

**Land at Hart Road,
Thundersley, Essex**

**Castle Point Borough
Planning Application: Pre Application**

NGR 579691 188619

**Prepared for
Legal & General Affordable Homes**

**Project No. 210513
Report No. 2021196v2**

November 2021

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Archaeological Desk-Based Assessment

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Summary

This Desk-Based Assessment has been prepared for the proposed construction of a residential development of land to the south of Hart Road, Thundersley. The Site is currently occupied by a mid-20th century building, areas of hardstanding, equestrian facilities and grazing

The assessment has concluded that:

- The Site is generally considered to have low potential for archaeological remains to be present based on the currently available evidence based on discoveries elsewhere in the wider Study Area;*
 - A post-medieval ditch is shown on historic maps crossing the Site and there is a greater likelihood of chance finds for this period;*
 - No impacts on the fabric or settings of any designated heritage assets have been identified;*
 - The Site has been exposed to previous disturbance from 20th century construction activity associated with the building and associated services and landscaping;*
 - The proposed works are likely to have an impact upon any surviving archaeological deposits within the Site;*
 - As archaeological remains may be present on the Site the LPA may require archaeological works to be undertaken;*
 - In this instance this could take the form of archaeological trial trenching to better determine the presence or absence of archaeological remains. Alternatively monitoring by watching brief may be practicable though represents a greater risk to construction programmes;*
 - Such works could be secured by means of a condition.*
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- It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East.*
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- The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Castle Point District Council) and their archaeological advisors (ECC Place Services)*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the Centre for Applied Archaeology UCL) has been commissioned by Legal & General Affordable Homes (the client) to carry out an archaeological appraisal in relation to the proposed residential development of land to the south of Hart Road, Thundersley, Essex (Fig. 1). The development proposals seek to demolish existing buildings on the Site and to build 46 residential units across the Site. This appraisal comprises a desk-based assessment and preliminary walkover survey.
- 1.2 The Site is centred on National Grid Reference 579691 188619 and is an area of c.1.7ha which is predominantly greenfield. The northern part of the Site is in equestrian use, with a stables and manège present. No. 248 Hart Road is also included in the 'red line' boundary of the proposed development and will be demolished to provide suitable access to the development.
- 1.3 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their *Standards and Guidance for historic environment desk-based assessment* (CIfA 2017). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.4 For the purposes of this assessment, the extents of the Site have been taken to be those identified in the plans provided by the client and provided on Fig.2. For the purposes of the archaeological assessment a wider Study Area of 1 km radius has been considered to place the Site within its wider context and ensure that all potential effects on designated and non-designated heritage assets are properly identified and assessed. Information beyond this limit has been included where considered relevant.
- 1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the Historic Environment Record (HER) held by Historic England (GLAAS) and from the collections of the Redbridge Archives. Listed Building and Conservation Area data was acquired from Historic England and LB Redbridge. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.
- 1.6 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains

within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and intrusive investigations such as geophysical surveys, surface artefact collection surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location, Topography and Hydrology

- 2.1.1 The Site lies on the southern side of Hart Road, a roughly west-east orientated road which now links the centre of Thundersley (to the west) and the Rayleigh Road. To the front (north) of the Site is no 248 Hart Road, a detached residence and gardens, and an access track. The latter leads to an equestrian area which includes stables, hardstanding and manèges. Beyond this the majority of the Site is covered by rough grassland. Its boundaries are generally demarcated by hedgerows and trees. There is an infilled pond in the south-east of the Site.
- 2.1.2 Beyond the Site the area is almost entirely built-up with residential development to the north and east. Cedars Hall Primary School is situated to the west. To the south of the Site is an open field which separates it from The Chase, another residential road.
- 2.1.3 The Site is situated on the Rayleigh Hills, which stretch from Hockley in the north, through Rayleigh and Thundersley to Hadleigh and Benfleet to the south where they drop down to the alluvial tracts along the River Thames. Thundersley is positioned towards a high point at the south-western end of the hills, at c. 75m above Ordnance Datum (AOD). The Site itself sits on a south facing slope, dropping from c. 71.6m AOD at the entrance to c. 67m AOD at its southern boundary.
- 2.1.4 The nearest surface water is an open drainage ditch running along the southern boundary of the Site.

2.2 Geology

- 2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online¹, the natural geology of the site comprises bedrock geology of Bagshot Formation. The superficial geology is mapped Head (clay, silt, sand and gravel).
- 2.2.2 The wider Rayleigh Hills geology is made up of a complex sequence of clays, sands and gravels of the Claygate and Bagshot sequence which in places resulted in the formation of podzolised heaths (Rippon 1999). The soilscapes across the hills are described as slowly permeable seasonably wet acid loamy and clayey soils (Soilscape 17) and slightly acid loamy clayey soils with impeded drainage (Soilscape 8)². The London Clay areas to the west of the hills have heavy clay soils and to the east are lighter brickearths and terrace gravels.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> accessed August 2021

² <http://www.landis.org.uk/soilscales/#>

Pleistocene Geology

- 2.2.3 Head deposits are slope deposits formed by solifluction under periglacial conditions. In the case of much of Essex these are considered most likely to have formed in the late Pleistocene and as such have no potential for *in situ* Palaeolithic remains to be present (O'Connor 2015). However it is possible that they could contain re-worked material (ibid). There is the possibility that older Head deposits (contemporary with the Palaeolithic) may be present in the county and similarly that the mapped Head may include other deposit types, for example, plateau brickearth (O'Connor 2015).
- 2.2.4 Reference to *Managing the Essex Pleistocene* (O'Connor 2015) shows the Site as lying in an area of Moderate grade relating to Head deposits which may overlie High Level East Essex gravels³ and where residual Palaeolithic flints have been found (PPA Id. No. 208). The attribution Moderate is defined by this project as an area having a "Reasonable likelihood of [Pleistocene] deposits with remains" and possible importance deriving from "Less abundant disturbed artefactual and/or faunal remains from units of reasonable stratigraphic and chronological integrity; deposits with moderate lithostratigraphic sequences and relationship" (Ibid).
- 2.2.5 Reference to the lithology in the borehole logs from geotechnical investigations (discussed below) shows the deposits underlying the Topsoil/Made Ground are predominantly composed of clay with a minor and/or gravel component. No deposits were recorded which could be interpreted as being part of the High Level East Essex gravels sequence (2.2.4 above). This would suggest that either these deposits do not underlie the Head at this location or that they are buried at depth below the level of the geotechnical investigations; between 1.1m and 5.45m below present surface level (BPSL).

Geotechnical Information

- 2.2.6 Geotechnical investigations were undertaken by ARP Geotechnical Ltd in 2020 (ARP 2020). Fifteen trial pits and seven windowless sample boreholes were excavated across the Site, the test pits to 1.1m -1.9m BPSL and the boreholes to 3.5.-5.45m BPSL. An old land drain was recorded in TP 2.
- 2.2.7 The sequence of deposits recorded can be summarised as follows (from top to bottom):
- Topsoil - brown slightly sandy slightly gravelly clayey soil (0.3m thick);
 - Made Ground – [pond infill] brown slightly sandy gravelly clay (0.6m thick) WS 1 only;
 - Made Ground – [basal deposit in pond] dark grey/black slightly sandy slightly gravelly clay, with the gravel content of wood, organic matter, and mixed lithology (0.2m thick) WS 1 only;
 - Made Ground – Concrete hardstanding (0.3m thick) underlain by grey slightly sandy slightly gravelly clay with brick fragments (0.2m thick). WS 7 only;

³ Sequence of terrace gravels associated with the course of the ancestral River Medway across Essex and dating to c.700,000 to 480,000BP.

- Head - firm to stiff (medium to high strength) grey mottled brown slightly sandy clay, commonly slightly gravelly (>5.1m thick).

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework (NPPF)

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 189 – 208) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that *'heritage assets are an irreplaceable resource'* and should be conserved *'in a manner appropriate to their significance'* (Section 16, paragraphs 189-190)⁴. Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows
- 3.1.3 The Framework requires that planning applicants should *'describe the significance of any heritage assets affected'* by their application, *'including any contribution made by their setting'* (Section 16, paragraph 194)².
- 3.1.4 The NPPF is supported by Planning Practice Guidance⁵. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum⁶.

