



THE  
**LONDON**  
RESORT

## **The London Resort Development Consent Order**

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### **Environmental Statement Volume 2: Appendices**

## **Appendix 14.2 – Built Heritage Statement, December 2020**

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The London Resort Company Holdings Limited

## **The London Resort**

Environmental Statement

Document Reference 6.2.14.2

Appendix 14.2  
London Resort  
Built Heritage Statement



# London Resort

## Built Heritage Statement



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**Front cover** Riverside Station from the northeast

## Summary

Wessex Archaeology was commissioned by London Resort Company Holdings (LRCH) to prepare a Built Heritage Statement to inform to the proposed London Resort. The scheme consists of two Project Sites, the Kent Project Site located at Ebbsfleet and Swanscombe and the Essex Project Site located to the south of Tilbury. This study is intended to provide the built heritage baseline for the Environmental Statement Chapter and to inform additional work. The scheme is a Nationally Significant Infrastructure Project (NSIP) and will be submitted to the Planning Inspectorate for examination.

In accordance with Paragraph 189 of the National Planning Policy Framework (NPPF), and steps 1 – 3 of Historic England's *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning. Note 3*, this report identifies the heritage assets and their settings which may be affected by the development of the site. It assesses the degree to which these settings make a contribution to the significance of the heritage assets and assesses the effects of the proposed development on that significance based on concept plans and visualisations for the site.

This report considers built heritage assets only. A separate archaeological desk-based assessment (DBA) has been prepared providing specific consideration of the development's archaeological risks and implications (Wessex Archaeology 2020). The Historic Landscape Character of the Site is also considered as part of a separate document (Wessex Archaeology 2020b), which provides detail on the existing historic landscape character of the Site, its significance and sensitivity to change.

Despite the size of the site, and prominent nature of the development proposed, particularly within London Resort itself, this assessment has found that the principle of the proposed development is acceptable, at least as regards the historic built environment; the effects to built-heritage assets, particularly those of highest significance within the surrounding area, are negligible. This is largely owing to the highly evolved, and highly industrialised, nature of the landscape, and the insular nature of many of the identified heritage assets. In the case of the Essex Project Site, the development is likely to result in the enhancement of a Grade II\* Listed Riverside Station, with secondary benefits for the nearby Tilbury Fort and World's End Inn, such as increased footfall, accessibility, and landscaping. The proposed scheme will result in no harm to the significance of any designated heritage assets, either within the surrounding area or within the site.

A number of non-designated heritage assets were identified within the site – focused within the area of Swanscombe Peninsula. Two of the identified non-designated heritage assets, Bell Wharf and White's Jetty, will be enhanced by the proposed development through a scheme of repair, restoration, and reuse. A historic milestone it proposed to be retained as part of the development proposals. Of the other non-designated assets, a number of early to mid-20th century industrial buildings are proposed for demolition: two buildings associated with the former Portland Cement Works, a group of buildings which formerly comprised part of the Thames Tar Distillery, and a single remnant building belonging to the former British Vegetable Parchment Mill. In addition, a late 19th-century residence on London Road at its junction with High Street are also proposed for demolition. Their demolition will result in their complete loss of significance. Considering the limited significance of these assets, their loss of significance would be best mitigated through a scheme of historic building recording.

## Acknowledgements

This project was commissioned by Savills UK, and Wessex Archaeology is grateful to them in this regard. Wessex Archaeology would also like to thank Kent County Council and Essex County Council for supplying the Historic Environment Record data.

# London Resort

## Built Heritage Statement

### 1 INTRODUCTION

#### 1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by London Resort Company Holdings (the Client), to prepare a Historic Building Assessment for the proposed London Resort. The proposed development consists of two Project Sites, the Kent Project Site and the Essex Project Site (**Figure 1**).
- 1.1.2 This study will support a Nationally Significant Infrastructure Project (NSIP) application to be submitted to the Planning Inspectorate (PINS) for examination and decision for an Entertainment Resort.
- 1.1.3 This report considers built heritage assets only. A separate archaeological desk-based assessment (DBA) has been prepared providing specific consideration of the development's archaeological risks and implications (Wessex Archaeology 2020a). The Historic Landscape Character of the Site is also considered as part of a separate document (Wessex Archaeology 2020b). This provides detail on the existing historic landscape character of the Site, its significance and sensitivity to change.
- 1.1.4 The site was visited on the 29th and 30th July 2020, in good weather conditions. The Site visit included a walkover of both principal sites, and visits to heritage assets within the wider area to determine the potential for impacts to the significance of those assets stemming from a change within their setting.
- 1.1.5 This assessment has been prepared in compliance with the National Planning Policy Framework (NPPF) and Historic England guidance, to identify and provide a description of the significance and setting of built heritage assets within the Project Site and the surrounding area, the contribution of setting to their significance, and the likely effects of the development on their significance.

#### 1.2 The Kent Project Site

- 1.2.1 The Site comprises an irregular parcel of land of approximately 390ha located predominantly on the Swanscombe Peninsula and a corridor of land in a broadly north south direction between the peninsula and the A2, within the boroughs of Dartford and Gravesham. The Kent Project Site includes a 3.5km length of the A2(T) corridor between the established junctions at Bean to the west and Pepper Hill to the East.
- 1.2.2 Due to the size of the area, the Kent Project Site currently operates under a variety of uses. The peninsula largely comprises open low-lying former marshland with extensive former CKD tips and other brownfield former industrial land. A number of drain filtration systems, aeration lagoons, and other features are also present, with much of the peninsula comprising self-sown regenerative land. A number of public footpaths bisect the peninsula. The corridor of land to the south is occupied by the Ebbsfleet International Station, car parking and associated access, and the A2.

### 1.3 The Essex Project Site

- 1.3.1 The Essex Project Site comprises approximately 26 hectares located immediately to the east of the port of Tilbury within the borough of Thurrock. Tilbury Fort lies immediately to the east of the Essex Project Site and Tilbury's second Port, Tilbury 2 currently under construction, lies further east.
- 1.3.2 The Essex Project Site currently comprises a large hard surfaced area used for vehicle storage, a large logistics shed and storage area, areas of vegetation and hardstanding and the Riverside Station (Tilbury Ferry Terminal).
- 1.3.3 A second area of the Essex Project Site is located to the north on an existing roundabout on the A1089.

### 1.4 Development proposals

- 1.4.1 The masterplan indicates that the Proposed Development will comprise of *Principal Development*, which comprises all works within what would be the Entertainment Resort, *Associated Development*, comprising all other development that has a direct relationship with the Principal Development and is required to support its construction or operation, and *Related Housing*, comprising housing for resort workers.
- 1.4.2 In summary, the *Principal Development* includes:
- Land remediation works;
  - The Leisure Core, comprising a range of events spaces, themed rides and attractions, entertainment venues, theatres and cinemas, developed in landscaped settings in two phases known as Gate One and Gate Two. The Gates will have entrance plazas offering ancillary retail, dining and entertainment facilities;
  - Terrain remodelling, landscape works and planting;
  - Car parks; and
  - The A2 Highways Works comprising a signalised at-grade gyratory junction to replace two existing roundabouts at the A2(T)/B259 junction.
- 1.4.3 The *Associated Development* includes:
- Four hotels providing family, upmarket, luxury and themed accommodation. One or more of these hotels might be located within the leisure core. One hotel will incorporate a water park;
  - A 'Conferention' Centre (i.e. a combined conference and convention centre), capable of hosting a wide range of entertainment, sporting, exhibition and business events;
  - A linked building hosting a range of e-Sports, video and computer gaming events;
  - A 'Back of House' area accommodating many of the necessary supporting technical and logistical operations to enable the Entertainment Resort to function, including security command and crisis centre, maintenance facilities, costuming facilities, employee administration and welfare, medical facilities, offices and storage facilities, internal roads, landscaping and employee car parking;

- A people mover and transport interchanges;
- A Resort access road of up to four lanes (i.e. up to two lanes in each direction);
- Local transport links,
- River transport infrastructure on both sides of the Thames, including the extension of the existing floating jetty at the Tilbury ferry terminal and a new floating jetty and a reconditioning of Bell Wharf at the Swanscombe Peninsula;
- Utility compounds, plant and service infrastructure including an energy centre;
- A wastewater treatment works with associated sewerage and an outfall into the River Thames;
- Flood defence and drainage works;
- Habitat creation and enhancement and public access;
- Security and safety provisions;
- Data centres to support the Resort's requirements.

1.4.4 *Related Housing* comprising up to 500 apartments for Resort workers. The apartments will typically comprise 4-6 bedroom apartments.

## 1.5 Assumptions and limitations

1.5.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

## 2 PLANNING BACKGROUND

### 2.1 Introduction

2.1.1 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance NPPF, by relevant Local Plan policies, and by other material considerations.

2.1.2 Pertinent Local Plan documents include:

- Dartford Local Plan Core Strategy (adopted September 2011);
- Dartford Development Policies Plan (adopted July 2017);
- Gravesham Local Plan Core Strategy (adopted September 2014);
- Gravesham Local Plan First Review Saved and Deleted Policies (2007); and
- Thurrock Local Development Framework, Core Strategy and Policies for Management of Development (as amended) (adopted January 2015).

- 2.1.3 The Port of London Authority (PLA), under the Port of London Act 1968 has jurisdiction over the Tidal Thames from Teddington to the outer limits of the Thames estuary up to the High-Water Mark. The proposed development therefore also falls within this jurisdiction of the PLA.

### 3 METHODOLOGY

#### 3.1 Introduction

- 3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2017), and technical guidance issued by Historic England (as set out below, in **Section 3.4**).

#### 3.2 Study Area

- 3.2.1 A 5-kilometre extended study area was used as a starting point for assessment, informed by the zone of theoretical visibility<sup>1</sup> (ZTV) produced by Environmental Dimension Partnership Ltd (EDP 2020). The study area was refined during subsequent research and the site visit to a detailed 1-kilometre search radius from the site boundary, wherein the effect of the proposed development is likely to be greater, which has been used to scope out which built heritage assets within the surrounding area have potential to be affected by the proposed development. Where sites beyond the 1-kilometre Study Area are intervisible with the Site, or have a demonstrable historic, thematic, or spatial association with the Site, they are included within the assessment. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Project Site.
- 3.2.2 A gazetteer of all designated built-heritage assets within the 1 kilometre detailed study area is provided as **Appendix 1** of this report. The gazetteer provides links to full list entries for each asset and a brief statement of significance, as well as detailing if the assets were scoped into, or out of, the assessment, and a brief reason why.

#### 3.3 Sources

- 3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:
- The National Heritage List for England (NHLE);
  - The Kent Historic Environment Record (KHER) and Essex Historic Environment Record (EHER), which includes records on non-designated built heritage assets or sites of historic interest;
  - South East Research Framework (Kent County Council 2019);

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<sup>1</sup> A ZTV is based on theoretical visibility from an area to a wider landscape based on bare-earth modelling (LiDAR DTM). The bare-earth model makes no consideration for built form or vegetation which may affect visibility. Therefore, though a heritage asset may be situated within a ZTV, there is no guarantee visibility in truth will exist. In addition, mere visibility does not conflate with a contribution to significance. It is for this reason that the study area was refined beyond the limits of the ZTV, rather than being determined by it. Assets subsequently brought forward for assessment were done so based on professional judgement and research.

- National heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;
- Historic manuscripts, surveyed maps, and Ordnance Survey maps held at the National Archives and Kent Historic and Library Centre;
- Relevant primary and secondary sources held at the National and Local Archives and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied; and
- Relevant *Thames Gateway Historic Environment Characterisation Project* (Historic England 2005) publications for Essex and Kent; such as *Essex Thames Gateway Historic Environment Characterisation* (Essex County Council 2006)

3.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

### 3.4 Key Terms

#### *Significance*

3.4.1 NPPF defines significance as: *the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*

3.4.2 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). Within the guidance, significance is weighed by consideration of the potential for the asset to demonstrate differing 'values'.

3.4.3 These values are broadly analogous to the 'interests' defined by NPPF, which are used within this report, as per *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019). These are:

- **Archaeological Interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- **Architectural and Artistic Interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- **Historic Interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

3.4.4 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2* (2015b).

#### *Setting*

3.4.5 NPPF defines setting as: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

3.4.6 The setting assessment within this report was guided by the recommendations outlined in *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning. Note 3* (Historic England 2017). The guidance advocates a systematic and staged approach to the assessment of the effects of development on the settings of heritage assets, using a five-step process.

3.4.7 **Step 1** of the approach is *'identifying the heritage assets affected and their settings'*. This is a screening exercise, using the defined Study Area (see 2.4) as a starting point, and drawing on professional judgement and an understanding of the historic environment and the development of the site to identify the key elements at risk from the proposed development.

3.4.8 **Step 2** requires consideration of *'whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)'*. This stage of the assessment should first address the key attributes of the heritage asset itself and then consider:

- *the physical surroundings of the asset, including its relationship with other heritage assets;*
- *the way the asset is appreciated; and*
- *the asset's associations and patterns of use.*

3.4.9 **Step 3** is *'Assessing the effect of the proposed development on the significance of the asset(s)'*. This stage of the assessment addresses the key attributes of the proposed development, such as its:

- *location and siting;*
- *form and appearance;*
- *additional effects; and*
- *permanence.*

3.4.10 **Step 4** is to explore opportunities for *'maximising enhancement and minimising harm'*, while **Step 5** is to *'make and document the decision and monitor outcomes'*.

3.4.11 For the purposes of this assessment, only Steps 1–3 of the process have been followed, with elements of Step 4 where appropriate



### 3.5 Consultation

- 3.5.1 Consultation with stakeholders resumed in June 2020 and comments upon the Scoping Report for the EIA were received in July 2020. Comments received through the Scoping Opinion have been incorporated into this document.

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## 4 HISTORIC BACKGROUND

### 4.1 Introduction

- 4.1.1 A detailed historic and archaeological background, including an historic map regression exercise, is provided within the archaeological desk-based assessment prepared for the scheme (Wessex Archaeology 2020a). This report largely summarises the historic information pertinent to the built environment only.

### 4.2 Kent Project Site

- 4.2.1 The principal part of the Kent Project Site comprises the Swanscombe Peninsula, a landscape characterised by historic extraction and industry, alongside remnant vestiges of managed riverine wetland. The historic development of the Kent Project Site can be seen through a review of historic mapping (**Figures 5 – 8**) and modern aerial photography (Google Earth, not reproduced). The area remained largely undeveloped until the 19th-century, prior to which the Peninsula comprises grazing and marshland.
- 4.2.2 During the 19th century North Kent was the focus of cement production. In 1811 James Frost patented his 'Portland Cement' and developed its manufacture using a higher burning temperature at his works in Swanscombe (within the Kent Project Site) (Eve 1999). In 1833, the Portland Cement Works were bought by Francis and White, subsequently operating as JB White and Sons from 1838. From the mid-19th century industry proliferated across the south of the Swanscombe Peninsula and within the wider area, to both east and west of the Kent Project Site, alongside the river. Various phases of building within the Kent Project Site include the Portland Cement Works, a sewage works, Northfleet Paper Mill, Thames Tar Distillery, Whiting Works, and the Kent Kraft Industrial Estate, amongst others. Despite continuity in occupation and use, the nature of evolving industrial practices has resulted in only limited survival of structures seen on historic mapping within the Kent Project Site.
- 4.2.3 Large parts of the Kent Project Site have been subject to chalk and gravel quarrying throughout the 19th and 20th centuries, which have shaped the existing landscape of the Kent Project Site today. Substantial dumps of material define the topography of the peninsula, and form flat areas upon which later industrial compounds were developed. A near-contiguous chalk cliff-side defines the southern margin of much of the Kent Project Site within the peninsula; a product of extraction rather than nature.
- 4.2.4 The low-lying nature of the Swanscombe peninsula has meant that water management was essential if the marshland was to be utilised. Historic mapping and the Historic Landscape

Characterisation indicates that drainage ditches formed small square and rectangular enclosures in the eastern part of the peninsula.

### 4.3 Essex Project Site

- 4.3.1 The Essex Project Site was only developed relatively recently, having comprised a low-lying area of marshland, which appears to have latterly been used for grazing, until the mid-19th century (**Figure 9**). The character of this area of the Essex Project Site is one intensely dominated by modern industry both within the Essex Project Site, and to its west within Tilbury Port. The historic development of the Essex Project Site can be seen through a review of historic mapping (**Figures 9 - 10**) and modern aerial photography (Google Earth, not reproduced).
- 4.3.2 A ferry terminal was operating from within the Site by 1854, operated by, and connected to, the *London, Tilbury and Southend Railway* (LTS) (**Figure 10**). The LTS ferry service connected Tilbury with Gravesend, and soon replaced an earlier ferry service which had operated from Tilbury Fort, and latterly 'Ferry House' (The World's End public house). As well as the railway, other associated industry was taking place at the Site, with historic mapping showing an engine shed, joiner's shop, carriage shed, smithy and gas works in the northern part of the Site. An earlier iteration of the current landing stage is labelled as 'pontoon' at the southern part of the Essex Project Site used by the Kent and Essex Steam Ferry. The eastern part of the Essex Project Site, outside of the footprint for the railway, is shown bound by drainage ditches and is likely to be in agricultural use.
- 4.3.3 The 1920 Ordnance Survey map (**Figure 10**) shows the continued development of the railway including additional sidings, embankments and Railway Cottages within the Essex Project Site. The Cottage Hospital had been constructed to the west of the Site and its mortuary was located within the Essex Project Site boundary. Along the banks of the Thames, the Tilbury Hotel had been constructed to the west of the Essex Project Site with part of its gardens extending into the western part of the Essex Project Site.
- 4.3.4 A significant increase in passenger traffic through Tilbury following the First World War, and the subsequent need for central passenger facilities, led to the passing of a Bill in 1922 empowering the Port of London Authority to build a new passenger landing stage, along with a baggage hall and riverside station, within the Project Site – with construction complete by 1924. The new landing stage, baggage hall and riverside station – the existing Tilbury Ferry Terminal building – were constructed to a design by architect Sir Edwin Cooper, architect to the Port of London Authority. The new Ferry Terminal was officially opened in 1930 by Prime Minister J Ramsey MacDonald (**Figure 10**).
- 4.3.5 During the Second World War, the area is known to have been bombed with a V2 rocket - damaging the railway sidings, station, and goods-yard. Incendiary bombing destroyed both the Tilbury Hotel and the Tavern Basin Public House, to the west of the Essex Project Site.
- 4.3.6 By 1966, the Tilbury East Junction had been constructed within the formerly agricultural eastern part of the Essex Project Site (**Figure 10**).
- 4.3.7 By the late 1950s sea travel had gone into decline, reflecting a rise in air travel. Through-rail services at the Tilbury Ferry Terminal were subsequently terminated by British Rail in the early 1980s, and the station was closed by the 1990s. Ordnance Survey mapping shows the eastern part of the railway and associated sidings had been removed. In 1995, the landing stage was re-opened and refurbished for leisure use, a function which continues today alongside a local ferry service connecting with Gravesend to the south.

