged without a particular rhythm or regular approach to the street, this also contributes to the rural, ad-hoc streetscape.

The hamlet at the bottom of Church Road, and adjacent to the railway is not defined by any pedestrian public realm- as there is no paved footway. This area therefore has a very dispersed streetscape and is best described as a collection of dwellings in a rural setting, rather than a settlement with a particular street pattern.

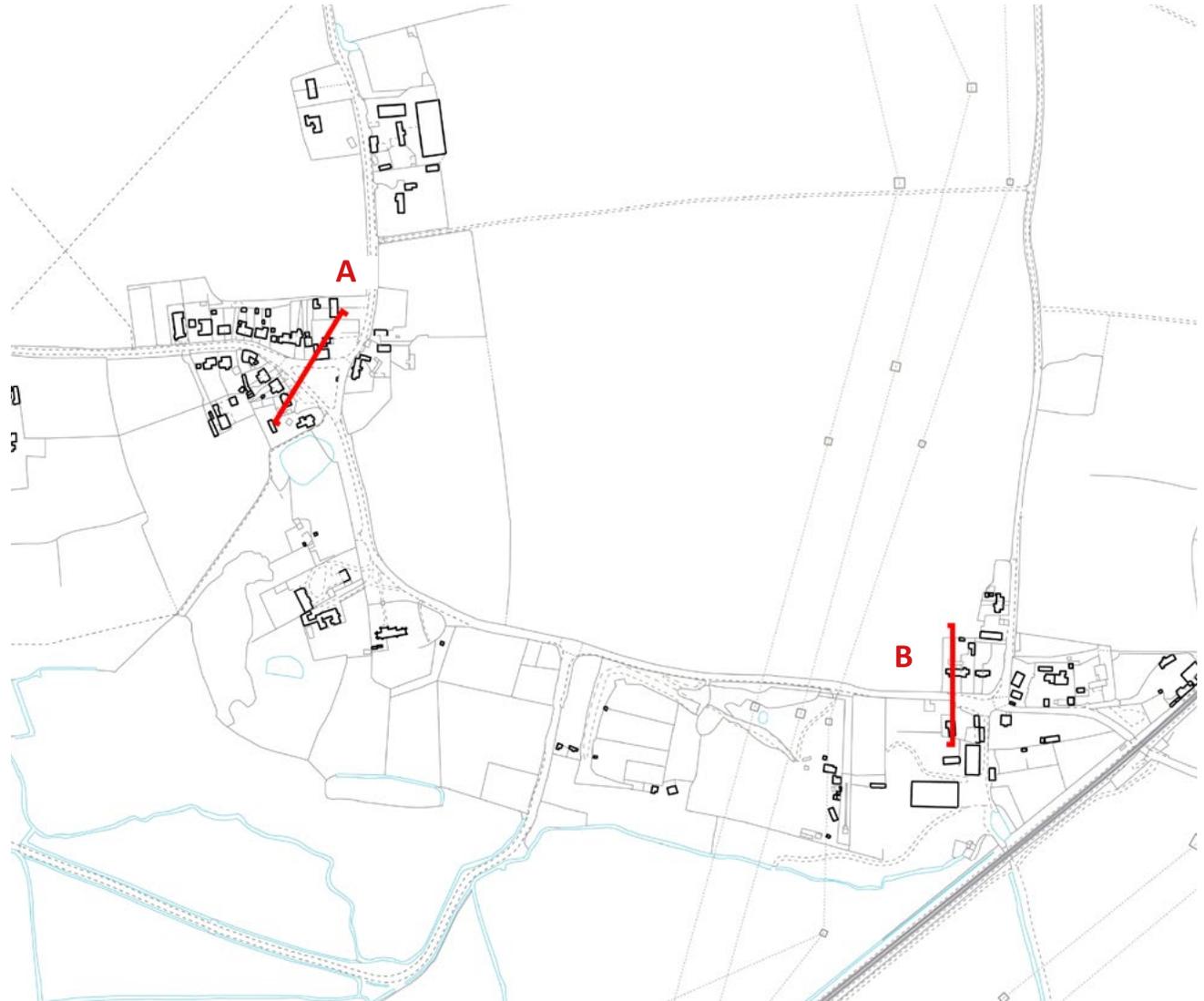
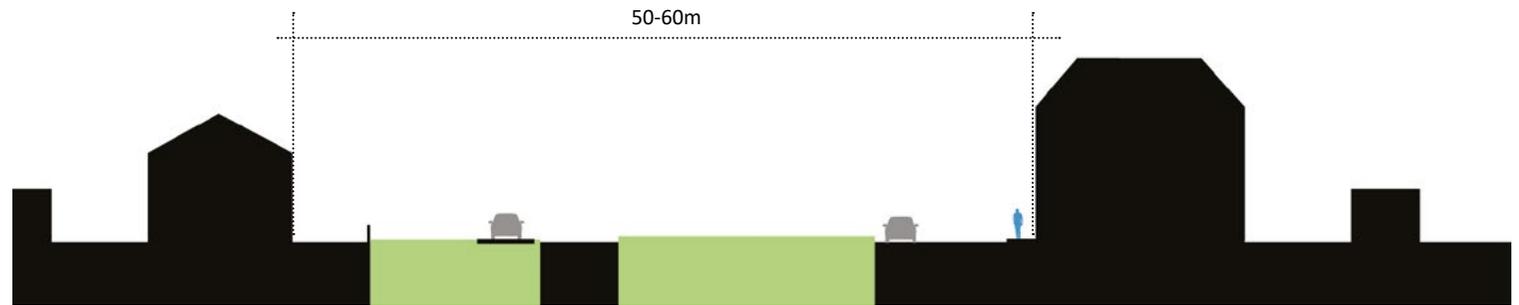