Local Planning Policy

3.2 Castle Point Borough Local Plan

- 3.2.1 The Castle Point Borough Local Plan was adopted in 1998, saved in its entirety to 2007, and since that date only certain policies remain saved⁷. Castle Point note that "Until such time as the New Local Plan is adopted, the 1998 Adopted Local Plan should be considered alongside the National Planning Policy Framework (NPPF)" (ibid)
- 3.2.2 The adopted Local Plan (1998) saved policy as it pertains to archaeological sites and monuments is as follows:

⁴ <https://www.gov.uk/government/publications/national-planning-policy-framework--2> , accessed July 2021

⁵ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>, accessed July 2021

⁶ <http://historicengland.org.uk/advice/planning/planning-system/>, accessed July 2021

⁷ <https://www.castlepoint.gov.uk/adopted-local-plan/> accessed October 2021

Policy EC38 - Archaeological sites and monuments

(i) where important archaeological sites and monuments, both scheduled and unscheduled, and their settings are affected by a proposed development, preservation in situ will be sought.

(ii) if there is evidence that archaeological remains exist, the extent and importance of which is unknown, the council will require developers to arrange for an archaeological field assessment to be carried out before the planning application can be determined in order to inform the planning decision.

(iii) where preservation is not possible or feasible then the council will not allow development to take place until satisfactory provision has been made for a programme of archaeological investigation and recording prior to the commencement of the development.

3.2.3 Saved policies have been assessed for their conformity with the NPPF (CPBC 2013); the closer the policies are in the Adopted Local Plan to those in the NPPF, the greater the weight they may be given⁸. Policy EC38 was assessed as consistent with section 12 of the NPPF (as of 2013⁹).

3.2.4 Castle Point Borough Council requests archaeological advice from Essex County Council Place Services Historic Environment team.

⁸ <https://www.castlepoint.gov.uk/adopted-local-plan/> accessed October 2021

⁹ The NPPF has been revised since this date and policies pertaining to Conservation and the Historic Environment can be found in section 16 (paragraphs 189-208)

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

- 4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.6 and including additional heritage assets, where appropriate, identified from field and geophysical survey. The identified heritage assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Fig. 1 unless otherwise indicated.

4.2 Heritage Assets

- 4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset.

- 4.2.2 Heritage assets of archaeological interest (i.e. archaeological sites) are defined by guidance as follows:

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. (Historic England¹⁰)

As such a heritage asset of archaeological interest can be considered a place where material remains of human activity are present or have the potential to be present, typically (although not exclusively) below ground. The scale and type of remains varies, for example from the findspot of a single artefact to landscapes of interlinked sites, monuments and findspots.

Designated Heritage Assets

Listed Buildings

- 4.2.3 There are no Listed Buildings within the Site and three within the wider Study Area; Thundersley Lodge (**1**), 96 and 98 Daws Heath Road (**2**) and 8 and 10 Hart Road (**3**). All are Grade II Listed and post-medieval in date. Thundersley Lodge is of 16th century and later date (List No 1123663), 96 and 98 Daws Heath

¹⁰ <https://historicengland.org.uk/advice/hpg/hpr-definitions/a/534722/> Accessed June 2020

Road (List No 1170144) and 8 and 10 Hart Road (List No 1337719) are of 18th/19th century date. All lie over 600m from the Site and are situated within areas of later (modern) residential development.

Other

- 4.2.4 There are no examples of the following designated heritage assets within the Study Area: World Heritage Sites, Scheduled Monuments, Conservation Areas, Registered Historic Parks and Gardens, Registered Historic Battlefields or Protected Wrecks.

Non-Designated Heritage Assets

Essex HER

- 4.2.5 A number of non-designated heritage assets are recorded on the Essex Historic Environment Record (EHER) database, maintained by ECC Place Services. These are discussed in the chronological sections below.

4.3 Historic Landscape Character

- 4.3.1 The *Essex Thames Gateway Historic Environment Characterisation* (ECC 2007) describes the Site as being in Historic Environment Character Zone 84.1 Thundersley whose character is recorded as:

Thundersley comprises a 20th century residential development, although a few buildings survive from the original dispersed settlement pattern. The historic landscape was originally defined by irregular rectilinear fields. The first half of the 20th century saw extensive plotland development, the boundaries of which largely respected the earlier field layout. Most of the plotlands were absorbed into residential developments in the late 20th century although some survive in the centre of the zone, together with secondary woodland. The centre of the zone also contains open school playing fields. (ECC 2007)

- 4.3.2 In 1903, prior to the extensive development, the Rayleigh Hills were summed up as being less cultivated than neighbouring areas, with commons, woodlands and village greens (Rippon 1999). Broadly contemporary is an account in the Southend Standard which notes “The village of Thundersley, or, rather the district, for the houses comprised in it are widely scattered and nowhere congregate into anything approaching a hamlet ...”¹¹.

4.4 Previous Archaeological Investigations

- 4.4.1 No recorded archaeological work has previously taken place within the boundaries of the Site.

¹¹ <https://www.hadleighhistory.org.uk/content/main-subjects/places/report-thundersley-southend-standard-1902>
accessed October 2021

- 4.4.2 There have been few intrusive archaeological works within the wider Study Area given the lack of investigation undertaken at the time of the main development of the area in the 20th century. Work on the water mains at Thundersley Common was subject to a watching brief in 1992 but no archaeological remains were identified (EHER EEX53120). Geophysical survey at Claydons Farm did not identify any clearly defined traces of archaeological remains (EHER EEX56205).

4.5 Archaeological Periods

- 4.5.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers refer to Fig. 1.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.5,000 BC)

Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)

Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)

Prehistoric: Iron Age (c. 600 BC - AD 43)

Romano-British (AD 43 - c. AD 410)

Early Medieval (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

4.6 Prehistoric

- 4.6.1 As noted above the Site lies in an area of Head deposits which have the potential to contain residual (i.e. not in situ) archaeological remains of Palaeolithic date. There are no remains of this period recorded within the Site or study area.
- 4.6.2 In the wider south Essex area there is widespread evidence for early prehistoric activity, with the gravels and brickearth to the east of the Rayleigh Hills noted as particularly productive (Wymer & Brown 1995).
- 4.6.3 The Mesolithic period saw re-colonisation following the end of the last glacial maximum and eventually the separation of the British Isles as sea levels rose. evidence for this period is mainly limited to stray finds with occasional evidence for more substantial activity. The Neolithic witnessed increasing temperatures and more settled human occupation, which allowed for the development of more permanent farming systems. Woodland clearance opened up land for crops and the domestication of animals.
- 4.6.4 Evidence for Mesolithic and Neolithic activity in the study area is limited to findspots of flint artefacts; Mesolithic or Neolithic worked flints from Thundersley (4) and from "...near Thundersley Lodge" (5) and Mesolithic flints of unspecified type (6). In the case of the latter the location can only be considered indicative as two differing grid references are given and the finds were recovered in 1947

but not reported until 1986 (EHER 9822). Flints of unspecified prehistoric date have also been reported (7).

4.6.5 The Bronze Age is characterised by the introduction of metals and the construction of a distinctive burial tradition under earthen barrows which formed part of a monumental ritual landscape. An expansion of population and metal tools saw a greater degree of clearance of land for agriculture, the establishment of field systems, and more settled communities. Such settlements comprised groups of roundhouses which were sometimes situated within ditched enclosures. The Iron Age saw a general continuation of trends from the preceding period, with increasing numbers of open settlements and defended enclosures evident.

4.6.6 Known remains of Bronze Age and Iron Age date are similarly sparse in the study area and limited to artefacts; brass [?] and copper spearheads found in the mid-19th century (8 & 9) and a gold quarter stater (10).

4.7 Romano-British

4.7.1 Essex in the Romano-British period evolved to something like its present form during the Pax Romana, the more stable period following the accession of Vespasian in 69AD. The main roads around the county, the London-Colchester road and the Colchester-Bishops Stortford-St Albans road had been established along with a number of other roads which remain in use (Hunter 1999). Towns were also established, often developing from earlier farmsteads or hamlets. Known villas are generally situated on the 'Till' country, generally north of a line along the A12 along to Chelmsford and then to Maldon (ibid). The Rayleigh Hills were probably settled and at least some woodland cleared (Rippon 1999).

4.7.2 Within the Study Area known archaeological remains of Romano- British date are limited to findspots (12 to 14). On the edge of the study area on the Rayleigh Hills, a Roman settlement or villa has been recorded at Dawes Heath (11), situated to the east of Thundersley. As suggested above this is an unusual location for a site such as this and Hunter (1993) speculates that it may perhaps be something more like a hunting lodge for someone of high status.