- 4.3.8 By the early 2000s, the existing large industrial building had been constructed within the area just east of the central part of the Essex Project Site resulting in the removal of a circular loop road formerly in that location. By the late 2000s the northern and eastern parts of the Essex Project Site had been covered by hardstanding and were in use for car storage. All traces of the former railway infrastructure and associated buildings have been removed, beyond the built form of the Tilbury Ferry Terminal and its former station building. Beyond the Essex Project Site to its west industry had burgeoned and modernised within the Tilbury Port area, with large-scale warehousing, cranes, docks, wind turbines, and other development, coming to dominate the local landscape.

## 5 BASELINE RESOURCE

### 5.1 Introduction

- 5.1.1 In accordance with Paragraph 189 of NPPF, and steps 1 – 3 of *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning. Note 3* (Historic England, 2017) the following section identifies the built heritage assets and their settings which may be affected by the development of the Project Site, assesses the degree to which these settings make a contribution to the significance of the heritage assets, and assesses the effects of the proposed development on that significance. The structure of the assessment was informed by *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019).
- 5.1.2 This assessment considers built heritage assets only, archaeological assets, inclusive of archaeological scheduled monuments such as the *Palaeolithic Sites near Bakers Hole* (List Entry 1003557) and the *Springhead Roman Site* (List Entry 1004206), are not considered herein. A separate archaeological desk-based assessment addresses these omitted assets (Wessex Archaeology 2020a).
- 5.1.3 The Historic Landscape Character of the Project Site is also considered as part of a separate document (Wessex Archaeology 2020b). This provides detail on the existing historic landscape character of the Site, its significance and sensitivity to change. In such regard, there is a degree of overlap with this report.
- 5.1.4 A complete gazetteer of designated built-heritage assets within the Study Area is included in **Appendix 1**. The gazetteer provides links to full list entries for each asset, as well as detailing if the assets were scoped into, or out of, the assessment, and a brief reason why. Some assets have been included for assessment as a control; to demonstrate the efficacy of the screening process in identifying which assets have potential to be affected by the proposed development, or as they have been specifically mentioned in various scoping documents issued by third parties during the consultation process. Thus, many of the assets considered below garner no contribution to their significance from the Project Site as existing, and the proposed development will result in no harm to their significance.

### 5.2 Designated heritage assets

#### *The Site*

- 5.2.1 The Site contains three listed buildings, within both the Kent and Essex Project Sites (see **Figures 2 and 3**):
- **Riverside Station, including floating landing stage (Grade II\* Listed Building, List Entry 1111547)**. Located in the southern part of the Essex Project Site (NGR 564397 175112);

- **Boundary Stone, Ingress Park, Lovers Lane (Grade II Listed Building, List Entry 1410237)** Located on the western boundary of the Kent Project Site at Swanscombe (NGR 559492 175229); and
- **Swanscombe Cutting Footbridge Crossing A2 East of A296 Junction (Grade II Listed Building, List Entry 1119762)**. Located within the southern part of the Kent Project Site crossing the A2 (NGR 559865 172668)

5.2.2 As these assets are situated within the Project Site, they have potential to be affected by the proposed development. They will therefore be given further consideration below. The three scheduled monuments within the Site are assessed as archaeological assets in the separate archaeological desk-based assessment (Wessex Archaeology 2020).

#### *Study Area*

5.2.3 Due to the flat topography of the peninsula, and the due nature of the proposed Entertainment Resort, a broad survey extent of 5 kilometres was used as a starting point for the survey, informed by the ZTV produced by EDP (after EPD 2020). During the Site visit, following visits to a number of heritage assets within the wider area, and during later research, professional judgement was used to determine which heritage assets of those identified were at risk from any potential development within the Site. As a result, a detailed 1-kilometre Study Area was adopted, with additional visits to heritage assets beyond that 1-kilometre threshold as appropriate.

5.2.4 Within the 1-kilometre Study Area there are a large number of listed buildings, including: two Grade I Listed Buildings; 12 Grade II\* Listed Buildings; and 118 Grade II Listed Buildings. In addition, there are nine Scheduled Monuments, of which four are considered to comprise built heritage assets.

5.2.5 The majority of those designated built heritage assets are situated within one of the ten conservation areas within the Study Area: *The Hill Northfleet*, located 460m to the east of the Kent Project Site; *Greenhithe*, located 510m to the west of the Kent Project Site; *Lansdowne Square*, located 717m to the south west of the Essex Project Site; *Overcliffe*, located 820m to the south of the Essex Project Site; *Darnley Road, Gravesend*, located 1km to the south of the Essex Project Site; *King Street Gravesend*, located 870m to the south of the Essex Project Site; *High Street and Queens Street, Gravesend*, located 560m to the south of the Essex Project Site; *Gravesend Riverside*, located 650m to the south east of the Essex Project Site; *Harmer Street, Gravesend*, located 850m to the south east of the Site; and *Milton Place, Gravesend*, located 850m to the south east of the Essex Project Site. For the most part these conservation areas are well removed from the Project Site and will not be affected by the proposed development. Where a group of listed buildings fall within a Conservation Area and has some degree of association with any part of the Project Site which will be affected by the proposed development, the assets will be considered collectively as part of the Conservation Area, rather than individually. This is because any potential impact to a single Listed Building in such a context is likely to be less than, or equal to, the impact of the development to the Conservation Area within which it is situated.

5.2.6 The vast majority of these heritage assets will not be affected in any way by the proposed development. This is because the Project Site was found not to form a meaningful part of their settings, nor to contribute to their significance as a part of their setting, and as the Project Site is sufficiently well removed and screened from them, such that the proposed development will not impact upon their significance through a change in setting. Though parts of the proposed development may be visible in glimpses from parts of the surrounding landscape, such views would for the most-part constitute a matter of amenity and would

read as part of the area's general evolved industrial character. The nature of the existing heavily industrialised landscape is such that prominent, tall structures are frequent within the area; any harm that could be construed to result from large-scale developments within the wider landscape has, for the most part, already occurred.

5.2.7 Nevertheless, the development does have potential to affect a number of designated built heritage assets within the Study Area as a result of a change within their setting. In addition, there are occasional views to designated buildings beyond the Study Area from the Project Site, such as views to the Grade I Listed *Church of St Clement*, c.1.4 kilometres northwest of the Kent Project Site. While these views are largely incidental, the high significance of the heritage assets warrants further consideration.

5.2.8 The following assets, or groups of assets, outside the Project Site will be considered in greater detail below<sup>2</sup>:

- **Tilbury Fort (Scheduled Monument, List Entry 1021092)** and the **Officer's Barracks, Tilbury Fort (Grade II\* Listed Building, List Entry 1375568)**. Located c.90 metres and 400 metres to the east of the Essex Project Site.
- **World's End Inn (Grade II Listed Building, List Entry 1111632)**. Located c.90 metres east of the Essex Project Site.
- **Gravesend Blockhouse (Scheduled Monument, List Entry 1005120)**. Located 740 metres southeast of the Essex Project Site
- **New Tavern Fort, Gravesend, including Milton Chantry (Scheduled Monument, List Entry 1013658; also designated as Grade II\* Listed Buildings, List Entries 1261173 and 1089047)**. Located c.1 kilometre to the southeast of the Essex Project Site
- **Gravesend Riverside Conservation Area, inclusive of The Royal Terrace Pier (Grade II Listed, List Entry 134189) and The Mission House (Grade II Listed Building, List Entry 1039109 and 1089038)**. Located c.700 metres to the southeast of the Essex Project Site
- **High Street and Queen Street, Gravesend Conservation Area** inclusive of **The Town Pier (Grade II\* Listed Building, List Entry 1089004)** and **Church of St George (Grade II\* Listed Building, List Entry 1089034)**. Located c.590 metres to the southeast of the Essex Project Site
- **Lansdowne Square, Northfleet Conservation Area** inclusive of **Rosherville Quay Walls, Steps, Drawdock and WWII Mine Watching Post (Grade II Listed Building, List Entry 1396396)**. Located c.760 metres southwest of the Essex Project Site
- **The Parish Church of St Botolph (Grade I, List Entry 1054093)**. Located 400 metres east of the Kent Project Site

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<sup>2</sup> Those assets identified for assessment include those which, though unlikely to be affected, are of high significance, and therefore warrant further consideration, or which have been specifically mentioned in scoping documents.

- **Church of Our Lady of the Assumption (Grade II\*, List Entry 1081094).** Located 550 metres east of the Kent Project Site
- **The Hill, Northfleet Conservation Area.** Located c.400 metres to the east of the Kent Project Site.
- **Aspdin's Kiln (Scheduled Monument, List Entry 1004227).** Located c.420 metres to the east of the Kent Project Site.
- **Church of All Saints (Grade II\* Listed Building, List Entry 1085781)** Located within 50 metres of the Swanscombe Peninsula part of the Kent Project Site
- **1, Knockhall Road (Grade II Listed Building, List Entry 1101524).** Located c.200 metres southwest of the Kent Project Site.
- **Ingress Abbey (Grade II Listed Building, List Entry 1085779) and those associated Grade II Listed features within the former Ingress Park.** Located 400 metres west of the Kent Project Site
- **Parish Church of St Peter and St Paul (Grade I Listed Building, List Entry 1085788).** Located c.420 metres to the west of the Kent Project Site
- **Greenhithe Conservation Area.** Located c.500 metres west of the Kent Project Site
- **Wharf Public House (Grade II Listed Building, List Entry 1147907).** Located c.800 metres north of the Kent Project Site
- **Church of St Clement (Grade I Listed Building, List Entry 1147660).** Located c.1.4 kilometres northwest of the Kent Project Site
- **Church of St Mary (Grade I Listed Building, List Entry 1085810).** Located c.1.9 kilometres west of the Kent Project Site

5.2.9 There are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within the Study Area.

5.2.10 Designated Heritage assets within the Study Area are shown on **Figures 2 and 3.**

### **5.3 Non-designated heritage assets**

5.3.1 During the Site visit, and following a review of the available historic mapping and the Kent and Essex Historic Environment Records (KHER and EHER), non-designated built-heritage assets within or close-to the Project Site have been identified which have the potential to be affected by the proposed development. A complete list of non-designated heritage assets as recorded in the HER are included in the separate archaeological DBA (Wessex Archaeology 2020a).

5.3.2 The identified non-designated heritage assets, which all fall within the Swanscombe peninsula area of the Kent Project Site, include a number of former industrial buildings which date to the early to mid-20th century, associated former industrial dock structures, as well as a late 19th-century residence and a mid-19th century public house within and adjacent to the south side of the peninsula on London Road. The assets include:

- **Milestone on London Road, Dartford (KHER Ref. TQ 67 SW 1352).** Located at NGR 560501 174888;
- **George V pillar box, George and Dragon PH, London Road, Swanscombe (KHER Ref. TQ 67 NW 98).** Located at NGR 560516 174871;
- **Historic dwelling on London Road, opposite High Street (not on HER).** Located at NGR 560520 174893;
- **The George and Dragon Public House (not on HER).** Located at NGR 560520 174863;
- **Two Remnant buildings within the former Portland Cement Works, Swanscombe (KHER TQ 67 NW 98).** Located at NGR 560117 175129 and 560066 175102;
- **Remnant buildings within former Thames Tar Distillery (KHER TQ 67 NW 101).** Located at NGR 560925 175117;
- **Remnant building within former British Vegetable Parchment Mills (not on HER).** Located at NGR 560643 175001;
- **White's Jetty and Bell Wharf, Broadness (KHER TQ 57 NE 1001 and TQ 67 NW 1012).** Located at 559994 176097 and 560010 176013; and
- **Transmission tower, Swanscombe Marshes (KHER TQ 67 NW 1019).** Located at 560244 176205.

5.3.3 These non-designated heritage assets will be assessed in greater detail below and are presented in **Figure 4**.

## **6 ASSESSMENT OF SIGNIFICANCE**

### **6.1 Introduction**

6.1.1 In line with the published guidance for producing statements of significance, *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019), this section will not restate or assess in detail the significance of designated heritage assets identified above, but rather will focus on assessing what contribution the Project Site makes to that significance. The guidance states “*where the documentary history of a heritage asset is well established, there may be less need for primary documentary research*”. In the following section, the report will look to assess the potential impacts and opportunities the development of the Project Site presents. This approach is considered appropriate in this instance as the significance of the designated heritage assets within the area is well understood and generally self-evident; being reflected in their designation.

6.1.2 Links to the complete list entries for the designated heritage assets discussed below are included in the text as links.

## 6.2 Designated Heritage Assets within the Project Site

### ***Riverside Station, including floating landing stage (Grade II\* Listed Building, List Entry 1111547).***

- 6.2.1 *The Riverside Station, including floating landing stage* is situated within the Essex Project Site (564397 175112), and will form the basis of a new ferry hub connecting with the Kent Project Site. The [Listing](#) encompasses the railway station and baggage hall, ticket office, and floating landing stage. For more on the historic development of the Riverside Station, see **Section 4.3**.
- 6.2.2 The Listed Building is significant for its architectural and historic interest, embodied by the built form of its component structures and its significant associations with the arrival of the SS Empire Windrush in 1948. The SS Empire Windrush transported 500 migrants from the Caribbean as the first of a wave of ‘Windrush’ migrants invited to the UK in the post-war years to meet labour shortages.
- 6.2.3 The buildings are constructed in a proud neo-Georgian style; presenting a clearly public edifice both landward and toward the river (**Plates 1 and 2**). As stated by the list entry, late 20th-century alterations to the buildings as part of a scheme of flood mitigation do not contribute to the listable interests of the asset. Modern chain-link fencing and palisade fencing upon the landing stage and to the north of the station and baggage hall obstruct views of the building and are generally of low quality; they are detrimental to the significance of the Listed Building.
- 6.2.4 It should also be iterated that a high degree of historic harm occurred with the demolition of the former station structures: platforms, tracks, and sidings which formed part of the station. The façade of the station structure has subsequently been altered (**Plate 3**); historic aerial photographs show the original appearance and extent of the station side of the Riverside Station (**Plate 4**). There also appears to be some degradation to the existing buildings, with one structure to the eastern end of the complex being without a roof covering or glazing.
- 6.2.5 Nevertheless, as the building presents to the river, the integrity of the asset is generally well preserved. The existing landing stage is subdivided, as it was originally, into a larger cruise terminal, accessed via a series of brows from the London International Cruise Terminal (baggage hall) building to the western end of the station, and a smaller, publicly accessible, eastern section accessed via a brow, where a local ferry service is in operation (**Plate 2**). That the Riverside Station retains its original ferry and cruise function contributes to its significance.
- 6.2.6 The Listed Building has a mixed riverine and industrial setting. To its north, northeast and west its setting is defined by the large-scale industrial developments (**Plates 5 and 6**). This aspect of the building’s setting makes no contribution to its significance. A large modern palisade fence rudely sweeps across the landward side of the buildings, inhibiting once-open views of the buildings’ frontage from the north and impacting the buildings’ legibility. The large swathe of car parking within the Site, to the north of the Listed Building, makes no contribution to the buildings’ significance either.
- 6.2.7 To the south and east, the Listed Building’s riverside setting is more positive. There are panoramic views across the river, south to Gravesend, as well as east along the foreshore from the landing stage to Tilbury Fort (Scheduled Monument, List Entry 1021092) and World’s End Inn (Grade II Listed Building, List Entry 1111632) (**Plate 7**). These views have a positive amenity value. The intervisibility of the ferry terminal with both the Fort and public house, two locations from which earlier ferry services once operated, has some historic



interest, which is enhanced by information panels along the riverside east of the Site; these boards explain the historic development of the Tilbury area and give context to the views. The modern flood defences along the riverside partially occlude the views however and greatly reduce their aesthetic value – in particular they mask the waterside defensive lines of the fort and the main body of the public house. Similarly, the modern backdrop of powerlines beyond Tilbury Fort to the east further belittle the experience.

- 6.2.8 In blinkered views west and southwest towards the Listed Building, both along the foreshore from the flood defences and from the walls of Tilbury Fort, the historic character of the Riverside Station can be appreciated. Such views see the form of the Listed Building as it addresses the water, the landing stage lowering and rising with the tide. From Tilbury Fort the views incorporate both the World's End Inn and the Riverside Station. In all such views, the cumbersome, domineering, and architecturally underwhelming built form of the large warehouse and office buildings north and northeast of the Essex Project Site create an awkward juxtaposition, which undermines the contributions of these views to the significance of the Listed Building.
- 6.2.9 The views south and southeast from the Listed Building to Gravesend have landscape value and are given meaning by the ferry which links the two, connecting with The Town Pier (Grade II\* Listed Building, List Entry 1089004) 620 metres to the south. While there is a clear visual association with The Town Pier, and Gravesend in general, the heritage value that stems from such intervisibility pertains to the historic associations between Tilbury and Gravesend rather than the actual visual content of such views, which are more a matter of amenity than significance. Such associations stem from the historic ferry services and defensive fortifications of Tilbury Fort and New Tavern Fort, for example; the tangible historical links have developed as a result of intervisibility. Thus, in turn, the Riverside Station contributes, in a general sense, to the significance of Gravesend (as defined by *High Street and Queen Street, Gravesend Conservation Area* and *Riverside, Gravesend Conservation Area*), and The Town Pier, by virtue of historic associations and the tradition of the ferry service, rather than through any tangible element of the Listed Building's built form in views across the river.
- 6.2.10 The wider Site area, in particular the Kent Project Site, is neither visible from the Listed Building, nor makes any contributions to its significance.