Fig 80. West Tilbury Street Sections Key Plan

*Section A
West Tilbury Village
Green*



*Section B
Church Road, Low Street*

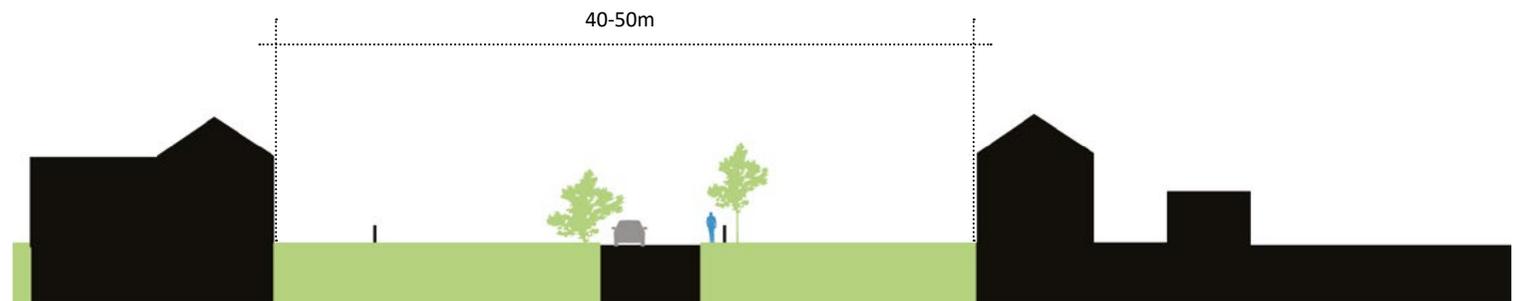


Fig 81. West Tilbury Street Sections

5.8 DEVELOPMENT DENSITY

As well as its small size and rural streetscape, the density of West Tilbury is relatively low when compared with Thurrock's other villages, and particularly their village cores.

The settlement around the village green has a density of 11 dwellings per hectare, slightly higher than Low Street where the density is 9 dwellings per hectare.

Both are lower than the main village core at Bulphan which is at 12 dwellings per hectare, but higher than the more peripheral areas of Bulphan which can go down to 1-2 dwellings per hectare where there is plot-land style development.