4.8 Early Medieval (Anglo-Saxon)

4.8.1 Whilst there is some, albeit limited, evidence of Romano-British settlement on the Rayleigh Hills in the Roman period activity would seem to have been less intense in the early Saxon period and there may have been some woodland regeneration (Rippon 1999). By the middle/late Saxon periods the numerous – *leah* [clearing] placenames in the area, including Thundersley, suggest a well wooded landscape (Rippon 1999, Hunter 1999). Clearings within it may initially have comprised heathland pasture, later enclosed into small fields (Hunter 1999).

- 4.8.2 Archaeological remains of early medieval date within the study area are limited to findspots of pottery (**15** and **16**). There is no further information relating to the provenance of these finds.

4.9 Medieval

- 4.9.1 Thundersley is referenced in the Domesday Book (1086) as *Thunreslea* and was the land of Swein of Essex¹². Resources included two lord's plough teams, two men's plough teams, pasture for 200 sheep and woodland for 50 pigs (ibid). Overall analysis of the Domesday data shows the Rayleigh Hills had lower densities of ploughs, population and value compared to the adjacent London Clay and Brickearth areas which is thought to demonstrate their well wooded nature (Rippon 1999). The settlement pattern on the Rayleigh Hills was dispersed and small; scattered farms, tofts and occasional hamlets. Lowland farms may have had enclaves of woodland on the Hills (Rackham 1986). Reference to comparatively early historic maps, such as the Chapman and Andre map of 1777 (Fig. 4), show that Thundersley had no distinct foci; the church and hall stand separate and isolated to the west and the other buildings are scattered along the roadsides.
- 4.9.2 The hills were the site of three royal deer parks in the 11th-13th centuries which are likely to have been largely woodland (ibid) with other woods around them. These included the Thundersley deer park (**18**) within which the Site lies. Overall the landscape of the hills was probably a mix of woodland and common [heath] crossed by tracks/lanes (Rippon 1999, fig 22). Daws Heath Woods (**17**) is a surviving area of ancient landscape which includes hedgerows with woodlands of pre-1600 date.
- 4.9.3 Archaeological remains of medieval date within the Study Area are limited to a single findspot (**19**) of a seal matrix.

4.10 Post-Medieval

- 4.10.1 Post-medieval Thundersley probably remained little changed, with the extensive areas of woodland and common still extant. The road pattern had been established by 1777, as shown by Chapman and Andre (Fig. 4). The main road running along the site frontage linked to a junction which was the site of The Horse Shoes, situated on the corner of Sawns Green, delineated to the south by a track which was to become Dark Lane.
- 4.10.2 By the early 19th century parts of the roadside waste along Hart Lane had been granted to individual owners, with the consent of the copyholders, by the Lord of the Manor (D/DGs P1; 1815; Fig. 5). The land to the south of the road was owned by Thundersley Lodge Farm.
- 4.10.3 The tithe map (not reproduced) is in poor condition but it would appear that the entrance to the Site runs through Plot 177 and the majority of it lay in Plot 174. The apportionment, dating to 1838, shows the entrance plot as unnamed and

¹² <https://opendomesday.org/place/TQ7888/thundersley/>

owned by Thomas Buskin and occupied by Thomas Eads and under arable cultivation. Plot 174 was part of Thundersley Lodge, owned by Geor [sic] Shaw George and occupied by Robert Dean, and also under arable cultivation. Neither plot is named. The 'Poorhouse' was located in the adjacent roadside plot to the east. This was made up of three cottages, one of which remained standing until the 1960s.¹³

4.10.4 By the late 1890s reference to the historic maps of the area show some of the larger fields around Thundersley Lodge had been divided into smaller plots; the start of the plotlands which are a significant component of the historical development of the area. Land sales had taken place at the adjacent Thundersley Hall estate in 1872 and c. 1900 perhaps reflecting a decline in land values in response to the imports of cheap American wheat, poor harvests or a change in personal circumstances of the landowners¹⁴. The Coombe Wood Estate plots were also put up for sale in 1900¹⁵. In general Thundersley became an area of occasional villas and plotland bungalows, occasional small shops in a landscape of poultry and pig smallholdings, market gardens, grazing fields and orchards (as shown on the 1923 Ordnance Survey map; Fig. 8). The gradual construction of detached homes in the area continued through the early and mid-20th centuries.

4.10.5 Hart Road, along with the area to the north, was extensively developed in the post-World War II era, between the 1950s and 1960s. Much of the building was undertaken by a local builders, C.S. Wiggins and Sons who were based at Raymonds Farm, 57 Hart Road until the 1980s¹⁶. Claude Stanley 'Stan' Wiggins started his company following World War I when he had been imprisoned in Dartmoor as a conscientious objector¹⁷. He bought war surplus factory huts to put up as tin roof bungalows along Hart Road, then reinvested the profits in further ventures. He also constructed chapels for the Peculiar People¹⁸, of which he was a part. This denomination had strong centres in the nearby Daws Heath area.

4.10.6 The area to the west of the Site was partly built over and the Cedar Hall School established between the 1960s and 1970s. By the latter date the Site was in broadly its current configuration, a single plot accessed from Hart Road with some small outbuildings including a glasshouse.

4.10.7 Post-medieval heritage assets within the study area comprise Claydons Farm on Daws Heath Road (20), a bell (21), a destroyed World War II road barrier (22) and floodlight (23).

¹³ https://www.hadleighhistory.org.uk/content/main-subjects/places/place/the_thundersley_workhouse

¹⁴ https://www.benfleethistory.org.uk/content/browse-articles/areas/tarpots-area/of_plotlands_and_manors

¹⁵ <https://www.hadleighhistory.org.uk/content/main-subjects/places/place/brochure>

¹⁶ <https://www.hadleighhistory.org.uk/content/main-subjects/places/place/the-changing-face-of-thundersley-village>

¹⁷ <https://www.essex100.com/product/wiggins-the-builder/> The Wiggins family were also the adoptive parents of the author Bernard Cornwell

¹⁸ An offshoot of the Wesleyan denomination, founded in Rochford, Essex by James Banyard in 1838.

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 The earliest maps of the area comprise small scale county maps, such as the Saxton map of 1576 (not reproduced), which show little detail beyond the main settlements and the general landscape.
- 5.2 The earliest map which shows any detail around the Site is the Chapman and Andre map of Essex, published in 1777 (Fig. 4) This shows Hart Road, although it is not named, and the occasional buildings along it and other roads. Sawns Green lies to the east. There are no features shown in the Site area itself or along the roadside. The roadside waste was transferred from the manor in 1771 and by 1815 (Fig. 5) there were some cottages on it which may have been the poorhouses mentioned in the histories of the parish and the tithe award of 1838. None of these buildings are located within the Site boundary. This 1815 map does not depict any detail of the landscape other than the roadside waste.
- 5.3 The Tithe Map of 1838 (not reproduced) shows the area in more detail, although it is in poor condition. The majority of the Site is situated within a single field, other than the small section running up to the road which crosses a roadside plot. The arrangement of these plots appears the same as that depicted on the 1815 map (Fig. 5). There are no features shown in the Site area itself other than what may be a small pond in the south-west corner.
- 5.4 The Ordnance Survey map of 1876 (Fig. 6) shows much the same layout as the Tithe and 1815 map. The majority of the Site lies within what was a single field and the access crosses the, then undeveloped, roadside plot.
- 5.5 By 1896 (Fig. 7) the Ordnance Survey depicts the development of the 'plotlands' in the area; the large fields to the south and east of the Site can be seen to have been divided into regular plots, some of which had been laid to orchard. The Site however remained a single field, with the roadside undeveloped.
- 5.6 By 1923 (Fig. 8) bands along the west and south sides of the Site had been laid to orchard. Plotlands had been established to the west of the Site. The same layout is depicted in 1938-9 (not reproduced).
- 5.7 By 1955-6 (Fig. 9) increasing development can be seen along Hart Road. The Site itself however remained as largely a single field. Small outbuilding/s are depicted in its north-west, in the main field where the site access widens out. The houses along the roadside plots in the Site access and to its east were constructed in the 1950s/1960s and are shown on the 1962 map (not reproduced). Those to the west and the Cedar Hall School were built by 1972 (not reproduced). There were no significant changes in the Site itself, other than the addition of occasional small, likely insubstantial, outbuildings.