Plate 1: Overview of the Riverside Station's north and east elevations, viewed from the east – note detrimental palisade fencing



Plate 2: View west along the landing stage of the Riverside Station from its eastern end



Plate 3: Much altered north elevation of the former station building



Plate 4: Historic aerial photograph, dated 1930, showing the Riverside Station from the northwest, prior to demolition of the station's platforms, tracks, and associated outbuilding (Britain From Above EPW032060)



Plate 5: View west from south of The Worlds End Pub, showing the Riverside Station in its industrial setting

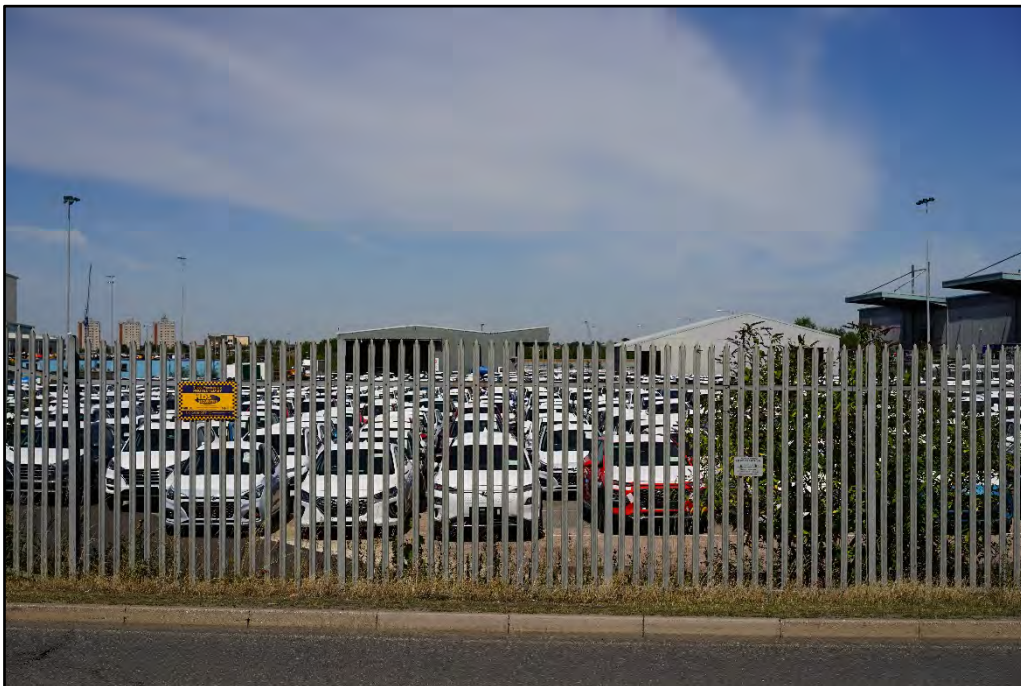


Plate 6: View north from the Riverside Station



Plate 7: View east along the foreshore from the east end of the landing stage



Plate 8: View southwest from Tilbury Fort to the Riverside Station and World's End Inn – note the large office and warehouse buildings to the right



**Boundary Stone, Ingress Park, Lovers Lane (List Entry 1410237)**

- 6.2.11 The Boundary Stone forms part of the historic Ingress Park, associated with Ingress Abbey, which is considered further below. The Boundary Stone is located just within the Kent Project Site at 559509 175336.
- 6.2.12 The stone is one of a large number of late 18th- and 19th-century landscape structures which formed part of the designed historic parkland, designed by 'Capability' Brown. The structure, in and of itself, is of limited architectural interest – it is the group value of the collection of landscape features within the former parkland which is of most significance, and the spatial and visual relationship between them (where such still remains).
- 6.2.13 The stone's setting is defined by the eastern edge of the former Ingress Park, now a residential development (**Plate 9**). As a result, the stone is divorced from its original parkland setting. While it still has an appreciable group value, enhanced by the adoption of a local walking route which encapsulates the historic elements of the former Park, their modern residential setting does not reinforce or enhance the significance by any measure. Nevertheless, it should be noted that the former Park had been significantly impacted by the development of a large industrial building, Empire Paper Mills, during the early 20th century, prior to the existing late 20th-century residential development – which was doubtless an enhancement of its latter setting (**Plate 10**).
- 6.2.14 The Essex Project Site makes no meaningful contribution to the significance of the Listed Building as part of its setting.



Plate 9: View north along the Kent Project Site's western boundary, with the Listed Garden Bridge, Ingress Abbey on the left



Plate 10: Historic aerial photograph, dated 1927, showing Empire Paper Mills and Ingress Abbey Wharf, with Ingress Park and Greenhithe beyond (Britain From Above EPW017656). Note the playing fields in place of the existing wetland

**Swanscombe Cutting Footbridge Crossing A2 East of A296 Junction (List Entry 1119762).**

- 6.2.15 Swanscombe Cutting Footbridge comprises a 1960s footbridge spanning the A2 trunk road within the south of the Kent Project Site (559865 172668). A sweeping concrete construction of simple modernist design. The [list entry](#) states that the bridge was the first of a set design by J.S. Bergg, County Bridge Engineer.
- 6.2.16 The bridge is significant for its architectural interest, embodying its engineering and design values. The bridge's setting comprises the A2 which it crosses, and the road verges to north and south. The A2 makes an obvious contribution to its significance, as the context and impetus for its creation.
- 6.2.17 The wider Project Site area makes no contribution to the significance of the Listed Building.

**6.3 Designated Heritage Assets outside of the Site*****Tilbury Fort (Scheduled Monument, List Entry 1021092) and the Officer's Barracks, Tilbury Fort (Grade II\* Listed Building, List Entry 1375568)***

- 6.3.1 Tilbury Fort, and the Officer's Barracks within its grounds, are located to the east of the Essex Project Site (565152 175504 and 565154 175336) (**Plate 11**). The outermost western limit of the fort is situated within 90 metres of the Essex Project Site (**Plate 12**), while the Officer's barracks is c.400 metres from the Essex Project Site.
- 6.3.2 The [list entry](#) for Tilbury Fort describes it as '*...England's most spectacular surviving example of a late 17th century coastal fort...*'. The Fort was modernised following recommendations from the Royal Commission in 1859, with further modernisation into the 20th-century, with Tilbury Fort seeing further alteration during the Second World War. The Scheduled Monument is significant for its architectural, historic, and archaeological interest – vested in the built form of the fort, including bastions, outworks, buildings, magazines (a rare survival of an unusual building type), and below ground remains of further structures related to both the 17th-century fort and the Tudor blockhouse, dated to 1539, which preceded it. The remains of the blockhouse are of particular archaeological interest as one of the earliest structures built exclusively for the use of artillery. Elements of the earlier blockhouse have been incorporated into the later 17th-century fort, which adds particular interest to its built form. Historic interest stems from a detailed documentary record for the monument. The modern flood defences to the south of the monument are excluded from its scheduling.
- 6.3.3 The Officer's Barracks comprises a terrace of 22 officer's houses dated to 1772, and situated within the eastern end of Tilbury Fort's interior. The [list entry](#) informs that during the 19th-century the 22 houses were altered to form 7 larger dwellings. The Barracks building is significant for its architectural and historic interest, enhanced by its group value with Tilbury Fort. The building's setting is defined by the extents of Tilbury Fort within which it is situated.
- 6.3.4 Tilbury Fort includes a series of defensive outworks, including a moat and outer moat, covered way, and firing steps which form the immediate setting for the fort. Kept clear of vegetation by grazing, the defensive landscape of the Fort remains largely legible, despite modern intrusions to its west and east (**Plate 13**). The relationship of the fort to the river, and the lines of sight from its bastions across the Thames remain legible and contribute to its significance. Tilbury Fort has an historic association and visual relationship with New Tavern Fort and Gravesend Blockhouse to the south of the river, within Gravesend, which contribute to an understanding of the historic function of Tilbury Fort and designed intent;



to trap enemy vessels navigating the Thames within a crossfire. The modern flood defences to the south of Tilbury Fort greatly occlude the fort in views along and across the river, and from ground-level looking out from the forts south, outermost, firing step; the flood defences contribute negatively to the Fort's significance in that regard.

- 6.3.5 The landward defensive lines and outlook of Tilbury Fort are best preserved to north (**Plate 13**), less so to east, and substantially less to the west (**Plate 14**), owing to substantial modern warehouse and industrial development across what would historically have been open marshland – serving a defensive-role and providing a line of sight. The marshland had been drained by the mid-19th century, being developed as part of the LTS ferry service, latterly the existing Riverside Station and floating landing stage. With the obsolescence of the ferry terminal, and subsequent clearance of its platforms and tracks, the land was given over to modern industrial use.
- 6.3.6 Tilbury Fort's westward outlook, looking towards the Essex Project Site, is largely unsympathetic and makes no contribution to Tilbury Fort's significance (**Plate 14**). There is some interest in views along the riverside incorporating the World's End Inn and the Riverside Terminal – owing to historic associations with ferry services to Gravesend, the amenity value of such views, and the positive spatial associations between the structures. The structures have a degree of group value as vestiges of an early 20th-century landscape, largely obliterated by bombing, clearance, and redevelopment following the Second World War. Views from the Essex Project Site, in turn, are also of little to no value, and contribute little to the significance of the Scheduled Monument (**Plate 15**). While views east from the floating landing stage of the Riverside Station have some value, seeing the World's End Inn in conjunction with Tilbury Fort, and the river in conjunction with both, the modern flood defences greatly impact upon the integrity and interest of such views (**Plate 7**). Modern pylons to the east of Tilbury Fort, which are prominent in views east from the Essex Project Site, are a negative element of Tilbury Fort's setting, which impact upon its significance. Overall, the Site makes little to no contribution to the significance of Tilbury Fort.



Plate 11: View southwest across the interior of Tilbury Fort from its northeast corner



Plate 12: View north across the western extent of Tilbury Fort's outerworks, 90 metres east of the Essex Project Site



Plate 13: View southwest across Tilbury Fort's defensive landscape from NGR 565338 175758



Plate 14: View west across Tilbury Fort to the Essex Project Site



Plate 15: View east from the south of the Site towards Tilbury Fort – note the powerlines beyond

***World's End Inn (Grade II Listed Building, List Entry 1111632)***

- 6.3.7 A late 17th- or early 18th-century house 90 metres east of the Essex Project Site (564797 175263) (**Plate 16**). World's End Inn public house, formerly 'Ferry House', originally operated a ferry service to Gravesend, which was later superseded by the Riverside Station. The building has architectural and historic interest, and forms an informal grouping with Tilbury Fort and Riverside Station, with wider associations with Gravesend to the south, predicated on the tradition of the ferry service. The building's list entry is available [here](#).
- 6.3.8 The World's End Inn's setting is primarily confined to its immediate environs; its built form, adjacent parking, and Tilbury Fort to its east and north. The modern sea walls to its south terminate views southwards from the public house, which would have historically looked out across the river. West of the public house, the landscape is dominated by modern office and warehouse development, which make no contribution to its significance (**Plate 17**).
- 6.3.9 The public house's associations with the Riverside Station within the Essex Project Site have some value, making a minor contribution to its significance. The association helps explain the historic development and changing roles of the public house, and of the Tilbury area, facilitated by information panels along the sea wall east of the Essex Project Site. This association is largely historic and spatial, owing to the modern sea walls which hamper intervisibility – they can be experienced in conjunction from the sea walls however, and as a kinetic experience, following the coastal footpaths from the ferry terminal east to Tilbury Fort, and vice-versa. The Project Site otherwise makes no contribution to the significance of the Listed Building.



Plate 16: View east along the flood defences to the World's End Inn



Plate 17: View west from the World's End Inn towards the Essex Project Site

**Gravesend Blockhouse (Scheduled Monument, List Entry 1005120)**

- 6.3.10 Remains of a 16th-century Blockhouse lie approximately 740 metres southeast of the Essex Project Site in Gravesend (564993 174409). The Blockhouse is significant for its archaeological interest, vested in the exposed and below-ground remains of the structure which elucidate to its historic function and layout. The Blockhouse has group value as part of a chain of defences built by Henry VIII, with a direct visual relationship with Tilbury Fort across the river to the north. The full list entry is available [here](#).
- 6.3.11 The Blockhouse's setting is defined by its riverside location, set within a later urban streetscape. While the riverside location and views across the river contribute to the monument's significance and an understanding of its historic function, its modern urban setting has no bearing on an understanding of its schedulable interests.
- 6.3.12 The Project Site makes no contribution to the significance of the Blockhouse as part of its setting (**Plate 18**).

**New Tavern Fort, Gravesend, including Milton Chantry (Scheduled Monument, List Entry 1013658; also designated as Grade II\* Listed Buildings, List Entries 1261173 and 1089047)**

- 6.3.13 Located approximately 1 kilometre southeast of the Essex Project Site (565294 174271), New Tavern Fort dates to the 18th century, with major 19th-century alterations. New Tavern Fort was built as a result of the 1778 survey of the defensive requirements of the Thames. Fear of a French invasion led to the fort being built to provide crossfire with Tilbury Fort on the north side of the river. New Tavern Fort is significant for its architectural, historic, and archaeological interest, vested in its built form, potential for below-ground remains, and historic associations with General Charles Gordon, who lived at the fort from 1865-71. The Scheduled Monument's list entry is available [here](#). The list entry for New Tavern Fort is available [here](#).
- 6.3.14 Positive elements of New Tavern Fort's setting are primarily confined to the extent of its fortifications and its outlook over the River Thames towards Tilbury Fort with which it forms a grouping. Later development has encroached on New Tavern Fort and generally does not contribute to its significance, though nor is it necessarily detrimental. New Tavern Fort falls within an area of parkland today, known as Fort Gardens. The Essex Project Site is only visible from the northeastern-most edge of the defensive fortifications and has no bearing on the significance of New Tavern Fort as part of its setting (**Plate 19**).
- 6.3.15 The monument contains the Grade II\* Listed Milton Chantry; a 14th century building representing the chapel of a medieval hospital. The Chantry is significant as a rare survival, with a well-documented history, and potential for associated below-ground remains. Its list entry is available [here](#).
- 6.3.16 The setting of the Chantry is largely defined by the grounds of New Tavern Fort within which it is situated, and the wider parkland. The Essex Project Site is not visible from, nor associated in any meaningful way with, the Chantry, and makes no contribution to its significance as part of its setting.



Plate 18: View northwest from the Blockhouse towards the Essex Project Site, with Tilbury Fort on the right



Plate 19: View northwest from the northeastern corner of New Tavern Fort towards the Essex Project Site

**Gravesend Riverside Conservation Area, inclusive of The Royal Terrace Pier (Grade II Listed, List Entry 134189) and The Mission House (Grade II Listed Building, List Entry 1039109 and 1089038)**

- 6.3.17 Gravesend Riverside Conservation Area is situated c.700 metres southeast of the Essex Project Site alongside the River Thames (558841 175140). The Character and Appearance of the Conservation Area is described in detail in the [Gravesend Riverside Conservation Area Character Appraisal](#) (Gravesend Borough Council 2009a). The Conservation Area contains ten Grade II Listed Buildings (including The Royal Terrace Pier, St Andrew's Art Centre and The Mission House), two Grade II\* Listed Buildings (New Tavern Fort and Milton Chantry, considered above), and two Scheduled Monuments (New Tavern Fort and Gravesend Blockhouse, considered above). These buildings are generally of historic and architectural interest and characterise the streetscape that define the character and appearance of the Conservation Area. In the case of buildings fronting the riverside, the river, and panoramic views across the river, also contribute to their significance.
- 6.3.18 The Conservation Area Character Appraisal describes the special interest of the Conservation Area: '*...The Gravesend Riverside Conservation Area encompasses a long stretch of the Thames river frontage to the east of the town of Gravesend in Kent... The Conservation Area celebrates the river and the relationship that the people of the town have had with it for many centuries*'. The appraisal shows how wide-open spaces and panoramic views and historic uses of the river contribute positively, and define, the character of the Conservation Area. Key views include those along the foreshore, across New Tavern Fort, and to Tilbury Fort across the river.
- 6.3.19 Where there are views to the Riverside Station within the Essex Project Site from the western end of the Conservation Area (**Plate 20**), these have a minor interest pertaining to the continued tradition of ferry crossings between Tilbury and Gravesend. However, for the most part, the Project Site does not contribute to the character and appearance of the



Plate 20: View northwest from the towards the Essex Project Site from adjacent to the Mission House (left)



Conservation Area. Nor does the Project Site contribute to the significance of any of the Listed Building's within the Conservation Area as part of their setting.