Fig 82. View looking north towards the village green from Church Road

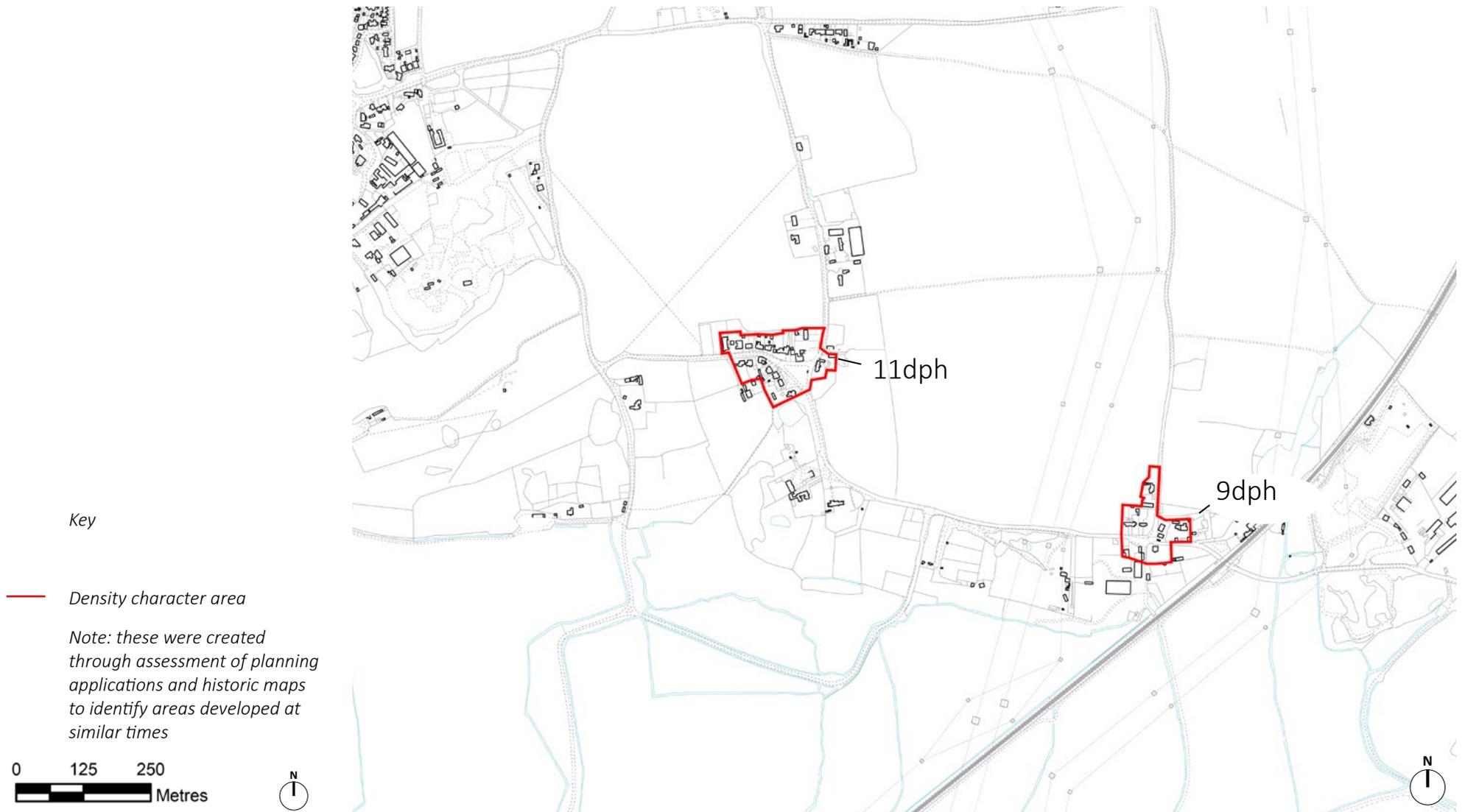


Fig 83. West Tilbury Density

5.9 BUILDING HEIGHTS

The use of half storeys with rooms in the attic and the use of dormer windows is less common in West Tilbury than in other villages in Thurrock.

Most buildings are 2 storeys, there are occasional 3 storey buildings and some single storey buildings although these tend to be non-residential uses- the agricultural and community buildings.



Fig 84. 1-2 Storeys Village Green



Fig 85. 2-3 Storeys Village Green



Fig 86. 2 storeys Church Road



Fig 87. 3 storeys Rectory Road



Fig 88. West Tilbury Building Height

5.10 BUILDING TYPES

Because of its small size, West Tilbury is consistently residential, with one community space and a few agricultural farmsteads around the village periphery.

There is a mix of housing typologies: most of the detached buildings are at the edges of the settlements, with the semi-detached housing seen more in the middle. There is a single row of 3 terraced houses framing the north side of the village green.

As well as the village hall, which is a single storey 20th century building, the Condovers Scout Activity Centre is located on Church Road, between the upper West Tilbury and Low Street. This consists mainly of an open activity field, as well as a bunk house and amenity storage sheds.