6.0 AERIAL PHOTOGRAPHS

- 6.1 A search was undertaken of aerial images on Google Earth. These show that the Site has been in equestrian usage for some time. The manège, hardstanding and some stables had been constructed by 1999 as had a large pond in the south-west corner of the Site (infilled by 2017). Other outbuildings have been added in subsequent decades. No features of archaeological/heritage interest are visible.

7.0 WALKOVER SURVEY

- 7.1 A walkover survey by the author was undertaken on 20 October 2021. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource, and to assess any potential impacts on the setting of heritage assets within the Study Area. The walkover survey was rapid and was not intended as a detailed survey. The current s Site plan is provided as Fig. 2.
- 7.2 The Site is accessed off Hart Road, a concrete driveway runs along the west side of the mid-20th century house and its front garden; it also has a small garden to its rear. Large double metal gates provide access to the land to the rear of the house.



Site access showing drive and mid-20th century house



Concrete hardstanding, looking towards the Site entrance

- 7.3 The northern part of the main Site area is largely occupied by an equestrian area. Along the western boundary is a small grassed area with shed and an overgrown area. A large area of concrete hardstanding lies to the east of the small manège and outbuilding providing a turning area for large vehicles. To the east of these is a manège and grazing area.



Hardstanding area beyond the double gates looking towards the stable block



Manège and grazing area at the north end of the Site

- 7.4 Beyond this is a stableyard with various outbuildings and stables arranged around further areas of hardstanding. Various access points from this lead to the rough grazing which covers the remainder of the Site. No earthworks or

other traces of archaeological features were noted in this area. The infilled pond was identifiable in the south-west corner of the Site.



Example of building in the stable block looking across the grazing area to the infilled pond



View across the grazing area south-west towards the infilled pond

- 7.5 No setting issues have been identified in relation to designated heritage assets within the study area as there is no intervisibility with the Site.

8.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

- 8.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there is a single heritage asset within the boundaries of the Site; the historic boundary marking the edge of the roadside waste.
- 8.2 No definitive Pleistocene deposits, which could be of geoarchaeological interest, are mapped within the Site. Managing the Essex Pleistocene identifies the Site as being within an area with some potential for deposits but these have not been identified during geotechnical works.
- 8.3 The available evidence suggests a generally low archaeological potential in relation to the prehistoric periods. Any archaeological remains are most likely to comprise chance finds.
- 8.4 The Site lies in an area which was most likely to have been sparsely settled in the Romano-British period, on this basis there is a generally low archaeological potential.
- 8.5 The archaeological and historical evidence would suggest that this area of Essex was a well wooded landscape in the early medieval period, with clearings within it. Settlement in the medieval period continued to be small and dispersed; with scattered roadside green settlement. Overall the available evidence would suggest that there is a generally low archaeological potential for these periods.
- 8.6 The post-medieval layout of the Site has been established by map regression and from historical data. The roadside waste along the Site frontage was undeveloped until the mid-20th century and the remainder of the Site has been a single field since at least the 1830s. Known features comprise a mapped field boundary which may survive as below-ground remains. Chance finds may also be present. As such it is considered that there is high potential for post-medieval remains to be present.
- 8.7 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.
- 8.8 The significance of any heritage assets that may exist on the Site cannot be determined in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of local or perhaps regional significance.
- 8.9 The mapped historic field boundary is considered, on the available evidence, to be of low significance.

9.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

9.1 The construction the existing building, services and landscaping works are likely to have had an impact on any archaeological remains present. In this instance the Site lay in an historically rural area and as such archaeological remains would be shallowly buried, below topsoil/ ploughsoil. As such activities extending below this level may have disturbed, damaged or destroyed any archaeological remains present. Such activities could include:

- Excavation of foundations for the existing buildings;
- Excavation for services;
- Ground reduction for constructing areas of hard-standing laying of paving etc.

10.0 IMPACT OF PROPOSED DEVELOPMENT

- 10.1 In considering the potential impact of the proposed development on any heritage assets that are present, it is necessary to understand both the significance of the asset and the likely degree/magnitude of impact. The development proposals seek to construct residential properties on the Site with associated car parking, hard landscaping and gardens.

Impacts on designated heritage assets

- 10.2 No physical or setting impacts are anticipated on any designated heritage assets.

Impacts on non-designated heritage assets

- 10.3 No details of the construction methodology, such as foundation designs etc, were available at the time of reporting. However, based on the typical construction methodologies the following activities may extend below the level of existing disturbance and therefore have the potential to disturb, damage or destroy any, as yet unknown, archaeological remains which are present on the Site;
- Demolition activities if any existing foundations are grubbed out;
 - Excavations for ground reduction if required, including any possible sub-surface facilities;
 - Excavation of foundation trenches;
 - Excavation of service trenches;
 - Construction of car parking areas;
 - Hard landscaping;
 - Tree planting for landscape mitigation.
- 10.4 The historic field boundary that crossed the site is considered to be of low significance and as such impacts upon it can be classed as negligible.

11.0 DISCUSSION AND CONCLUSIONS

- 11.1 This assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information, and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area.
- 11.2 There is a single heritage asset within the boundaries of the Site; an historic boundary of minor significance marking the edge of the roadside waste (now the area of residential development along the roadside). There has been a limited amount of archaeological investigation in the area but the available archaeological and historical evidence would suggest that the Site has generally low archaeological potential. Archaeological remains are most likely to comprise chance finds. The post-medieval period has higher potential based on the presence of the mapped field boundary and the greater likelihood of chance finds.
- 11.3 Previous disturbance and damage to any below ground remains present is likely have occurred through the construction of the existing house and associated services and landscaping along with the development of the equestrian area. The proposed development is likely to result in impacts on heritage assets of archaeological interest that may be present where works extend below the level of previous disturbance.
- 11.4 Given the possibility that archaeological remains may be present on the Site the LPA may require archaeological works to be undertaken to mitigate the impacts on archaeological remains. In this instance this could take the form of archaeological trial trenching to better determine the presence or absence of archaeological remains. Alternatively monitoring by watching brief may be practicable. However, it should be noted that should archaeological remains be identified during such watching brief, time for archaeological excavation and recording will need to be allowed. This represents a greater degree of risk with regards to time and cost to the construction programme.
- 11.5 It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Castle Point District Council) and their archaeological advisors (ECC Place Services).

ACKNOWLEDGMENTS

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Richard Havis, ECC Place Services