***High Street and Queen Street, Gravesend Conservation Area inclusive of The Town Pier (Grade II\* Listed Building, List Entry 1089004) and Church of St George (Grade II\* Listed Building, List Entry 1089034)***

- 6.3.20 High Street and Queen Street Conservation Area is situated c.590 metres southeast of the Essex Project Site alongside the River Thames, Gravesend (564755 174319). The Character and Appearance of the Conservation Area is described in detail in the [High Street and Queen Street Conservation Area Character Appraisal](#) (Gravesend Borough Council 2009b).
- 6.3.21 The Conservation Area Character Appraisal describes the special interest of the Conservation Area: *'The High Street Gravesend Conservation Area lies in the historic centre of the town of Gravesend in Kent, connecting with the River Thames. ...The connection with the river is still one of the key characteristics of the Conservation Area'*. The Conservation Area focuses on the historic core of Gravesend, extending down High Street to the riverside and Town Pier. The character and appearance of the Conservation Area is defined by its component historic buildings, many of which are listed. The Conservation Area contains eighteen Grade II Listed Buildings and five Grade II\* Listed Buildings (including The Town Pier and Church of St George). These buildings are generally of historic and architectural interest; the positive elements of their settings are defined by the extents of the Conservation Area and by their group value – particularly along High Street where the buildings form a near-contiguous grouping. In the case of buildings fronting the riverside, the river, and panoramic views across the river, also contribute to their significance. As seen from the river, and from the riverside at Tilbury, the built form of the Conservation Area can be appreciated, with the line of High Street rising to the south, and the proud spire of the Church of St George (**Plate 21**) – such views are identified as amongst the 'principal positive views' pertaining to the Conservation Area.
- 6.3.22 From Town Pier the Conservation Area is connected by ferry to the Tilbury Ferry Terminal at the Riverside Station within the Essex Project Site (**Plate 22**) – the tradition of this interconnectivity contributes to the significance of the Conservation Area and pier. Indeed, the area of High Street and Queen Street went into decline when, in 1969, the car ferry service from Town Pier was discontinued. The association is one of function however, rather than pertaining to any particular visual relationships between the Riverside Station and the Town Pier. Otherwise, the Essex Project Site does not contribute to the character and appearance of the Conservation Area. Nor does the Essex Project Site contribute to the significance of any of the Listed Building's within the Conservation Area as part of their setting. This includes the Church of St George – the Essex Project Site is not intervisible, nor shares any meaningful associations with, the Church, and does not contribute to its listable interest. Where the Church is visible from the Essex Project Site, such views, though positive, are not determined by the Project Site but by the designed outlook of the Church to be seen from the water and Essex riverside.



Plate 21: View southeast from the Riverside Station landing stage within the south of the Essex Project Site to Gravesend



Plate 22: View northwest from The Town Pier, Gravesend, to the Essex Project Site

***Lansdowne Square, Northfleet Conservation Area inclusive of Rosherville Quay Walls, Steps, Drawdock and WWII Mine Watching Post (Grade II Listed Building, List Entry 1396396)***

- 6.3.23 Lansdowne Conservation Area is situated approximately 760 metres southwest of the Essex Project Site (NGR 563704 174490). The special interest of the Conservation Area is set out in the [Lansdowne Square Conservation Area Appraisal](#) (Gravesend Borough Council 2009c). The Conservation Area relates to the former historic core of the Rosherville New Town; an ultimately unsuccessful residential development from the 1830s on land owned by the Rosher family. The intention was to form a prestigious suburb to Gravesend. The Conservation Area contains a single Grade II Listed Building, *Rosherville Quay Walls, Steps, Drawdock and WWII Mine Watching Post* which comprises the quay walls to a former timber pier which formed part of the waterfront of the planned suburb. The Second World War-era Mine Watching Post was constructed adjacent to the western steps of the quay.
- 6.3.24 The Conservation Area is significant for the group value of its component historic buildings, including the Rosherville Quay Walls, and the architectural and historic interest of those building as part of the Rosherville New Town planned settlement. The Listed Building is significant for its historic and architectural interest, and as one of only a few surviving elements of the Rosherville New Town. The riverside plays a role in the layout and design of the settlement, with views across the River forming a positive element of its setting. Though there is intervisibility between parts of the Essex Project Site and the Conservation Area and Listed Building, the Essex Project Site makes no contribution to their significance.



Plate 23: View northeast towards the Essex Project Site from above Rosherville Quay Walls

***The Parish Church of St Botolph (Grade I, List Entry 1054093)***

- 6.3.25 The [list entry](#) for The Parish Church of St Botolph describes the church as early 14th-century in date, with some elements of 13th-century and earlier work. The building is located within The Hill, Northfleet Conservation Area, which is considered further below, approximately 400 metres east of the Kent Project Site (NGR 562349 174141).
- 6.3.26 The building is significant for its architectural, historic, and archaeological interest, which is vested in its built form, historic fabric, and association with historic Northfleet. The extent of the Church's setting is largely limited to its surrounding churchyard; mature plantings and later development to the edge of the churchyard screen the surrounding landscape, resulting in an insular experience, with narrow views north to High Street and the tower of the Church of Our Lady of the Assumption.
- 6.3.27 The Kent Project Site is well removed from the Church and has no intervisibility or meaningful historic functional associations with it. Consequently, the Project Site makes no contribution to the significance of the Church as part of its setting.

***Church of Our Lady of the Assumption (Grade II\*, List Entry 1081094)***

- 6.3.28 The Church of Our Lady of the Assumption is located approximately 550 metres east of the Kent Project Site (NGR 562475 174089). The church is significant for its architectural interest, being constructed between 1913 and 1916 to a design by Sir Giles Gilbert Scott, employing experimental use of reinforced concrete and brick. The building's significance is vested in its built form and monumentality, being visible from a wide area. The list entry for the building is available [here](#).
- 6.3.29 Despite the Church's prominence in the wider landscape, particularly to the east, where the Church's spire can be seen from parts of the Essex Project Site (two kilometres distant), the extent of the Church's setting which contributes to its significance is limited to the adjacent streetscape along High Street. The Project Site makes no contribution to the significance of the Church as part of its setting.

***The Hill, Northfleet Conservation Area***

- 6.3.30 The Hill, Northfleet Conservation Area is situated approximately 400 metres east of the Kent Project Site (NGR 562400 174194). The [The Hill, Northfleet Conservation Area Appraisal](#) (Gravesend Borough Council 2009d) describes the Conservation Area as encompassing '*...the core of the ancient settlement of Northfleet and is notable for its clusters of historic buildings, centred on a triangular-shaped former green*'. The special interest of the Conservation Area is vested in the layout of its historic building stock, in the sweep of High Street above a high quarried cliffside to its north; those elements include eight Grade II Listed Buildings, one Grade II\* Listed Building (Church of Our Lady of the Assumption), and one Grade I Listed Building (The Parish Church of St Botolph).
- 6.3.31 Despite its clifftop location, visibility from the Conservation Area is limited by vegetation along the clifftop to the northeast, and by mature plantings, topography, and modern development to the northwest and south. The Project Site makes no contribution to the significance of the Conservation Area or its component Listed Buildings as part of their setting.

***Aspdin's Kiln (Scheduled Monument, List Entry 1004227)***

- 6.3.32 Aspdin's kiln is located c.420m to the east of the Kent Project Site at Northfleet (NGR 561752 174889). The kiln is situated within an industrial area encompassed by modern industrial units, which mask the kiln from the public domain. The [list entry](#) for the structure

describes the kiln as 'A 19th century downdraught kiln known as Aspdin's Kiln 224m NNW of Chaplains House'.

- 6.3.33 Aspdin's Kiln is scheduled in recognition of its inherent architectural, historic and archaeological interest. The monument's historic interest stems from being the oldest Portland cement kiln in the world. The kiln is a well-preserved example of an Aspdin Kiln, illustrative of a particular early form of Portland cement production. The structure is associated with William Aspdin, who patented the design in 1846; his father, Joseph Aspdin, who patented 'Portland Cement' in 1824. The structure's archaeological interest relates to its potential for below-ground archaeological remains relating to the construction of the kiln as well as deposits of the material it produced.
- 6.3.34 Setting makes no contribution to the kiln's significance. The kiln was originally associated with a large 19th-century cement works, which extended along the south bank of the River Thames. During the 20th-century those works were demolished, with the subsequent development of the existing large modern industrial buildings which subsume the kiln. Though the kiln retains an inherent interest, that interest has been significantly impacted by the demolition of the historic cement works which defined its intended function. The structure has no presence within the landscape, being masked from the public realm by the surrounding structures.
- 6.3.35 The Kent Project Site makes no meaningful contribution to the significance of the monument as part of its wider setting; any limited historic / thematic association between the monument, and the former Portland Cement Works within the Kent Project Site ceased with their erasure in the early 1990s.

***Church of All Saints (Grade II\* Listed Building, List Entry 1085781)***

- 6.3.36 The Church of All Saints is located 50 metres south of the Kent Project Site on a prominent hilltop location at the intersection of London Road and High Street opposite the top of Pilgrims Road (a ramped remnant of the areas former topography left between quarries as a point of access between London Road and the peninsula) (NGR 560574 174841). The Church comprises a Gothic church to a design by Norman Foster in 1894, and was the last church Shaw designed (**Plates 24 and 25**). The [list entry](#) provides details of the features in which its architectural interest is vested. Subsequent to its listing, the Church has been subjected to a residential conversion, which has greatly impacted upon its architectural integrity, legibility and interest; poorly conceived glazing, brick infill, and metal dormer windows which greatly impact upon the asset's significance.
- 6.3.37 Additional information is provided by a contributor on the list entry, referencing the book *Richard Norman Shaw* by Andrew Saint, 2010. The church was constructed for Frederick A. White, of JB White and Sons, owner of the adjoining Portland Cement Works. The Church overlooked the late 19th-century industrial landscape of the Swanscombe peninsula. Andrew Saint says of the Church '*...a gritty flint texture and grim crossing tower... are groomed to fit what were then rather cheerless industrial surroundings*'. The church therefore also has historic interest, stemming from its associations with the former JB White and Sons cement works within the Project Site. The visual and spatial associations stemming from that historic association have been eradicated by the near-complete demolition of the cement works during the 1990s and the cessation of cement production.
- 6.3.38 Setting makes little contribution to the significance of the Church, which is encroached upon by poor-quality 20th-century development to the south, with an outlook to the busy London Road. Positive, contemporaneous, elements of the Church's immediate setting include the George and Dragon Public House, situated opposite the Church to the west, and a late



19th-century residence to the northwest of the Church; these form the last vestige of the Church's original and much changed setting (**Plate 26**). Views over the peninsula to the north of the Church are limited at ground level by walling and vegetation along the clifftop north of the road – where there are views these overlook an evolved landscape intensively dominated by, and shaped by, the industrial processes of the last 200 years (**Plate 27**); mining, factories, warehouses, old concrete harbours, power stations, sewer works, and the great mass of Tilbury Port to the northeast. While there are likely views from the upper storeys of the Church – these are from inserted floors pertaining to the building's residential conversion and cannot be said to contribute to its listable interests. The prominent hilltop location of the Church has some importance and relates to its intended design – a building to be seen. In this regard the Church is prominent in views from across the Swanscombe peninsula part of the Kent Project Site (**Plate 28**).

6.3.39 The wider Project Site area makes no contribution to the significance of the Church.



Plate 24: South elevation of All Saints Church



Plate 25: North and east elevations of All Saints Church



Plate 26: View of All Saints Church in conjunction with the George and Dragon public house, facing west-southwest from London Road



Plate 27: View north across the Kent Project Site from London Road just north of All Saints Church





Plate 28: View southwest to All Saints Church from within the Kent Project Site

**1, Knockhall Road (Grade II Listed Building, List Entry 1101524)**

- 6.3.40 1 Knockhall Road comprises a mid-19th-century lodge situated c.200 metres south of the Kent Project Site (NGR 559657 174897). The building is significant for its architectural interest, constructed in castellated Gothic style. The building has been altered, with modern uPVC windows and blocked openings, which diminish its significance and historic integrity. The buildings list entry is [here](#).
- 6.3.41 The extent of the building's setting that actively contributes to its significance is limited to the extents of its built form, and perhaps the adjacent railway that the building overlooks. Modern residential developments within the building's vicinity are generally of poor quality and do not compliment the Listed Building's character and appearance.
- 6.3.42 The Site makes no contribution to the significance of the Listed Building as part of its setting, or vice-versa. Views to and from the Listed Building are screened by mature vegetation and intervening built form, as well as the natural variation in topography between the Listed Building and the Kent Project Site. In addition, there are no meaningful historic functional associations between the building and Project Site.

**Ingress Abbey (Grade II Listed Building, List Entry 1085779) and those associated Grade II Listed features within the former Ingress Park**

- 6.3.43 Ingress Abbey (**Plate 29**), located 400 metres west of the Kent Project Site (NGR 559143 175055) comprises a house, built in 1833, for Alderman James Harmer, by architect Charles Moreing – the last of a long succession of manor houses on the site. The building is significant for its architectural and historic interest, as detailed in the building's [list entry](#). That interest is embodied by the building's built form and associations with Victorian poet and journalist Eliza Cook. Cook, who regularly stayed at the house, and is notable as a largely self-educated populist, 'Chartist', writer, and advocator for women's rights. The

significance of Ingress Abbey has been historically impacted upon by major changes within its setting, firstly, the construction of Empire Paper Mills (see **Plate 30**), during the early 20th century, and latterly by the existing residential developments.

- 6.3.44 Ingress Abbey was historically situated within an area of parkland, Ingress Park, which was designed by 'Capability' Brown in the late 18th century. Within the park there were a large number of designed features, including bridges, caves, tunnels, and a lodge, which have been listed in recognition of their group value and architectural interest. The *Boundary Stone, Ingress Park, Lovers Lane* (List Entry 1410237) which is situated within the Kent Project Site is considered specifically in **Section 6.2.10**. By 1853 the parkland had fallen into disrepair after the death of its owner James Harmer. Parts of the estate were being sold off by 1903. By 1909 the north eastern corner of the Ingress Abbey estate had been bought by the Wall Papers Manufacturers Association which established the Ingress Abbey Paper Mill which was later named Empire Paper Mills.
- 6.3.45 Ingress Park was redeveloped as part of a scheme of residential development from 1997, with the Mill being demolished in 1999. There has been further residential development towards its eastern edge in recent years. As a result, Ingress Abbey and the listed structures within the former Ingress Park have been divorced from their original parkland setting. While they still have an appreciable group value, enhanced by the adoption of a local walking route which encapsulates the historic elements of the former Park and by well-considered landscaping, for the most-part their modern residential settings cannot be said to enhance their significance.
- 6.3.46 The Project Site makes no meaningful contribution to the significance of Ingress Abbey, nor those listed structures within its former associated parkland as part of their setting; there are no meaningful visual relationships between the site and those assets (for example, **Plate 29**), nor meaningful historic or other associations which might be considered to contribute to their significance.



Plate 29: Ingress Abbey, within its landscaped grounds – as part of a recent residential development within its former parkland



Plate 30: View along Ingress Park Avenue from the western boundary of the Kent Project Site, towards Ingress Abbey

**Church of St Peter and St Paul (Grade I Listed Building, List Entry 1085788)**

- 6.3.47 The Parish Church of St Peter and St Paul is located west of the Kent Project Site, approximately 420 metres west of Ebbsfleet Station (NGR 560463 173986). The Church's significance is reflected by its high level of designation. The building is significant for its architectural, historic, and archaeological interest – vested in its 11th-, 12th-, and 13th-century interior and tower (see the [list entry](#)).
- 6.3.48 The church derives significance from its churchyard and associated cemetery to the north. Indeed, the churchyard's north wall, gates and gatepiers are Grade II Listed (List Entry 1101457), having a clear group value with the Church. Otherwise, the Church's setting is one defined by modern suburban residences of limited interest and does not contribute to its significance. The Church's setting is largely insular, with views from the church terminating swiftly at either the surrounding development or mature plantings within the cemetery to its north.
- 6.3.49 No part of the Project Site is visible or otherwise experienceable from the Church, and there are no meaningful historic associations between the Project Site and Church which contribute to its listable interests; the Project Site makes no contribution to the Church's significance. The Church is partially visible only from the northern part of the Kent Project Site, and then only the very tip of its spire is visible – this view is incidental, of no merit, and does not contribute to the significance of the Listed Building.

**Greenhithe Conservation Area**

- 6.3.50 Greenhithe Conservation Area is situated c.560 metres west of the Kent Project Site alongside the River Thames (NGR 558841 175140). The Character and Appearance of the Conservation Area is described in detail in the [Greenhithe Conservation Area Appraisal](#) (Dartford Borough Council 1998). The Conservation Area contains nine Grade II Listed Buildings, focussed towards the intersection of High Street and The Avenue (**Plate 31**). These buildings are generally of historic and architectural interest, with a distinct group value, as underpinned by the designation of the Conservation Area.
- 6.3.51 Greenhithe comprises an historic settlement, constructed fronting the River Thames: '*Greenhithe is essentially a riverside village of a domestic scale with a treed backcloth*' (Dartford Borough Council 1998). The character of the settlement is of mixed-period development, typical of an evolved settlement, with the historic core of development running along High Street and The Avenue. Despite the settlement's associations and proximity to the river, the nature of its development means that it has introverted setting, which engages little with the surrounding landscape. The Conservation Area appraisal notes that '*Direct access to the river frontage is relatively limited within the older part of the village... few properties have direct views from their major rooms, while views to the river from the street are restricted by building form.*'. The introverted nature of the Conservation Area is a key element of its character and appearance and contributes actively to the group value and significance of its component historic buildings.
- 6.3.52 The Conservation Area includes a strip of foreshore to its east, which is a marked change in character – an area of open green space with extensive views up and down the river (**Plate 32**). Adjacent to, and overlooking, this foreshore is modern (c.1997) residential development within the grounds of the former Ingress Park. The quality of this modern development is reasonable and does not unduly undermine the character of this foreshore, though it does not form a part of the Conservation Area.
- 6.3.53 The Kent Project Site makes only a minor contribution to the character and appearance of the Conservation Area, providing amenity value to views along the foreshore to the east



and northeast from the end of Pier Road and the foreshore. Such views have little historic integrity however, with a backdrop of modern high-rises and industry. The Listed Buildings within the Conservation Area share no intervisibility, nor any meaningful historic functional or spatial associations, with the Kent Project Site; the Kent Project Site makes no contribution to their significance.