St James Church has now been converted into a residential building and so no longer serves as a church, instead the parish now congregates in the church in East Tilbury.



Fig 89. Semi-detached on the Village Green



Fig 90. Detached on the Village Green



Fig 91. Village Hall



Fig 92. Terrace on the Village Green

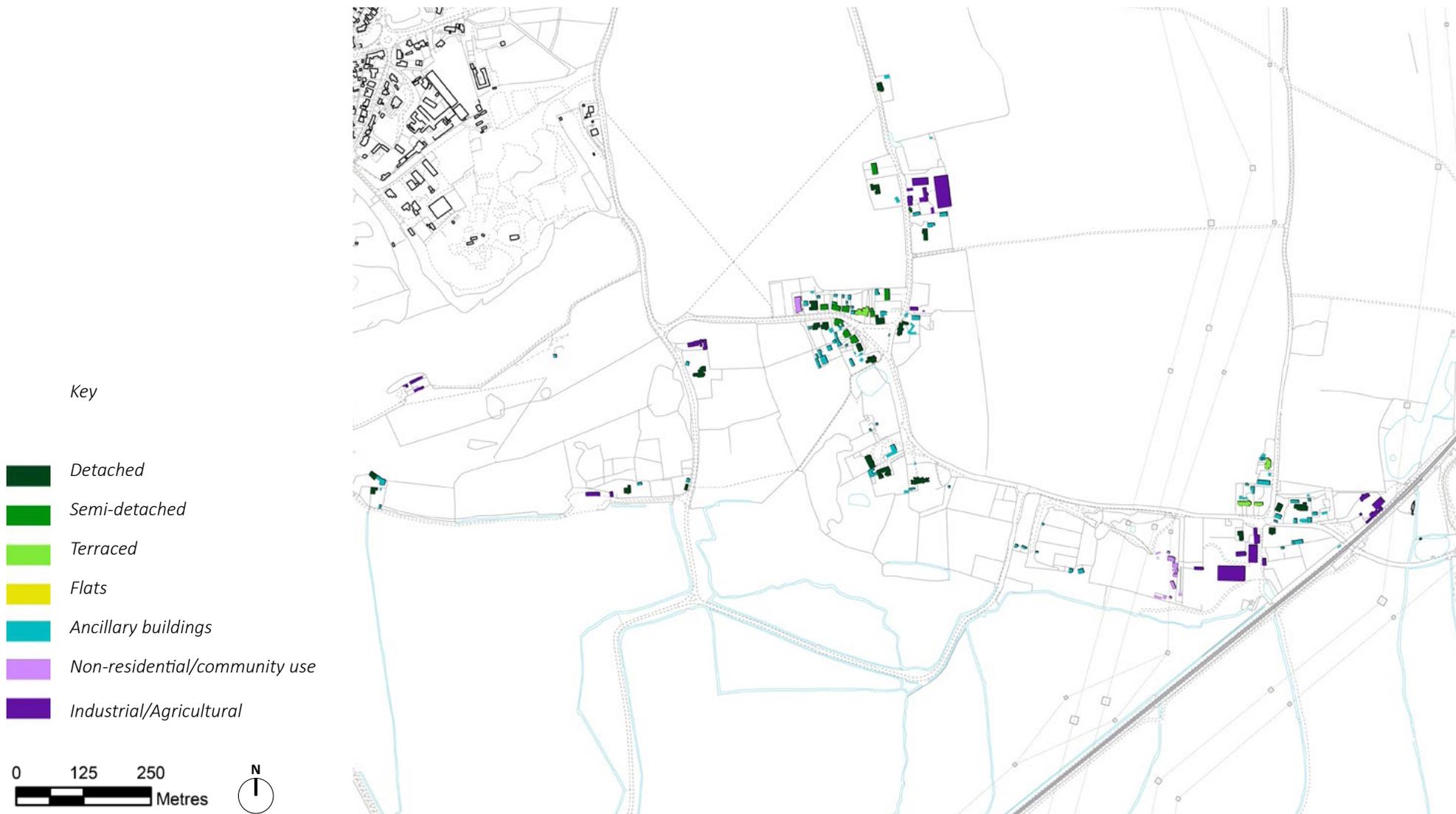


Fig 93. West Tilbury Building Types



WELL HOUSE

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

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*Rear cover: View towards East Tilbury from
Church Road*