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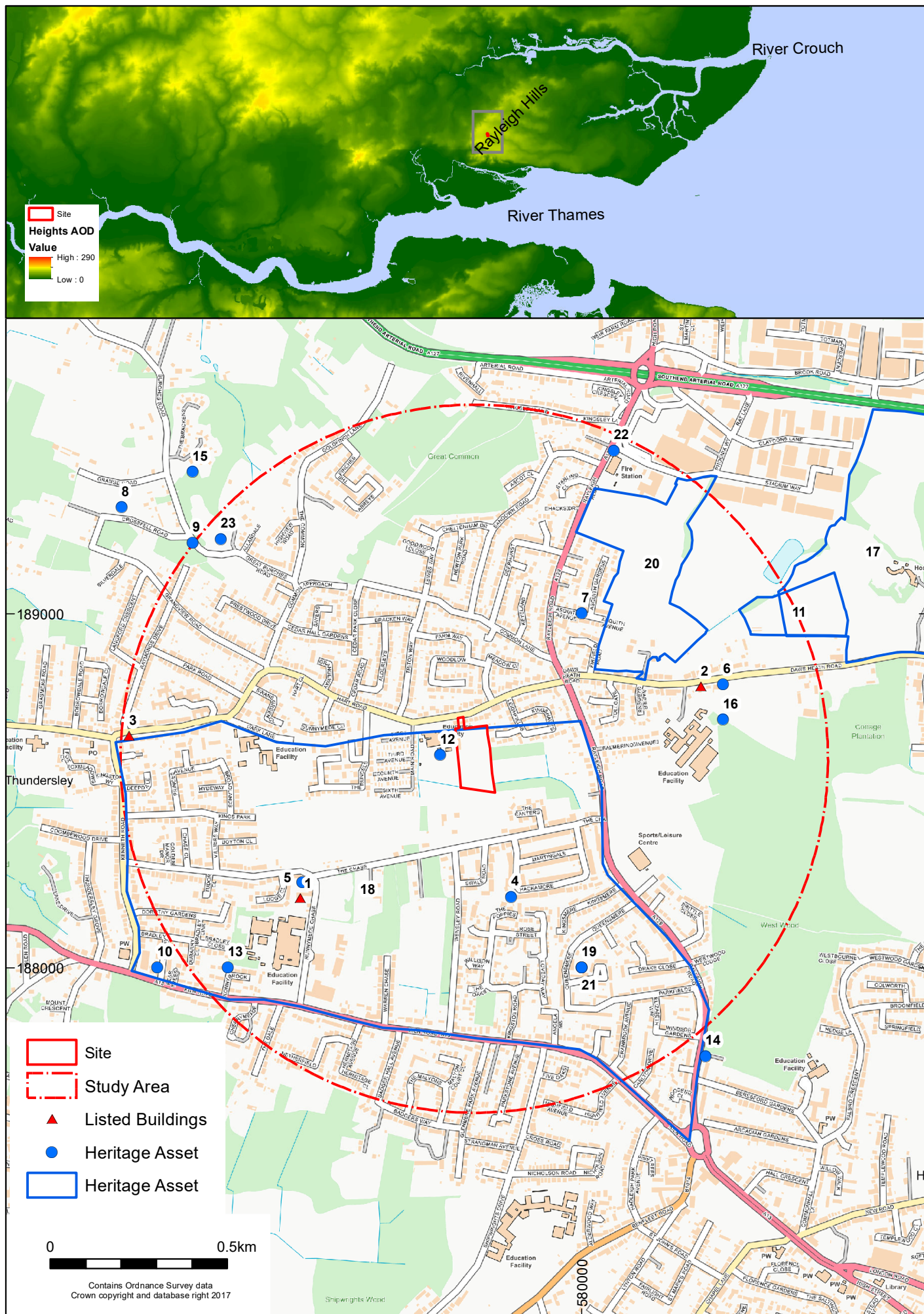
Appendix 1 - Summary Table of Heritage Assets

Designated Assets

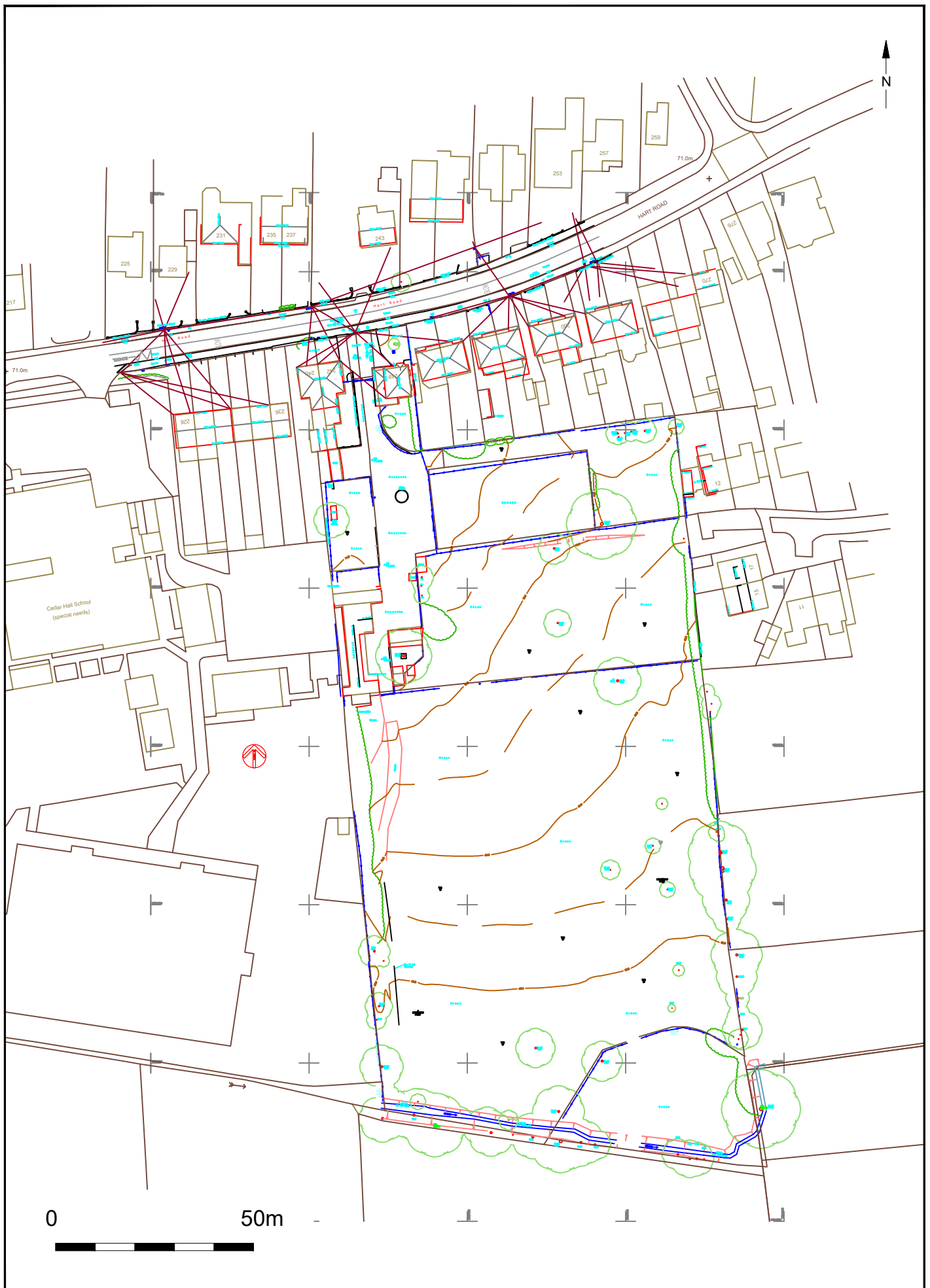
| ASE Ref | List No | Name | Grade |
|----------------|----------------|----------------------------|--------------|
| 1 | 1123663 | THUNDERSLEY LODGE | II |
| 2 | 1170144 | 96 AND 98, DAWS HEATH ROAD | II |
| 3 | 1337719 | 8 AND 10, HART ROAD | II |