Plate 31: Historic buildings within the east end of Greenhithe Conservation Area, facing east



Plate 32: View northeast along the foreshore section of the Greenhithe Conservation Area towards the Kent Project Site

**Wharf Public House (Grade II Listed Building, List Entry 1147907)**

- 6.3.54 The Wharf Public House is an 18th-century house, converted to a public house, located c.800 metres north of the Kent Project Site in Grays, Thurrock (NGR 560836 177586). The list entry is available [here](#).
- 6.3.55 The building has historic and architectural interest as an 18th-century property, converted to a public house, in an otherwise 20th-century landscape of residential suburban development within a wider, heavily industrialised landscape. The building's setting is defined by the modern housing to its north, east, and west, with a large paved carpark to its east, as well as the Thames riverside to its south. Historically, the building would have had a direct relationship with the River Thames. This relationship is hampered by modern flood defences which rise to first-floor height to its south; blocking views from ground level. Nevertheless, the building retains a visual and spatial association with the river, which can be experienced from first floor level within the building, or seen from atop the flood-defences, which contributes positively to its significance.
- 6.3.56 The Kent Project Site is visible to the south across the river (**Plate 33**). While these views have some amenity value, they do not contribute to the building's listable interests; that is, they do not define, explain, or underpin any element of the buildings historic or architectural interest.



Plate 33: View south to the Kent Project Site from the flood defences south of Wharf Public House



**Church of St Clement (Grade I Listed Building, List Entry 1147660)**

- 6.3.57 The Church of St Clement is located 1.4 kilometres northwest of the Kent Project Site (NGR 559313 177298). The building was included for assessment owing to its significance and limited intervisibility with parts of the Project Site. The building comprises an historic church with a 13th-century interior, and later alterations. The building's list entry can be seen [here](#).
- 6.3.58 The building's significance is vested in its architectural and historic interest; primarily embodied by its 13th-century interior, with 14th- and 15th-century alterations.
- 6.3.59 The building's setting is highly unusual, and for the most part distinctly harmful (**Plate 34**). The positive elements of the building's setting are defined by its built form and the limits of its surrounding churchyard-come-nature-sanctuary. Beyond the churchyard, the landscape is confined and dominated, entirely to the detriment of the Church, by the prominent form of the modern P&G factory to the east, a large warehouse building to the north, and further ancillary buildings and carparking to the south. The carparking is situated in an area of higher ground, above the level of the churchyard, effectively removing any modicum of a view south to, or across, the river. The noise generated by the factory also impacts upon the significance of the church, creating an often surreal, dystopian character to the experience of the Listed Building.
- 6.3.60 The Project Site does not contribute to the significance of the Listed Building. While there are views from the Project Site towards the church, these are limited to the westernmost foreshore of the Swanscombe peninsula and have very little heritage value. Such views see the church against a backdrop of, and entirely dwarfed by, the factory, warehouse, and associated buildings (**Plate 35**). Otherwise, from the majority of the Swanscombe Peninsula the Church is entirely hidden.





Plate 34: View to the west elevation of the Church of St Clement with factory building just beyond



Plate 35: View to the Church of St Clement from the western area of the Kent Project Site – the church is entirely dwarfed and subsumed by the surrounding development (location of church indicated by the blue arrow)

**Church of St Mary (Grade I Listed Building, List Entry 1085810)**

- 6.3.61 The Church of St Mary is located almost 2 kilometres west of the Kent Project Site (NGR 557641 174810) at Stone, Dartford. The building was included for assessment owing to its significance and limited intervisibility with parts of the Project Site. The building comprises an historic church with a 13th-century interior, and later alterations. The building's list entry can be seen [here](#).
- 6.3.62 The building's significance is vested in its architectural and historic interest; primarily embodied by its 13th-century interior, with internal spandrels identical in form to contemporaneous arcading in Westminster Abbey's Choir Chapel.
- 6.3.63 The building's setting is defined by its built form and the limits of its surrounding churchyard. Nearby development is primarily of later 20th-century housing, which makes no contribution to its significance, and truncates views to the north.
- 6.3.64 The Project Site does not contribute to the significance of the Listed Building. Mature vegetation to the east of the church largely screen the Church, though the ever-prominent pylon within the Kent Project Site can be seen from the entrance of the churchyard – in no way contributing to the significance of the Church (**Plate 36**). While there are views from the Project Site towards the church, these are incidental, and at best a matter of amenity (**Plate 37**). The views see the end-gable and tower, though within the context of modern housing, and at a very reduced scale, owing to the distance.



Plate 36: View northeast from adjacent to the Church of St Mary towards the Kent Project Site



Plate 37: View from the west of the Kent Project Site towards the Church of St Mary, indicated by the arrow

#### 6.4 Non-designated Heritage Assets within the Site

##### ***Milestone on London Road, Dartford (KHER Ref. TQ 67 SW 1352)***

- 6.4.1 The Milestone is located on London Road, near the intersection with High Street (NGR 560501 174888). The Milestone has only a limited significance, as a historic mile marker. The extent of the Milestone's setting that contribute to its significance is highly constrained, defined by the road and its own built form. The Milestone does not contribute to the significance of any nearby heritage assets as part of their setting.

##### ***George V pillar box, George and Dragon PH, London Road, Swanscombe (KHER Ref. TQ 67 NW 98)***

- 6.4.2 The pillar box is situated adjacent to the George and Dragon off London Road, at NGR 560516 174888. The pillar box has some minor historic interest. The asset's setting is defined by its immediate environs – the George and Dragon Public House and London Road. The pillar box's setting does not contribute to its significance.

##### ***Historic dwelling on London Road, opposite High Street (not on HER)***

- 6.4.3 A square two-storey flat-roofed building with plain rendered walls, located at the intersection of London Road and High Street, adjacent to Pilgrims Road (NGR 560520 174893) (**Plate 38**). The building has some historic interest, as one of three extant historic buildings at the intersection, along with the George and Dragon Public House and the Grade II\* Listed Church of All Saints. The building first appears on the 1898 Ordnance Survey Mapping. It is possible that the house was associated with the Portland Cement Works above which it was constructed. The remainder of the Site makes no contribution to its significance.



Plate 38: Late 19th-century dwelling within the Site at the top of Pilgrims Road

***The George and Dragon Public House (not on HER)***

- 6.4.4 Likely an early to mid-19th-century public house, appearing on the Swanscombe Tithe Map. The building is situated on the west side of the junction of London Road and High Street at NGR 560520 174863. The building has architectural and historic interest; architecturally simple, with plain painted brick walls, and a parapeted V-roof, situated at the head of High Street (**Plate 39**). The buildings historic setting has been much eroded, though it retains associations with the late 19th-century dwelling to its north and the Church of All Saints to its east.



Plate 39: The George and Dragon public house at London Road and High Street

***Two Remnant buildings within the former Portland Cement Works, Swanscombe (TQ 67 NW 98)***

- 6.4.5 Two early to mid-20th-century buildings (**Plate 40**) of the former Portland Cement Works, located at NGR 560117 175129 and 560066 175102. The remainder of the works was demolished during the early 1990s. The two buildings, which appear to comprise a warehouse and sub-station, are first shown on the 1939 Ordnance Survey Mapping. The buildings have minor architectural and historic interest as the last remnant of a once sprawling complex of factory buildings; kilns, warehouses, tanks, and so on. The loss of the remainder of the works significantly reduces the interest of the structures, divorcing them of their historic context and function. The buildings' have a group value with one and other, but otherwise their present setting makes no contribution to their significance.



Plate 40: Former Portland Cement Works sub-station (left) with the warehouse (back right), facing southwest along Manor Way

***Remnant buildings within former Thames Tar Distillery (KHER TQ 67 NW 101)***

- 6.4.6 A group of early to mid-20th-century buildings forming part of the, now demolished, Thames Tar Distillery, located at NGR 560925 175117. The buildings are first depicted on the 1939 Ordnance Survey mapping. The buildings include a probable 1930s office building, which remains in use and in good condition, and a number of overgrown ruinous buildings to its northwest. The buildings have group value and some historic interest. The office building has some architectural interest also; a single-storey construction of three ranges parallel with gabled roofs, the building retains original crittall windows, with large concrete lintels and sills. Other than their group value, the buildings' setting makes no particular contributions to their significance.

***Remnant building within former British Vegetable Parchment Mills***

- 6.4.7 An early to mid-20th-century brick building associated with the former British Vegetable Parchment Mill, located at NGR 560643 175001. While the rest of the original mill has since been replaced, this building survives. The building has some minor historic and architectural interest. The building's setting makes no contribution to its significance, nor does the wider Site.

***White's Jetty and Bell Wharf, Broadness (KHER TQ 57 NE 1001 and TQ 67 NW 1012)***

- 6.4.8 White's Jetty and Bell Wharf (**Plate 41**) are situated to the northwest of the Kent Project Site and are intended to form the basis of a new pedestrian and ro-ro ferry service for the London Resort. White's Jetty projects to the northwest of Bell Wharf. Bell Wharf is the earlier of the two, appearing on the 1864 Ordnance Survey mapping. The Wharf was accessed by a tramroad connecting the Portland Cement Works to the south. The Wharf was extended to its west slightly by 1897, with a pier also being added. By 1938 the Wharf had been extensively remodelled to its existing proportions and a new jetty, White's Jetty, had been constructed to its north, superseding the earlier pier.

- 6.4.9 The KHER describes Bell Wharf as ‘a large concrete wharf on massive wooden piles, with bollards and part of a railway inlaid onto the wharf surface’. White’s Jetty comprises a reinforced concrete construction, serviced by a pair of tramways which run its length.
- 6.4.10 The Wharf and Jetty have historic and architectural interest, particularly any sections of the original 19th-century Wharf. They have historic associations with the former Portland Cement Works which they were built to service. Bell Wharf also served a role as a Home Guard Headquarters during the Second World War – the associated headquarters building was decommissioned at the end of the war.
- 6.4.11 The structures setting is defined primarily by their riverside location, their physical and visual associations with the Cement Works having been terminated by its demolition in the early 1990s.



Plate 41: The old northeast section of Bell Wharf (foreground) with White’s Jetty extending its north (background), facing northwest from 560068 176092

***Transmission tower, Swanscombe Marshes (TQ 67 NW 1019)***

- 6.4.12 Electric pylon constructed c. 1965 to carry cables over the Thames above the height of shipping. It is significant as one of a pair of the tallest (193 metres high) electricity pylons in the UK. Located at 560244 176205. Has group value with its paired pylon on the Essex riverside. Otherwise, the pylon’s setting makes no contribution to its significance.

## **7 IMPACT ASSESSMENT**

### **7.1 Introduction**

- 7.1.1 The following section considers the likely impacts of the proposed development, based on the above assessment and consideration of the design documentation for the Site. A full assessment of the effect will be presented within Chapter 14 of the Environmental Statement.

7.1.2 The following assessment indicates that the principle proposed development is acceptable, at least as regards the historic built environment; the impacts to built-heritage assets, particularly those of highest significance within the surrounding area, are negligible. In the case of the Essex Project Site, the development is likely to result in the enhancement of a Grade II\* Listed Riverside Station, with secondary benefits for the nearby Tilbury Fort and World's End Inn, such as increased footfall, accessibility, and landscaping.

## 7.2 Designated Heritage Assets within the Project Site

### ***Riverside Station, including floating landing stage (Grade II\* Listed Building, List Entry 1111547).***

7.2.1 *The Riverside Station, including floating landing stage* is situated within the Essex Project Site (NGR 564397 175112), and will form the basis of a new ferry hub connecting with the Kent Project Site. The listing encompasses the railway station and baggage hall, ticket office, and floating landing stage.

7.2.2 The proposed development will result in a beneficial change for the Riverside Station, presenting opportunities to restore the buildings to a role approximating their historic function, reinvigorating their setting, particularly to the north, and ensuring the structures' long-term conservation.

7.2.3 The proposed development will look to refurbish and restore the Riverside Station building, reusing the building as a point of arrival and departure, fitting with its historic function. The proposals will result in the net repair and restoration of the station buildings within what should prove their optimum-viable use – a use for which they were intended. There will also be an opportunity to enhance the station building through a sympathetic remodelling of its northern elevation – which is presently enclosed by modern sheet cladding. The poor-quality palisade fencing and streetscape to the north of the Listed Building will be removed, with a new open forecourt being constructed; this will reopen views across the north of the Listed Building, restoring the historic sense of arrival to its landward side.

7.2.4 A new lobby building, connected to a pair of bridges, will lead north across a newly landscaped road to a five-storey coach and car park building. The siting of the carpark, and its linear north-south orientation will reconnect the Listed Building with land that formerly comprised platforms and railway tracks associated with the station, and will prove a marked improvement on the existing expanse of open air car storage, palisade fencing, and warehousing. The perceived massing of the new carpark will be no greater in views to the Riverside Station than the existing modern warehousing already within its setting, and will not affect how the historic function of the building is understood or appreciated. No harm greater than that already inflicted through the loss of the former station platforms and associated landscape will occur as a result of the development.

7.2.5 The new extension to the landing stage – a necessary measure to enhance the offering of the ferry service to meet capacity for the resort and a continued service to Gravesend – will not impact upon the significance of the existing landing stage. The new landing stage will be modern in design, so as to clearly read as an extension, is smaller in scale than the adjacent landing stage, thus appearing subordinate, and constitutes a reversible addition to the landing stage. The appearance of the Riverside Station and landing stage in views from the east will remain largely unaffected by the alteration, particularly as the existing flood defences will provide a degree of screening.



7.2.6 The historic functional association of the Riverside Station to Gravesend, and designated heritage assets therein, pertaining to the local ferry will be unaffected, as this service will continue.

7.2.7 On review, it is clear that the proposed scheme would enhance the setting and significance of the Listed Building.

***Boundary Stone, Ingress Park, Lovers Lane (List Entry 1410237)***

7.2.8 The Project Site makes no meaningful contribution to the significance of the boundary stone as part of its setting; there are no meaningful visual relationships between the Project Site and the asset, nor meaningful historic or other associations which might be considered to contribute to its significance. As Black Duck Marsh is to be retained within the proposed development, the immediate relationship of the asset with the Project Site will be unaffected. Any longer views to the proposed development would be incidental and would not impact upon their significance.

***Swanscombe Cutting Footbridge Crossing A2 East of A296 Junction (List Entry 1119762).***

7.2.9 Swanscombe Cutting Footbridge will be unaffected by the proposed development; there are presently no proposed works to the section of the A2.

**7.3 Designated Heritage Assets outside of the Project Site**

***Tilbury Fort (Scheduled Monument, List Entry 1021092) and the Officer's Barracks, Tilbury Fort (Grade II\* Listed Building, List Entry 1375568)***

7.3.1 Tilbury Fort, and the Officer's Barracks within its grounds, are located to the east of the Essex Project Site. The Fort's westward outlook, looking towards the Essex Project Site, is largely unsympathetic, being dominated by modern offices and a large modern warehouse building, and makes no contribution to Tilbury Fort's significance. The proposed development, in particular the proposed carpark building, will be largely masked by the existing office and warehouse buildings to the west of Tilbury Fort, thus constituting only a minor change to its setting. The proposed extension to the landing stage of the Riverside Station is also unlikely to be particularly prominent in views, and even so will have no direct bearing on the significance of Tilbury Fort. The proposed development will result in only a very limited change in setting for Tilbury Fort, and within an area of its setting which makes no contribution to its significance, and consequently will not impact upon its significance, nor upon the significance of the Listed Officer's Block building.

7.3.2 Enhancements to the westerly approach to Tilbury Fort, and an increase in footfall and available parking is likely to result in an increase in visitor numbers to Tilbury Fort, which will facilitate its long-term conservation.

***World's End Inn (Grade II Listed Building, List Entry 1111632)***

7.3.3 Due to the constrained setting of the World's End Inn, the proposed development will result in, at most, a limited change to the Listed Buildings setting, which would appear within the context of closer modern development. Consequently, the proposed development is unlikely to have any direct impacts upon the significance of the public house. The historic and spatial associations of the Listed Building with the Riverside Station will be unaffected. The aesthetic enhancements to the Riverside Station and its immediate environs as part of the works are likely to enhance the kinetic experience in moving between the Project Site and World's End Inn.

- 7.3.4 Enhancements to the westerly approach to the public house, and an increase in footfall and available parking is likely to result in an increase in visitor numbers, which will facilitate the long-term viability of the public house.

***Gravesend Blockhouse (Scheduled Monument, List Entry 1005120)***

- 7.3.5 Gravesend Blockhouse is significant for its archaeological interest, vested in the exposed and below-ground remains of the structure which elucidate to its historic function and layout. The Blockhouse has group value as part of a chain of defences built by Henry VIII, with a direct visual relationship with Tilbury Fort across the river to the north. The proposed development has no bearing on any of the Blockhouse's special interest, and will consequently not impact upon its significance.

***New Tavern Fort, Gravesend, including Milton Chantry (Scheduled Monument, List Entry 1013658; also designated as Grade II\* Listed Buildings, List Entries 1261173 and 1089047)***

- 7.3.6 There is only very limited intervisibility from New Tavern Fort towards the Project Site, and this does not contribute to its significance. Milton Chantry is entirely screened from the Project Site, and again, the Project Site does not contribute to its significance. The proposed development will result in no change to the setting of New Tavern Fort and Milton Chantry, and consequently will have no effect upon their significance. Key views from the New Tavern Fort to Tilbury Fort, and vice-versa, will remain unchanged.

***Gravesend Riverside Conservation Area, inclusive of The Royal Terrace Pier (Grade II Listed, List Entry 134189) and The Mission House (Grade II Listed Building, List Entry 1039109 and 1089038)***

- 7.3.7 Gravesend Riverside Conservation Area is intervisible with the Essex Project Site, however, such intervisibility does not contribute to its significance, nor to the significance of the Listed Buildings within the Conservation Area. The proposed development will result in no meaningful change within the setting of the Conservation Area and the Listed Buildings therein, and consequently will have no impact upon their significance. Key views from the Conservation Area, including those to Tilbury Fort across the river, will be unaffected; the proposed extension to the Riverside Station's landing stage will not impose upon these key views, being situated low to the water and west of Tilbury Fort.