Non Designated Assets

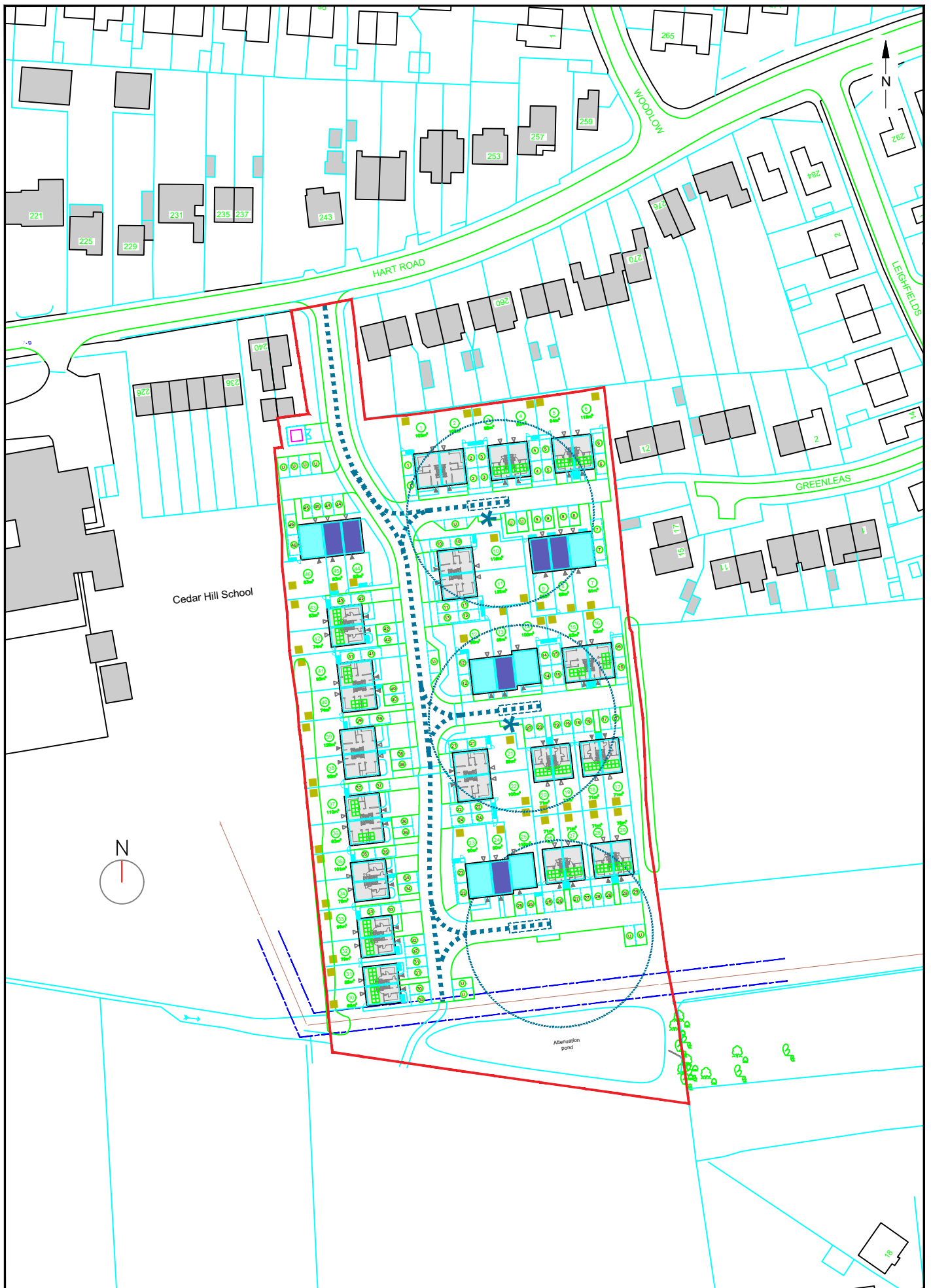
| ASE Ref | HER No | Summary |
|----------------|---------------|--|
| 4 | 7116 | Mesolithic-Neolithic chipped axehead found at Thundersley. |
| 5 | 7210 | Mesolithic or Neolithic worked flints found near Thundersley Lodge. |
| 6 | 9822 | Mesolithic flints found 1947, reported 1986. |
| 7 | 9504 | Reject core and side scraper. Retouched as a spoke shave. And polished axe fragment. |
| 8 | 7195 | White (source 1, 1898) mentioned 'several brass and copper spearheads' found in c1848. |
| 9 | 7235 | Bronze Age spearheads: several 'brass' and copper spearheads found in gravel pit on Little Common, near Birches. |
| 10 | 7194 | A gold quarter stater, Bellovaci, Mack type 4, was found on the south side of the road here. |
| 11 | 9674 | Reputed Roman villa. |
| 12 | 7076 | Decorated clay lamp. Found near reservoir |
| 13 | 9507 | Bronze figure (seated). |
| 14 | 9585 | Coin, possibly of Commodus, found here. |
| 15 | 21063 | Early medieval pottery. |
| 16 | 9609 | Early Medieval pottery. |
| 17 | 47206 | Designated Ancient Landscape by ECC 19/5/1992. |
| 18 | 46856 | Medieval deer park |
| 19 | 53190 | A Portable Antiquities Scheme findspot of Medieval date. |
| 20 | 47946 | Building recording and geophysics relating to the post medieval farm and its environs. |
| 21 | 54838 | A Portable Antiquities Scheme findspot of Post Medieval date. |
| 22 | 21062 | Road Barrier (destroyed) |
| 23 | 21063 | Floodlight (destroyed) |



| | | | |
|--------------------------|---------------|--|--------|
| © Archaeology South-East | | Land at Hart Road, Thundersley | Fig. 1 |
| Project Ref: 210513 | Nov 2021 | Site location and selected heritage assets | |
| Report Ref: DBA | Drawn by: EMH | | |

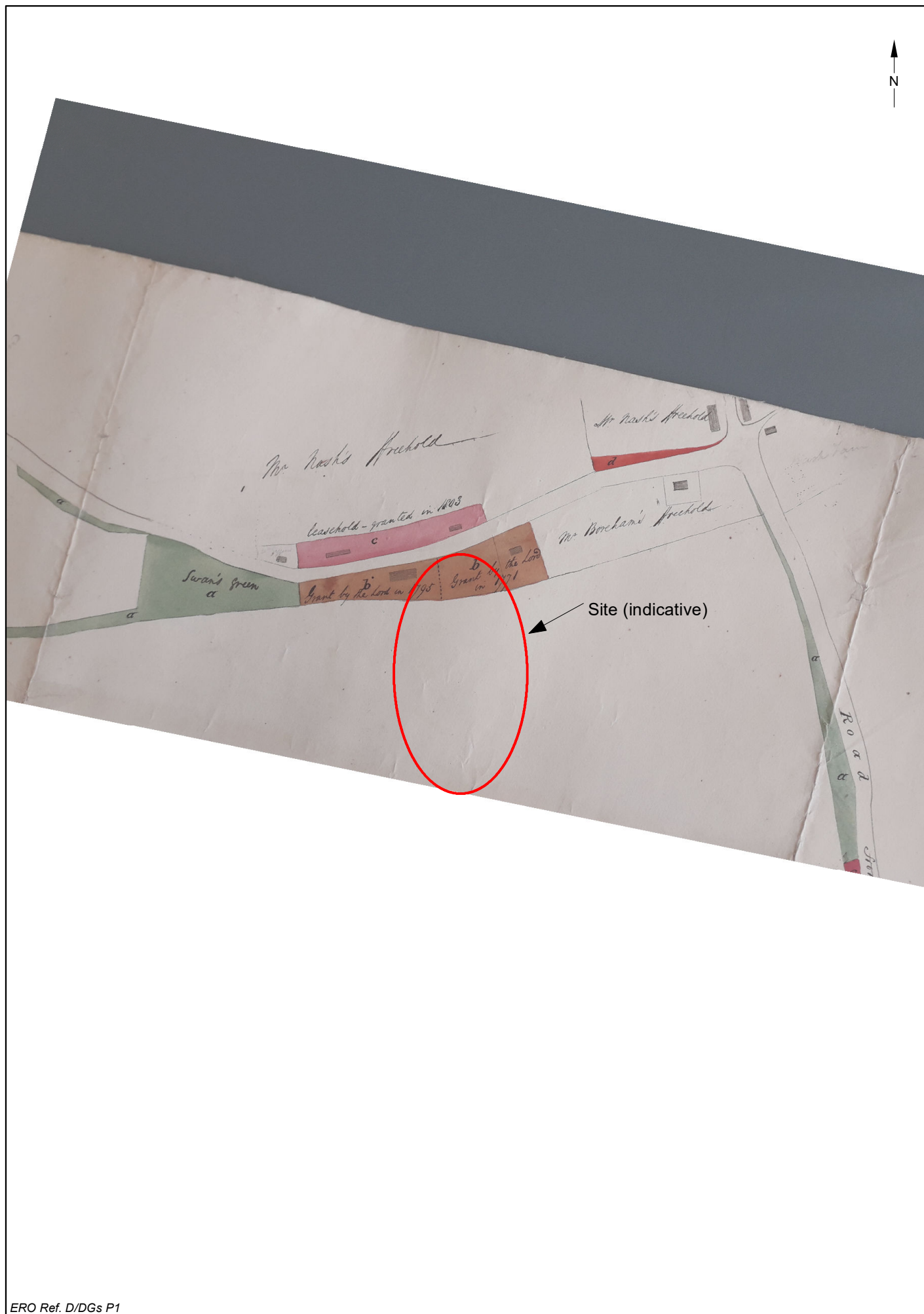


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|--------------------------|---------------|--------------------------------|--------|
| © Archaeology South-East | | Land at Hart Road, Thundersley | Fig. 2 |
| Project Ref: 210513 | Nov 2021 | Existing Site Plan | |
| Report Ref: DBA | Drawn by: EMH | | |



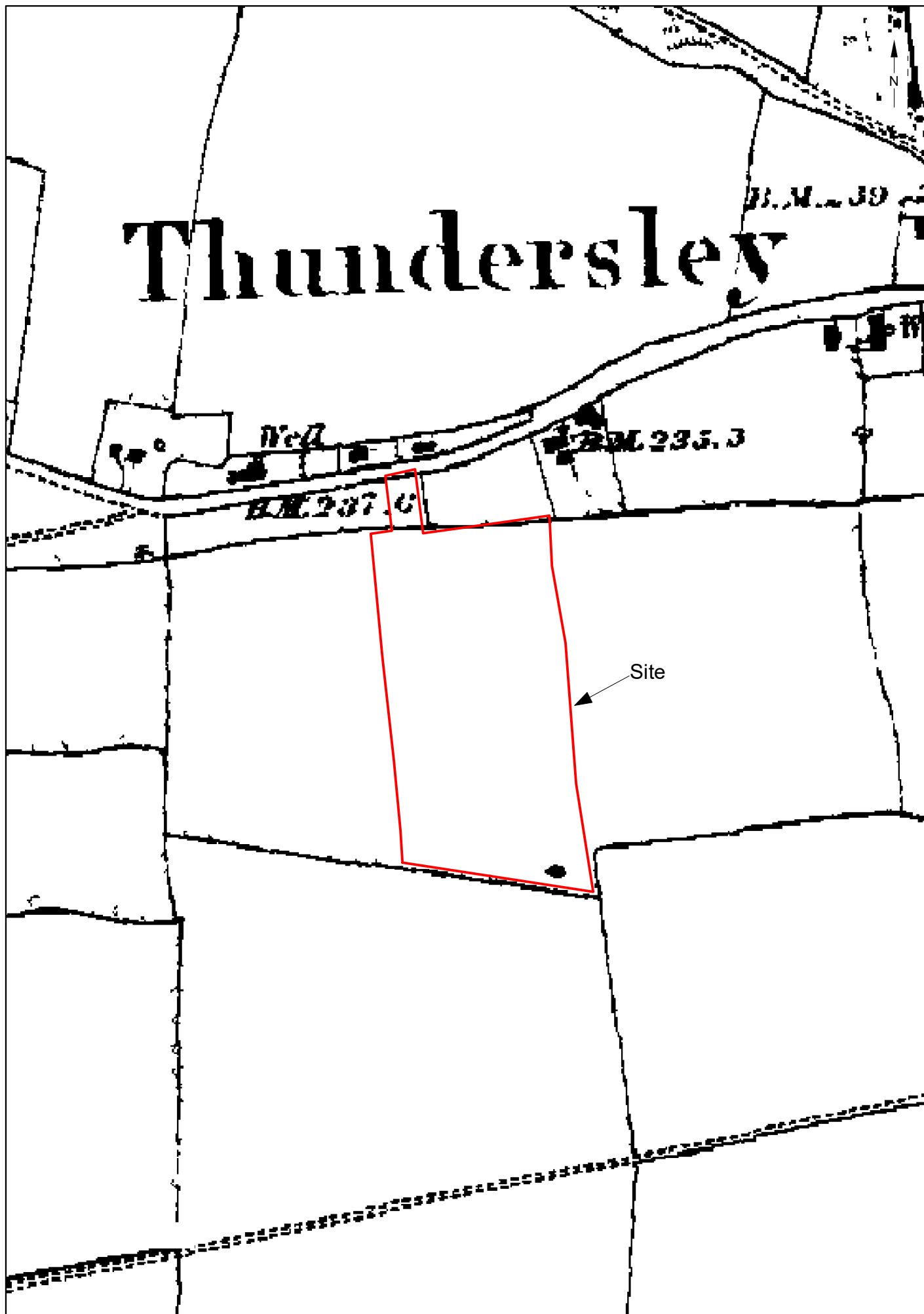


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|--------------------------|---------------|--|--------|
| © Archaeology South-East | | Land at Hart Road, Thundersley | Fig. 4 |
| Project Ref: 210513 | Nov 2021 | Extract from the Chapman and Andre map, 1777 | |
| Report Ref: DBA | Drawn by: EMH | | |