***High Street and Queen Street, Gravesend Conservation Area inclusive of The Town Pier (Grade II\* Listed Building, List Entry 1089004) and Church of St George (Grade II\* Listed Building, List Entry 1089034)***

- 7.3.8 High Street and Queen Street Conservation Area is situated c.590 metres southeast of, and is intervisible with, the Essex Project Site. The nature of the proposed development is such that there will be no impact upon that intervisibility. Views to the Church of St George will also be unaffected.
- 7.3.9 From Town Pier the Conservation Area is connected by ferry to the Tilbury Ferry Terminal at the Riverside Station within the Essex Project Site – the tradition of this interconnectivity contributes to the significance of the Conservation Area and pier. The ferry service will be unaffected by the proposed development, and consequently will not impact upon this element of the Conservation Area's and pier's significance.

***Lansdowne Square, Northfleet Conservation Area inclusive of Rosherville Quay Walls, Steps, Drawdock and WWII Mine Watching Post (Grade II Listed Building, List Entry 1396396)***

- 7.3.10 The Conservation Area and Listed Building are intervisible with the Essex Project Site to their northeast – however, such views do not contribute to their significance. The nature of the proposed development is such that the riverside appearance of the Essex Project Site, namely the appearance of the Riverside Station and landing stage, will be largely unaffected. The proposed development will result in no meaningful change within the setting of the Conservation Area and Listed Building and will not impact upon special interests of either. The character and appearance of the Conservation Area will be preserved.

***The Parish Church of St Botolph (Grade I, List Entry 1054093)***

- 7.3.11 The Parish Church of St Botolph is well removed from the main body of the proposed development, over 1.5 kilometres to the northwest, and shares no intervisibility or meaningful associations with the Project Site. Consequently, the proposed development will result in no change in the setting of the Church and will not impact upon its significance.

***Church of Our Lady of the Assumption (Grade II\*, List Entry 1081094)***

- 7.3.12 The Church of Our Lady of the Assumption is well removed from the main body of the proposed development, over 1.5 kilometres to the northwest, and shares no intervisibility or meaningful associations with the Project Site. Consequently, the proposed development will result in no change in the setting of the Church and will not impact upon its significance.

***The Hill, Northfleet Conservation Area***

- 7.3.13 The Site is entirely screened from the Conservation Area, which is well removed from the main body of the proposed development; the peninsula is situated over 1.5 kilometres to the northwest. Consequently, the proposed development will result in no change in the setting of the Conservation Area, and will not impact upon its significance.

***Aspdin's Kiln (Scheduled Monument, List Entry 1004227)***

- 7.3.14 As the setting of Aspdin's Kiln is decidedly limited by the built form of the modern industrial buildings which enclose it, the proposed development will not be experienceable from the kiln. Consequently, the proposed development will have no impact upon the significance of the kiln. The loss of vestigial cement works buildings within the Kent Project Site, with which the Scheduled Monument has a loose thematic association, will not result in any meaningful impact upon its significance.

***Church of All Saints (Grade II\* Listed Building, List Entry 1085781)***

- 7.3.15 The Church of All Saints is located 50 metres south of the Kent Project Site on a prominent hilltop location with visibility over the Swanscombe peninsula. The Church has been subjected to a high degree of historic harm resulting from its conversion to residential use, and the encroachment of poor-quality modern developments within its setting. The proposed development will be visible from the Church, with a new visitor's centre being sited immediately northwest of the Church, and will present a marked change in its setting – however, as the majority of the Project Site as existing does not contribute to the Church's listable interests (namely its architectural and historic interests, which are vested in its built form and associations with the former JB White and Sons cement works) it will have little effect upon the Church's significance.
- 7.3.16 The loss of the late 19th-century dwelling to the northwest of the Church as part of the development will have no great impact upon the significance of the Church, as the greater

part of its significance relates to its built form and historic associations (residential conversion aside).

**1, Knockhall Road (Grade II Listed Building, List Entry 1101524)**

- 7.3.17 The Project Site makes no contribution to the significance of the Listed Building, or vice-versa. As views to and from the Listed Building are screened by mature vegetation and intervening built form, as well as the natural variation in topography between the Listed Building and the Kent Project Site, it is unlikely that the Proposed Development will be experienceable from the Listed Building. Consequently, it will not affect any meaningful change within its setting, nor impact upon its significance.

**Ingress Abbey (Grade II Listed Building, List Entry 1085779) and those associated Grade II Listed features within the former Ingress Park**

- 7.3.18 The Project Site makes no meaningful contribution to the significance of Ingress Abbey, nor those listed structures within its former associated parkland as part of their setting; there are no meaningful visual relationships between the Kent Project Site and those assets, nor meaningful historic or other associations which might be considered to contribute to their significance. As Black Duck Marsh is to be retained within the proposed development, the immediate relationship of Ingress Abbey, and its associated former parkland features, to the Site will be unaffected. Any longer views to the proposed development would be incidental and would not impact upon the legibility of Ingress Abbey nor the associated features which formed part of Ingress Park.

**Parish Church of St Peter and St Paul (Grade I Listed Building, List Entry 1085788)**

- 7.3.19 Owing to the Church's largely insular setting, with views from the church terminating swiftly at either the surrounding development or mature plantings within the cemetery to its north, the proposed development will not be visible from the Church, and will consequently result in no change within its setting, and no impact upon its significance.

**Greenhithe Conservation Area**

- 7.3.20 For the most part the Conservation Area and its component Listed Buildings have an insular setting, and lack intervisibility, or other meaningful association, with the Project Site. It is therefore considered unlikely that the proposed development would result in an impact upon the character and appearance of the Conservation Area or the significance of its component Listed Buildings. Where the proposed development will be visible along the riverside east of the Conservation Area, owing to the proposed retention Black Duck Marsh within the scheme, the green character of the foreshore will be preserved, along with the character and appearance of the Conservation Area.

**Wharf Public House (Grade II Listed Building, List Entry 1147907)**

- 7.3.21 The Kent Project Site is visible to the south across the river from the public house. While these views have some amenity value, they do not contribute to the building's listable interests; that is, they do not define, explain, or underpin any element of the buildings historic or architectural interest.
- 7.3.22 The proposed development will present a prominent addition within the wider landscape as seen from the public house however, such a change will not impact upon the building's significance.

**Church of St Clement (Grade I Listed Building, List Entry 1147660)**

- 7.3.23 By virtue of distance from the Project Site, lack of intervisibility, or other meaningful association with the Project Site, it is considered unlikely that the proposed development

would result in an impact upon the listable interests of the Church through a change in setting. Indeed, the Project Site is screened from the Church by intervening built form and topography.

***Church of St Mary (Grade I Listed Building, List Entry 1085810)***

- 7.3.24 By virtue of distance from the Project Site, lack of intervisibility, or other meaningful association with the Project Site, it is considered unlikely that the proposed development would result in an impact upon the listable interests of the Church through a change in setting. Furthermore, is likely that the proposed development will be entirely hidden from sight by intervening plantings and buildings.

**7.4 Non-designated Heritage Assets within the Project Site**

***Milestone on London Road, Dartford (KHER Ref. TQ 67 SW 1352)***

- 7.4.1 The milestone is to be preserved as part of the development proposals. Whilst there will be some change within the setting of the milestone this is not considered to affect the significance of the asset.

***George V pillar box, George and Dragon PH, London Road, Swanscombe (KHER Ref. TQ 67 NW 98)***

- 7.4.2 The pillar box is unlikely to be affected by the proposed development.

***Historic dwelling on London Road, opposite High Street (not on HER)***

- 7.4.3 The historic dwelling is situated within the location of the proposed Visitor Centre atop Pilgrims Way – the building is set to be demolished as part of the proposed development. The building's demolition will result in its complete loss of significance.

***The George and Dragon Public House (not on HER)***

- 7.4.4 The significance of the public house, vested in its built form and historic interest, will be largely unaffected by the proposed development. The loss of the historic dwelling to its north with which it has a loose association, may have a slight negative impact on the building's significance as a further erosion of its historic setting. Nevertheless, the proposed development is likely to add interest and to the public house's setting in turn, and may result in increased footfall to the pub and adjacent High Street which would contribute to its long-term viability and conservation.

***Two Remnant buildings within the former Portland Cement Works, Swanscombe (KHER TQ 67 NW 98)***

- 7.4.5 Both buildings will be demolished as part of the proposed development, resulting in a complete loss of significance.

***Remnant buildings within former Thames Tar Distillery (KHER TQ 67 NW 101)***

- 7.4.6 The buildings will be demolished as part of the proposed development, resulting in a complete loss of significance.

***Remnant building within former British Vegetable Parchment Mills***

- 7.4.7 The building will be demolished as part of the proposed development, resulting in a complete loss of significance.

***White's Jetty and Bell Wharf, Broadness (KHER TQ 57 NE 1001 and TQ 67 NW 1012).***

- 7.4.8 The significance of White's Jetty and Bell Wharf will be enhanced; they will be repaired, restored, and put to new use as part of the scheme, securing their long-term preservation.

A new pontoon and link bridge will be constructed, linking to a ferry terminal building at the southern end of Bell Wharf – the siting of the terminal building will impact upon the least significant, most recent, section of Bell Wharf, preserving the more significant quay walls to the north. White's Jetty will be used for ro-ro delivery services.

**Transmission tower, Swanscombe Marshes (TQ 67 NW 1019)**

- 7.4.9 The pylon will be retained within the proposed development, retaining its significance.

## **8 CONCLUSIONS**

### **8.1 General**

- 8.1.1 The above assessment has considered the significance of built heritage assets within the Site and the surrounding area, assessed the contribution of setting to that significance, and what role the Project Site plays, if any, in that setting. The report goes on to consider the possible impacts of the proposed development to that significance.
- 8.1.2 Despite the size of the Project Site, and prominent nature of the development proposed, particularly within London Resort itself, this assessment has found that the principle of the proposed development is acceptable, at least as regards to the historic built environment; the impacts to built-heritage assets, particularly those of highest significance within the surrounding area, are negligible. This is largely owing to the highly evolved, and highly industrialised, nature of the landscape, and the insular nature of many of the identified heritage assets. In the case of the Essex Project Site, the development is likely to result in the enhancement of a Grade II\* Listed Riverside Station, with secondary benefits for the nearby Tilbury Fort and World's End Inn, such as increased footfall, accessibility, and landscaping. The proposed scheme will result in no harm to the significance of any designated heritage assets, either within the surrounding area or within the Project Site.
- 8.1.3 A number of non-designated heritage assets were identified within the Site – focused within the area of Swanscombe peninsula. Two of the identified non-designated heritage assets, Bell Wharf and White's Jetty, will be enhanced by the proposed development through a scheme of repair, restoration, and reuse. Of the other non-designated assets, a number of early to mid-20th century industrial buildings are proposed for demolition: two buildings associated with the former Portland Cement Works, a group of buildings which formerly comprised part of the Thames Tar Distillery, and a single remnant building belonging to the former British Vegetable Parchment Mill. In addition, a late 19th-century residence on London Road at its junction with High Street are also proposed for demolition. Their demolition will result in their complete loss of significance. Considering the limited significance of these assets, their loss of significance would be best mitigated through a scheme of historic building recording.

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### **Historic Environment Records**

Essex Historic Environment Record (KHER)

Kent Historic Environment Record (KHER)

### **Cartographic and documentary sources**

1777 Chapman and Andre, Map of Essex

1778 Plan of Tilbury and Gravesend

1807 A plan of the Hive Estate and Chalk Works in Northfleet belonging to Francis Wadmore Esq (National Archives Ref MPE 1/1406)

1808 Plan of an Estate situate at Northfleet in the County of Kent Purchased of Francis Wadman Esq (National Archives Ref MPL/10)

1810 Map of the area between Greenhithe, Northfleet and Swanscombe Park Wood, showing land lots and the site of a proposed Grand Naval Arsenal. Surveyed by W Stanley (National Archives Ref MR 1/1351)

1810 A plan of the Ground adjacent to the projected Naval Establishment situate in the several parishes of Northfleet, Southfleet, Swanscombe and Stone in the County of Kent (National Archives Ref MR 1/1347)





- 1811 Plan of the Country in the Vicinity of Northfleet and Greenhithe, showing the Site of the Proposed Grand Naval Arsenal and the positions it would be necessary to occupy with works for its defence (National Archives Ref MR 1/1341)
- 1819 Plan of a Freehold Estate situate in the Parish of Swanscomb in the County of Kent belonging to the Crown (National Archives Ref MPE 1/728)
- 1820 Plan of The Hive Estate and sundry parcels of Marshland situate at Northfleet in the County of Kent belonging to His Majesty (National Archives Ref MPE 1/727)
- 1821 Plan and Section of Turnpike Road situate at Ingress Park between Dartford and Northfleet (National Archives Ref MPE 1/1725)
- 1838 Plan of the Parish of Stone in the County of Kent (Tithe map)
- 1839-1840 Plan of the Parish of Southfleet in the County of Kent (Tithe map)
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- 1909 Ordnance Survey map (Kent)
- 1920 Ordnance Survey map (Essex)
- 1937 Provisional edition Ordnance Survey map (Kent)
- 1961-62 Ordnance Survey map (1:10,560 Online) (Kent)
- 1973-77 Ordnance Survey map (1:10,560 Online) (Kent)
- 1974 Ordnance Survey map (Essex)
- 1980-88 Ordnance Survey map (1:10,560 Online) (Kent)

### **Online resources**

<http://archaeologydataservice.ac.uk/>

<http://www.heritagegateway.org.uk>



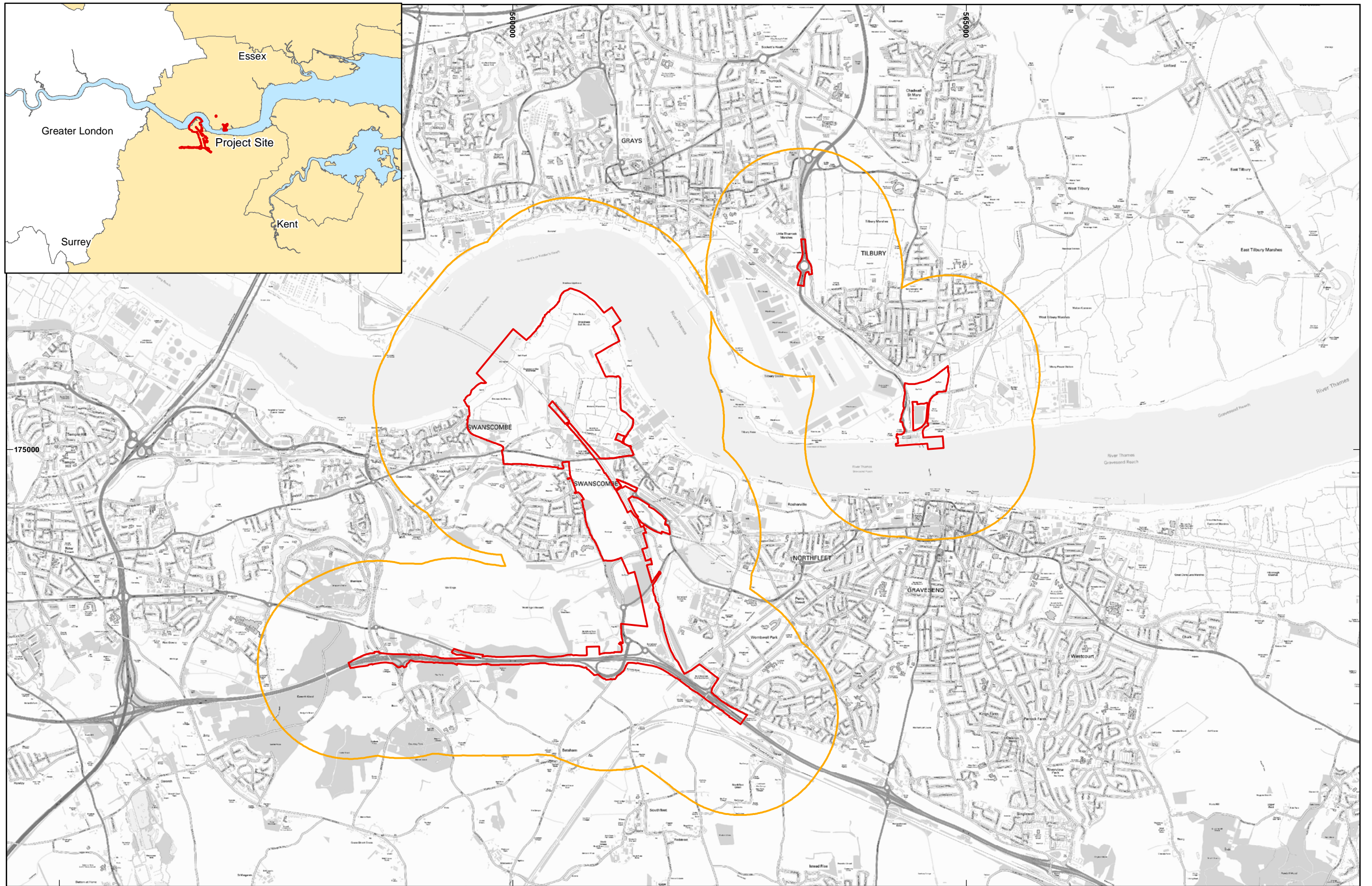
<http://www.historicengland.org.uk/listing/the-list/>



<http://www.old-maps.co.uk/index.html>

<http://www.british-history.ac.uk/>

<http://planningguidance.planningportal.gov.uk/>

All URLs Accessed on 13th August 2020



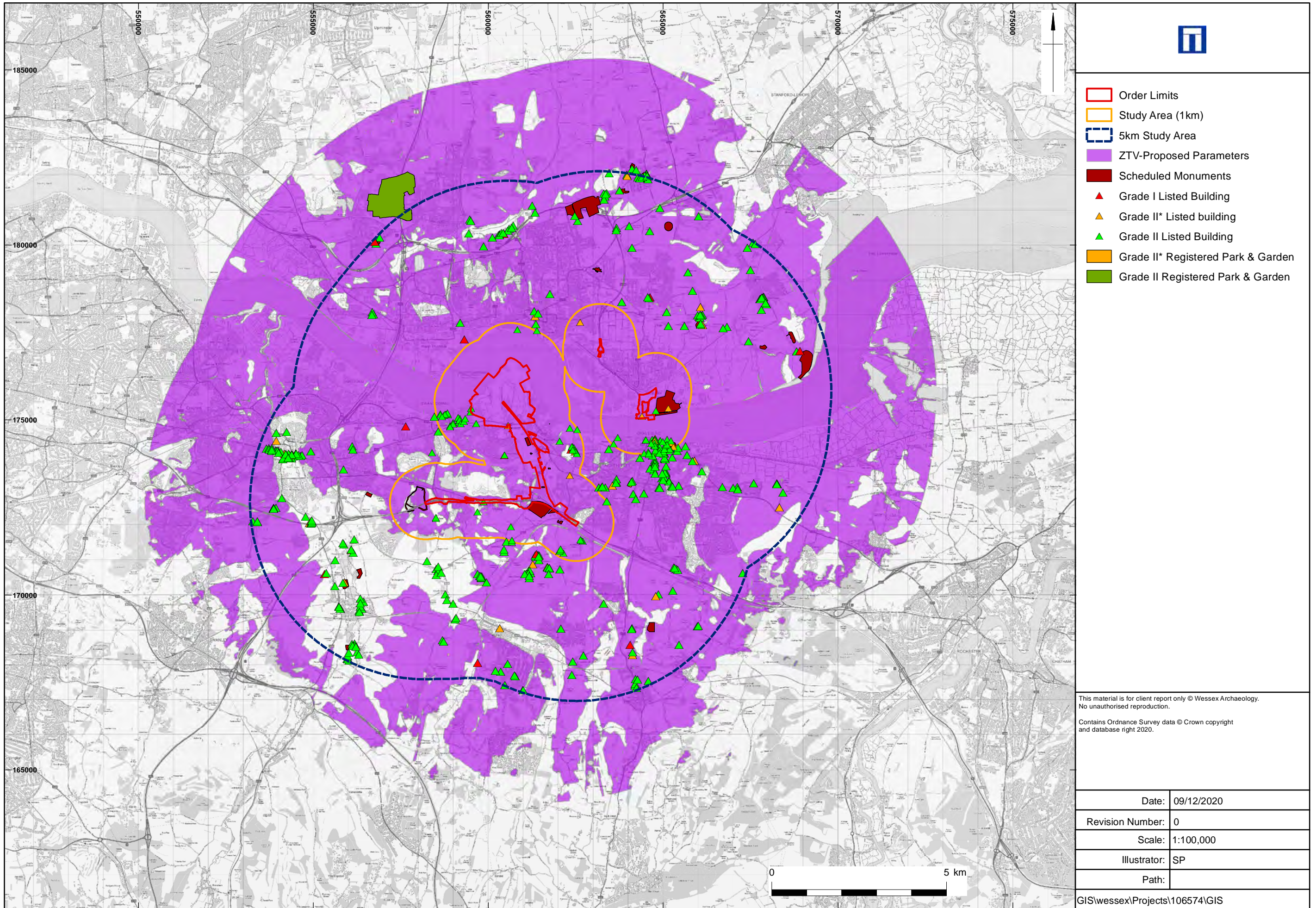
 Order Limits  
 Study Area (1km)

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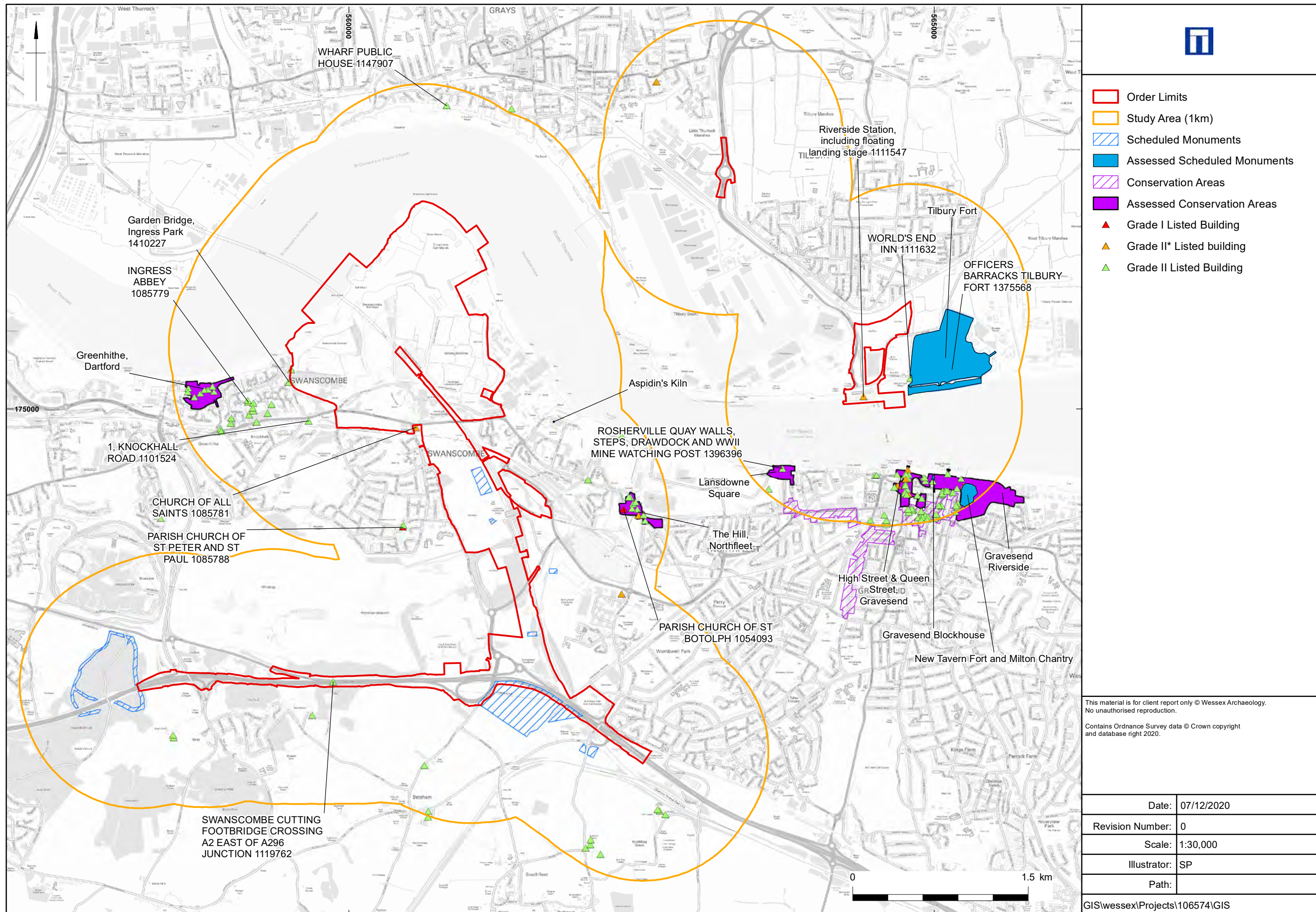
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Site Location Plan (Kent and Essex Project Sites)

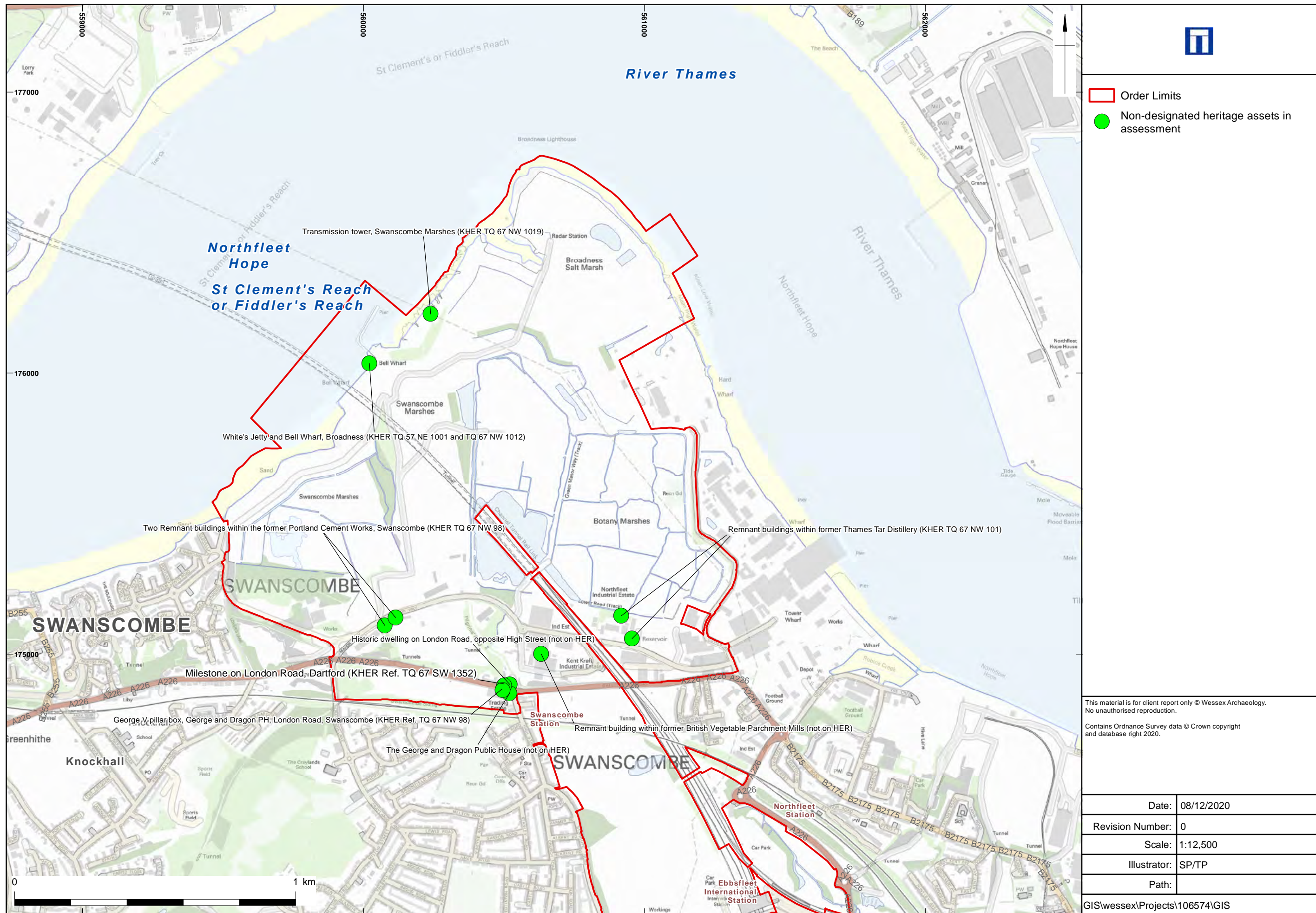
Figure 1



The Project Sites and Designated Built-heritage Assets in relation to the wider 5km Study Area (based on NHLE) and Proposed Parameters Zone of Theoretical Visibility (ZTV) (edp Nov 2020)



The Project Sites and Designated Built-heritage Assets within 1km Study Area (based on NHLE) – labelled assets are subject to detailed assessment



- Order Limits
- Non-designated heritage assets in assessment

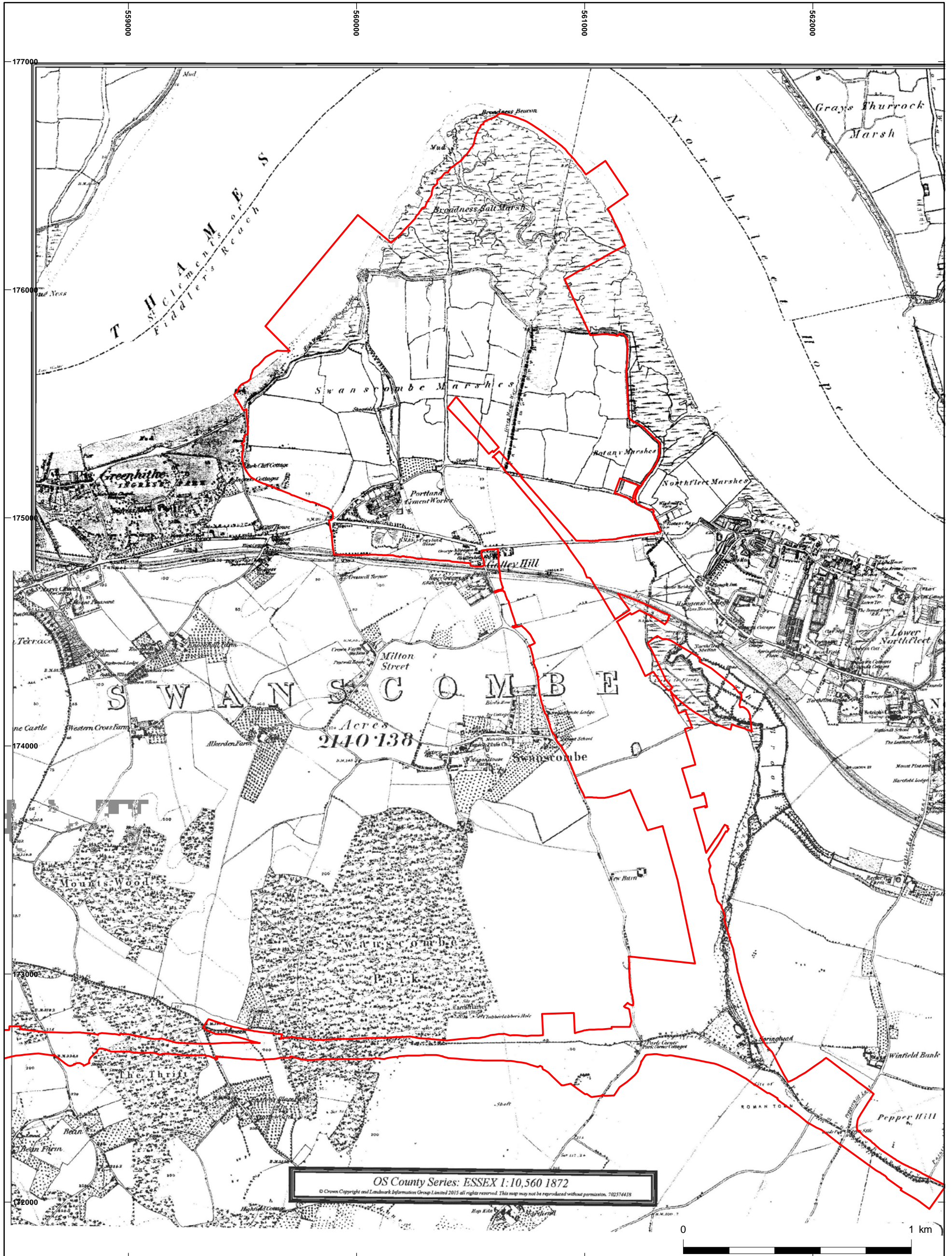
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Non-designated built heritage assets discussed within the report