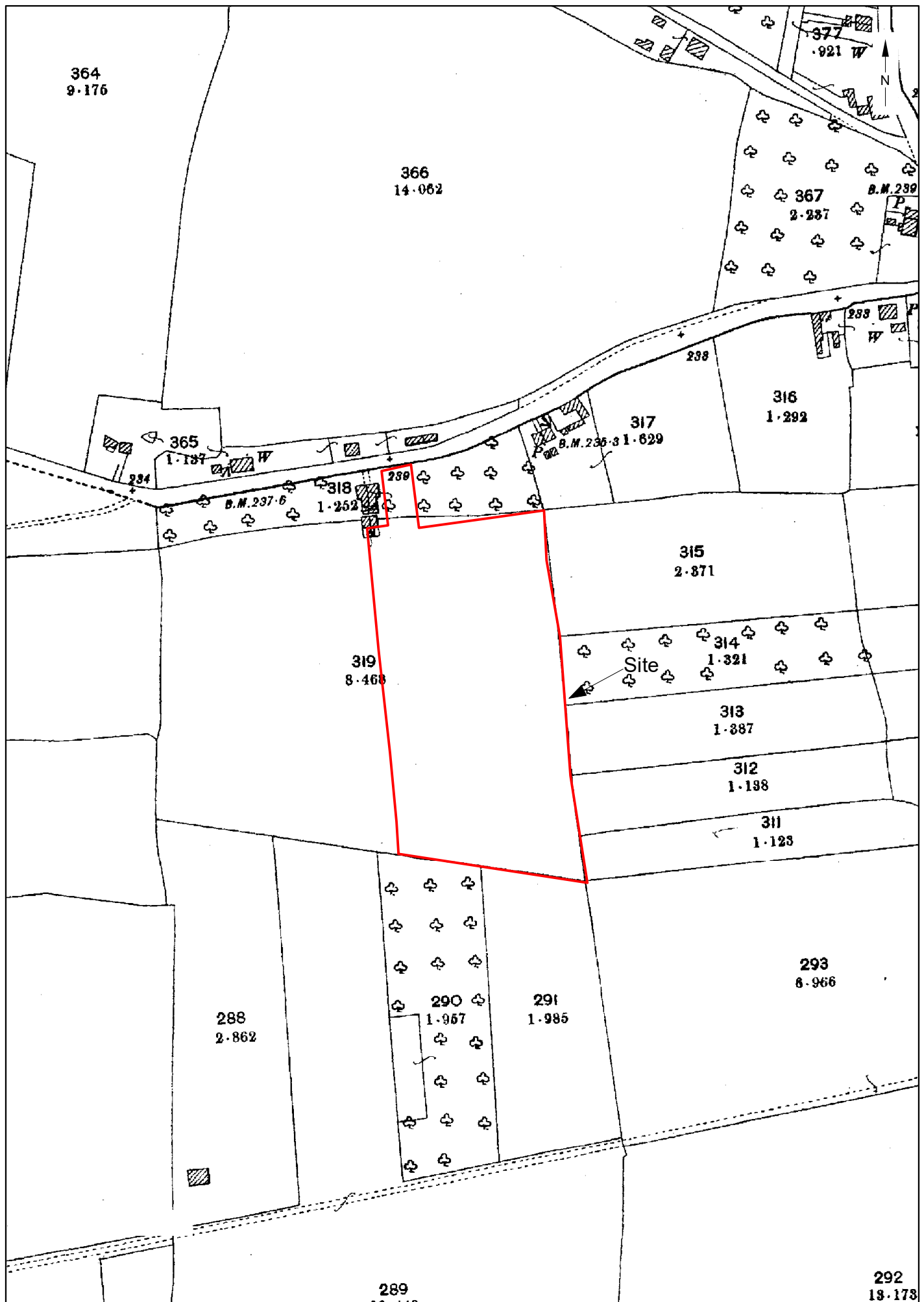


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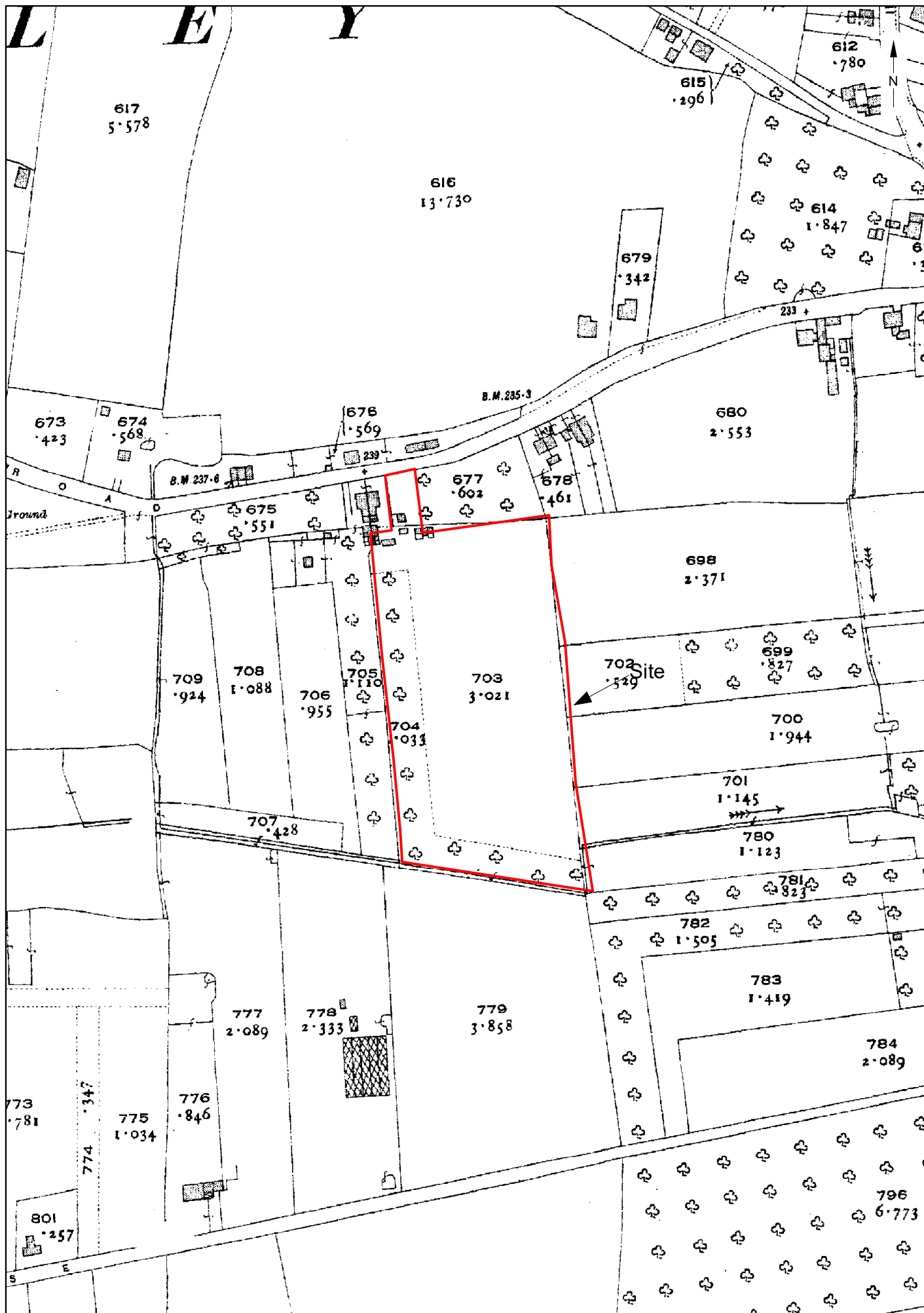
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| © Archaeology South-East | | Land at Hart Road, Thundersley | Fig. 5 |
| Project Ref: 210513 | Nov 2021 | Extract from a map of roadside waste in Thundersley, 1815 | |
| Report Ref: DBA | Drawn by: EMH | | |



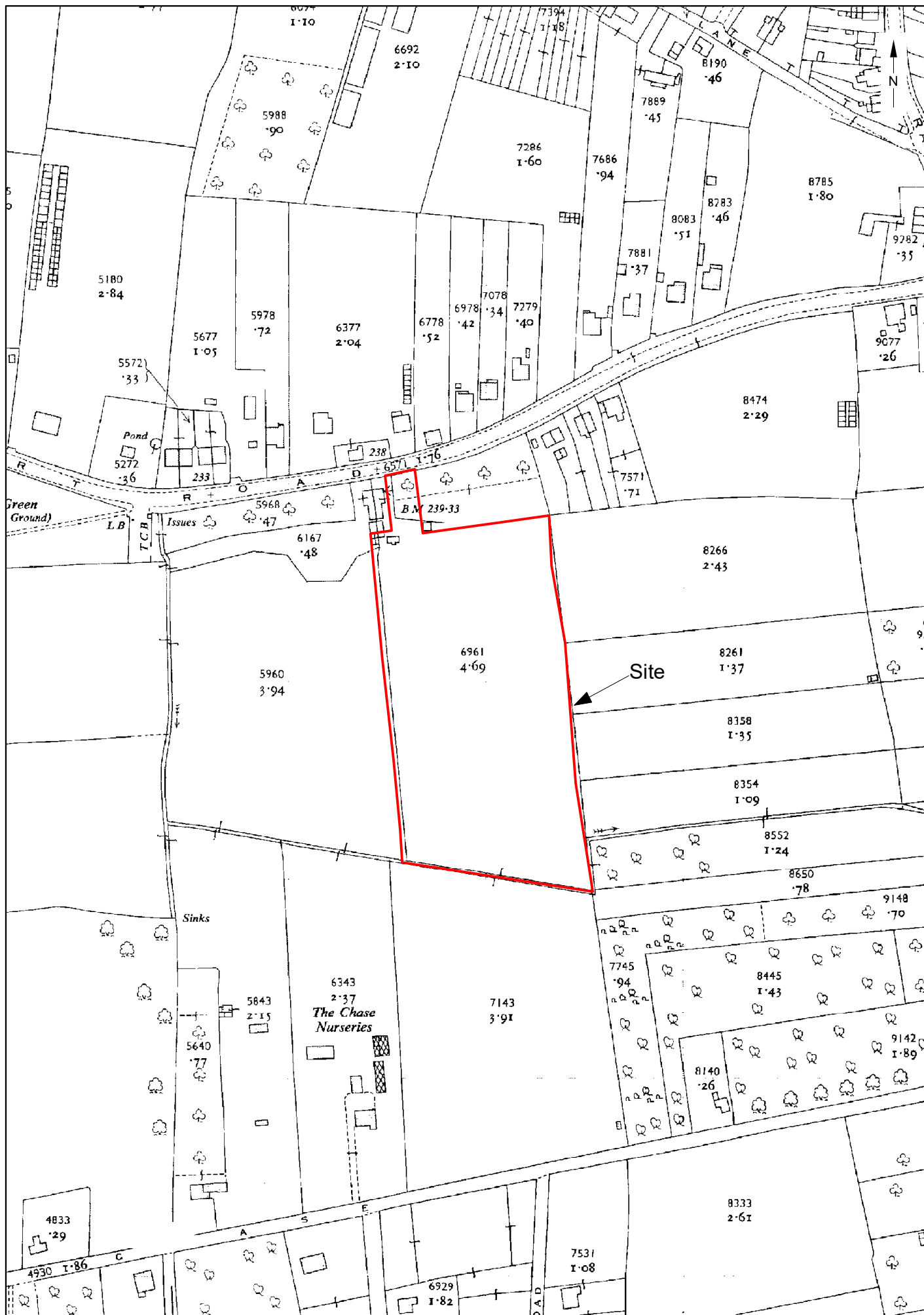
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| © Archaeology South-East | | Land at Hart Road, Thundersley | Fig. 6 |
| Project Ref: 210513 | Nov 2021 | Extract from Ordnance Survey map, 1876 | |
| Report Ref: DBA | Drawn by: EMH | | |



| | | | |
|--------------------------|---------------|--|--------|
| © Archaeology South-East | | Land at Hart Road, Thundersley | Fig. 7 |
| Project Ref: 210513 | Nov 2021 | Extract from Ordnance Survey map, 1896 | |
| Report Ref: DBA | Drawn by: EMH | | |



| | | | |
|--------------------------|---------------|--|--------|
| © Archaeology South-East | | Land at Hart Road, Thundersley | Fig. 8 |
| Project Ref: 210513 | Nov 2021 | Extract from Ordnance Survey map, 1923 | |
| Report Ref: DBA | Drawn by: EMH | | |



| | | | |
|--------------------------|---------------|--|--------|
| © Archaeology South-East | | Land at Hart Road, Thundersley | Fig. 9 |
| Project Ref: 210513 | Nov 2021 | Extract from Ordnance Survey map, 1955-6 | |
| Report Ref: DBA | Drawn by: EMH | | |

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