Figure 4

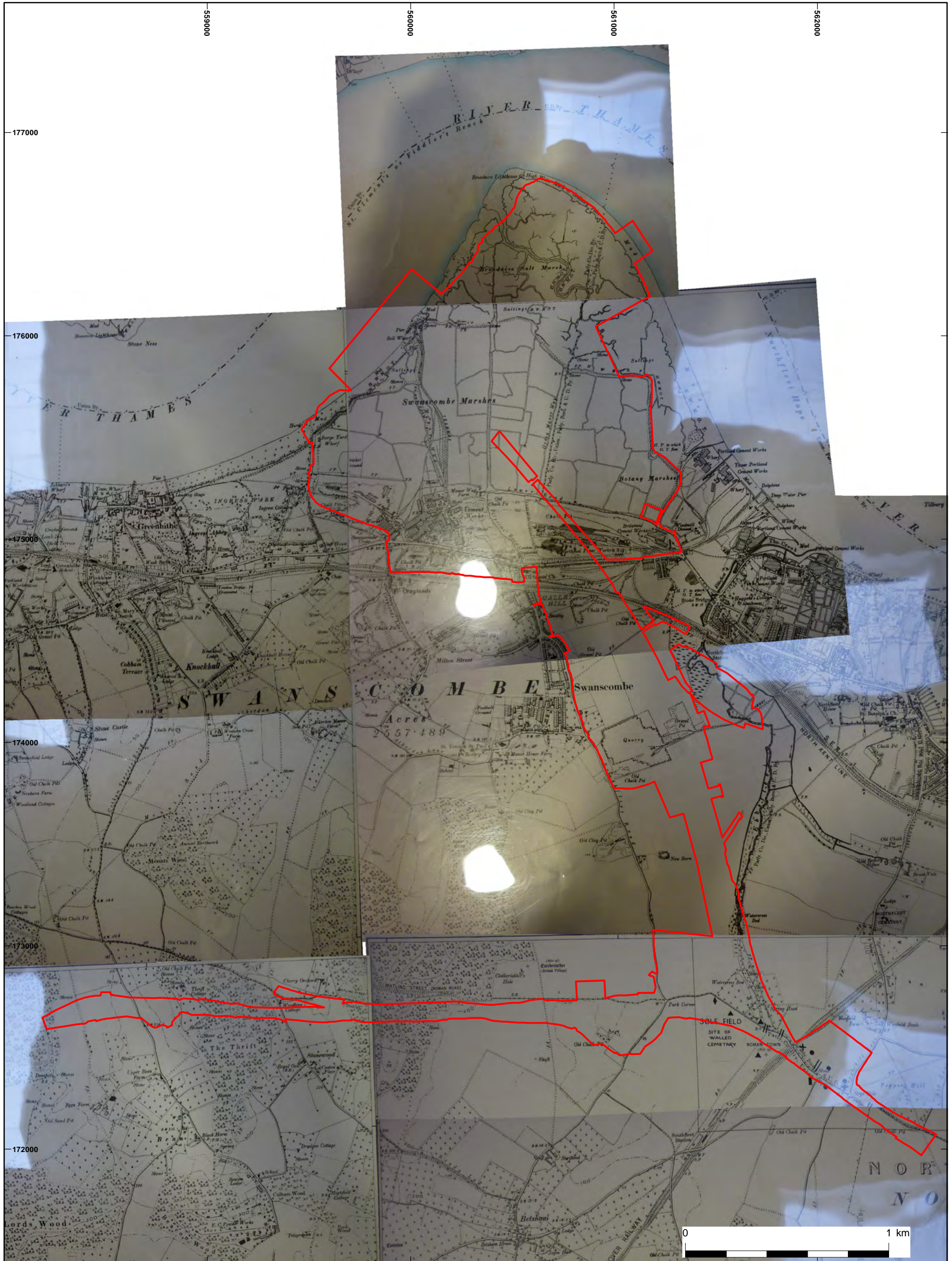


 Order Limits



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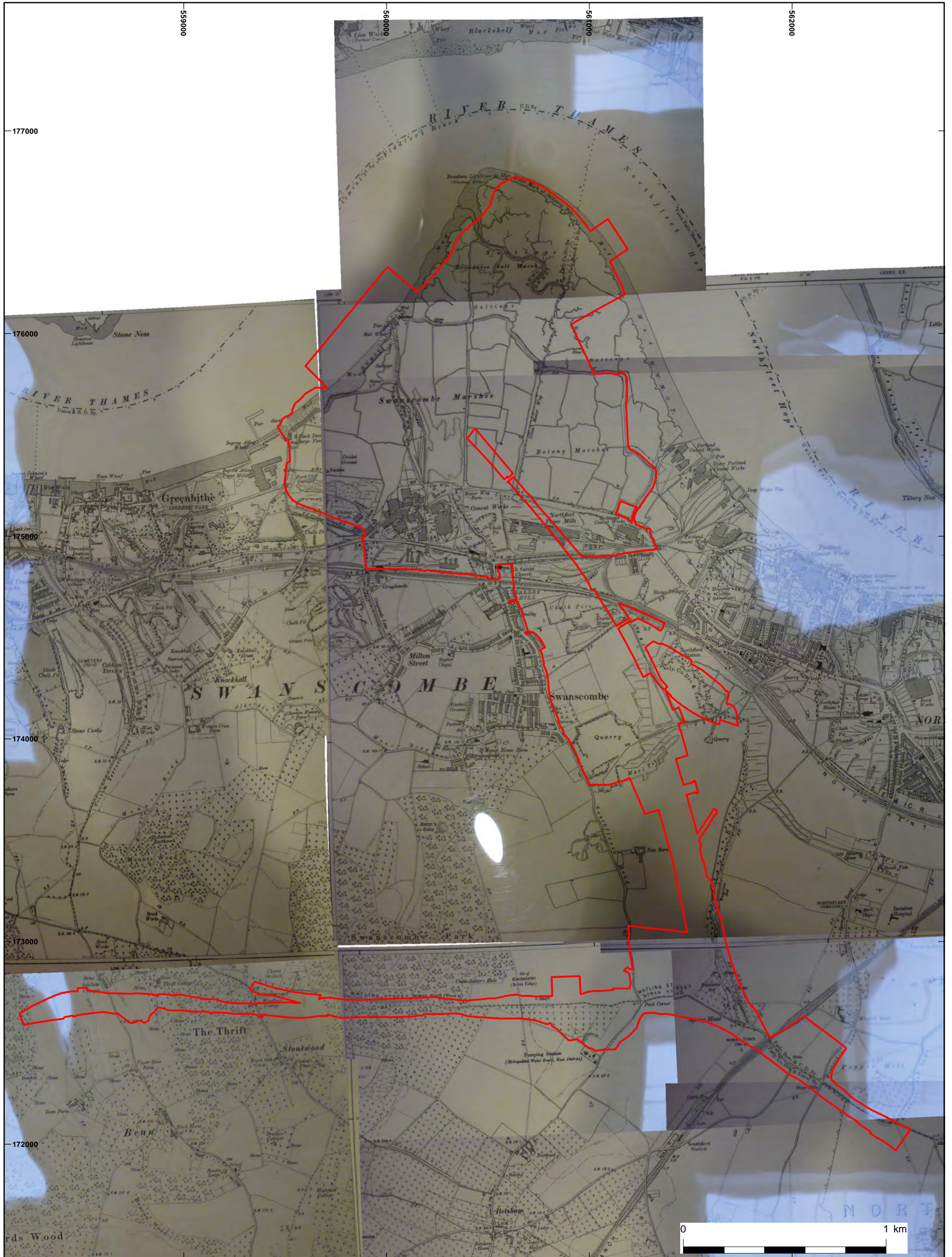
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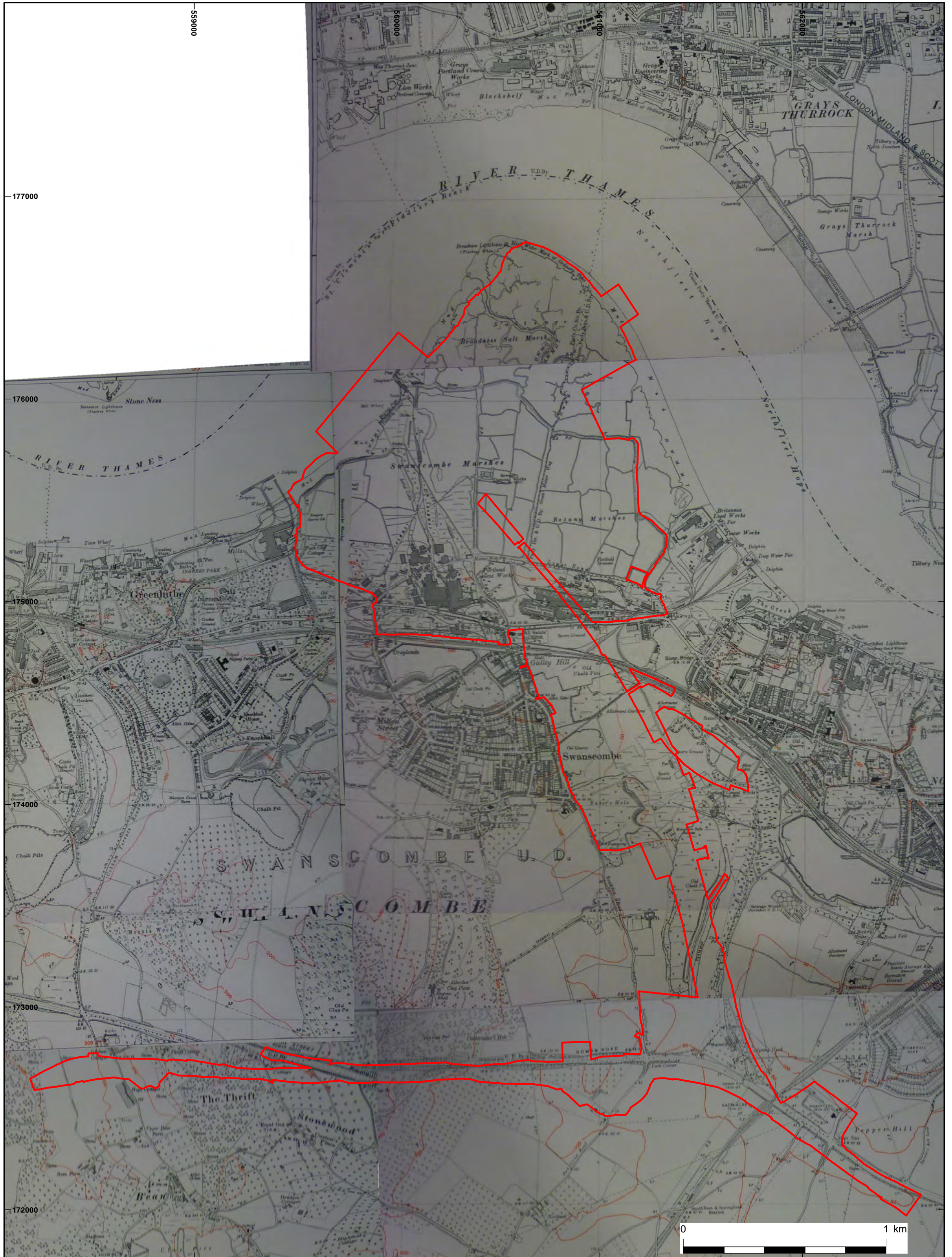


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 Order Limits



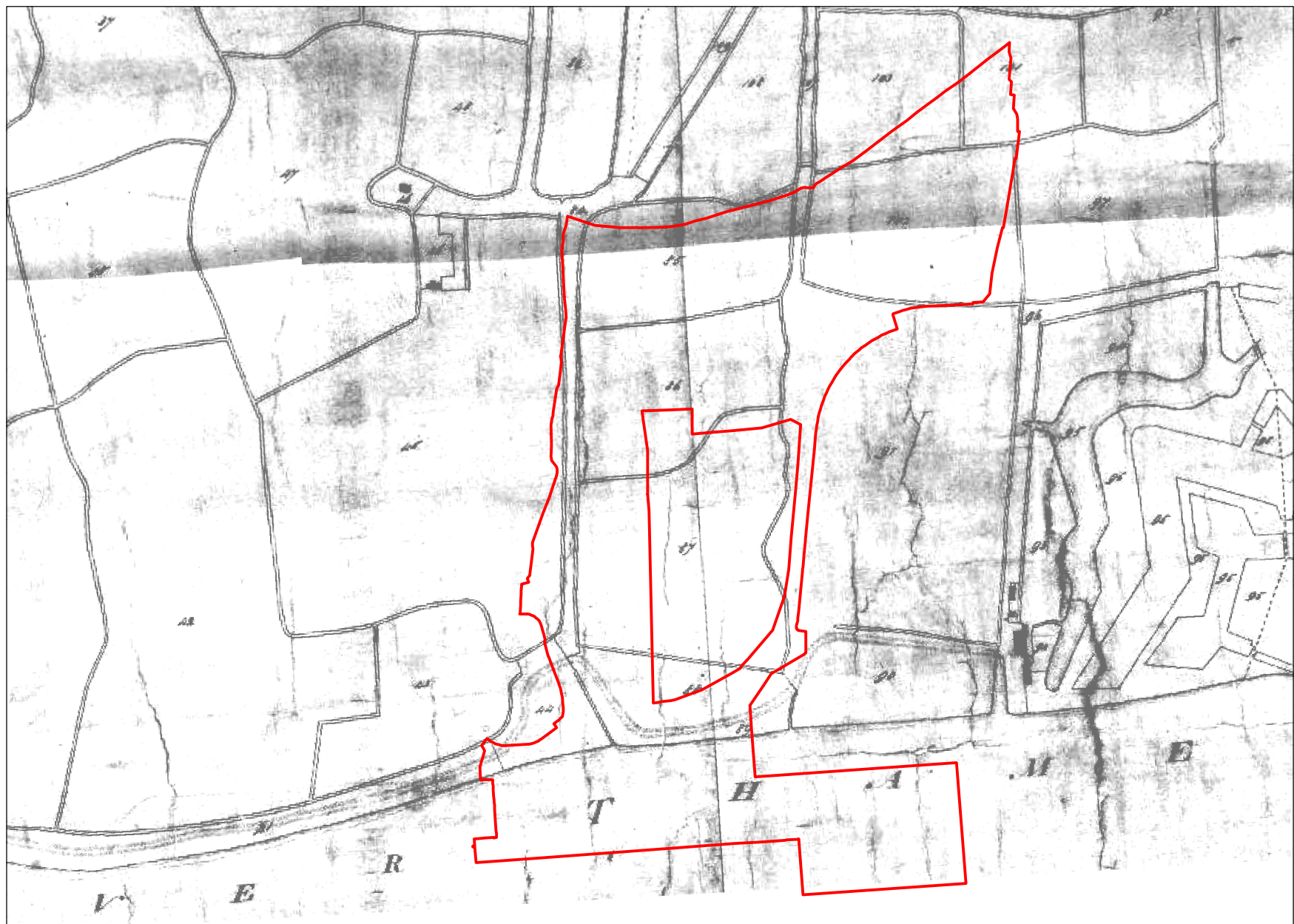
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Path:	X:\PROJECTS\106574\GIS\FigsMXD\DBA\		



A) 1788 Plan of Tilbury and Gravesend (Scale 1:12,000)



B) 1840 Parish Tithe Map of Chadwell St Mary (Scale 1:6,000)

 Order Limits



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## APPENDICES

**Appendix 1: Gazetteer of designated built heritage assets**

List Entry	Name	NGR		Significant for	Scoped in/out	Reason	Hyperlink
1004227	Aspdin's kiln <b>Scheduled Monument</b>	561752	174889	Architectural, historic, and archaeological interest	In	Scoped in recognition of its highest level of designation	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1004227">https://historicengland.org.uk/listing/the-list/list-entry/1004227</a>
1005120	Gravesend blockhouse <b>Scheduled Monument</b>	564993	174409	Architectural, historic, and archaeological interest	In	Scoped in recognition of its highest level of designation	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1005120">https://historicengland.org.uk/listing/the-list/list-entry/1005120</a>
1013658	New Tavern Fort, Gravesend, including Milton Chantry <b>Scheduled Monument</b>	565289	174268	Architectural, historic, and archaeological interest	In	Scoped in recognition of its highest level of designation	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1013658">https://historicengland.org.uk/listing/the-list/list-entry/1013658</a>
1021092	Tilbury Fort <b>Scheduled Monument</b>	565106	175443	Architectural, historic, and archaeological interest	In	Scoped in recognition of its highest level of designation	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1021092">https://historicengland.org.uk/listing/the-list/list-entry/1021092</a>
1054093	PARISH CHURCH OF ST BOTOLPH <b>Grade I Listed Building</b>	562349	174141	Architectural, historic, and archaeological interest	In	Scoped in recognition of its highest level of designation	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1054093">https://historicengland.org.uk/listing/the-list/list-entry/1054093</a>
1085788	PARISH CHURCH OF ST PETER AND ST PAUL <b>Grade I Listed Building</b>	560463	173986	Architectural, historic, and archaeological interest	In	Scoped in recognition of its highest level of designation	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1085788">https://historicengland.org.uk/listing/the-list/list-entry/1085788</a>
1054761	THE TOWN HALL <b>Grade II* Listed Building</b>	564779	174271	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1054761">https://historicengland.org.uk/listing/the-list/list-entry/1054761</a>
1081093	THE OLD RECTORY HOUSE <b>Grade II* Listed Building</b>	562331	173419	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by adjacent modern industrial estate	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1081093">https://historicengland.org.uk/listing/the-list/list-entry/1081093</a>
1081094	CHURCH OF OUR LADY OF THE ASSUMPTION <b>Grade II* Listed Building</b>	562475	174089	Architectural and historic interest	In	In for its significance and visibility from the Site	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1081094">https://historicengland.org.uk/listing/the-list/list-entry/1081094</a>
1085781	CHURCH OF ALL SAINTS <b>Grade II* Listed Building</b>	560574	174841	Architectural and historic interest	In	Immediately adjacent to the Site and areas of proposed development, high significance, and historic associations with parts of the Site	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1085781">https://historicengland.org.uk/listing/the-list/list-entry/1085781</a>
1089004	THE TOWN PIER <b>Grade II* Listed Building</b>	564774	174480	Architectural and historic interest	In	Included for its significance and associations with Riverside Station, within the Site. Included in assessment of High Street and Queen Street Conservation Area, Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089004">https://historicengland.org.uk/listing/the-list/list-entry/1089004</a>
1089034	CHURCH OF ST GEORGE <b>Grade II* Listed Building</b>	564689	174341	Architectural and historic interest	In	Included in assessment of High Street and Queen Street Conservation Area, Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089034">https://historicengland.org.uk/listing/the-list/list-entry/1089034</a>
1089047	MILTON CHANTRY <b>Grade II* Listed Building</b>	565254	174338	Architectural and historic interest	In	Forms part of New Tavern, Gravesend Scheduled Monument	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089047">https://historicengland.org.uk/listing/the-list/list-entry/1089047</a>
1089059	79, HIGH STREET <b>Grade II* Listed Building</b>	564757	174393	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089059">https://historicengland.org.uk/listing/the-list/list-entry/1089059</a>



1111547	Riverside Station, including floating landing stage <b>Grade II* Listed Building</b>	564397	175102	Architectural and historic interest	In	Included for its significance, as it lies within the Site, and as it will be directly affected by the development	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1111547">https://historicengland.org.uk/listing/the-list/list-entry/1111547</a>
1261173	NEW TAVERN FORT <b>Grade II* Listed Building</b>	565293	174239	Architectural and historic interest	In	Forms part of New Tavern, Gravesend Scheduled Monument	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1261173">https://historicengland.org.uk/listing/the-list/list-entry/1261173</a>
1367090	80, HIGH STREET <b>Grade II* Listed Building</b>	564757	174398	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1367090">https://historicengland.org.uk/listing/the-list/list-entry/1367090</a>
1375568	OFFICERS BARRACKS TILBURY FORT <b>Grade II* Listed Building</b>	565154	175336	Architectural and historic interest	In	Assessed alongside Tilbury Fort Scheduled Monument	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1375568">https://historicengland.org.uk/listing/the-list/list-entry/1375568</a>
1025874	THE NEW FALCON INN <b>Grade II Listed Building</b>	564684	174439	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1025874">https://historicengland.org.uk/listing/the-list/list-entry/1025874</a>
1038337	Thames House <b>Grade II Listed Building</b>	564925	174380	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within Gravesend Riverside Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1038337">https://historicengland.org.uk/listing/the-list/list-entry/1038337</a>
1039109	St Andrew's Arts Centre <b>Grade II Listed Building</b>	564911	174411	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1039109">https://historicengland.org.uk/listing/the-list/list-entry/1039109</a>
1054807	3 AND 3A, HIGH STREET <b>Grade II Listed Building</b>	564776	174409	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within Gravesend Riverside Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1054807">https://historicengland.org.uk/listing/the-list/list-entry/1054807</a>
1054816	1A AND 2A, HARMER STREET <b>Grade II Listed Building</b>	565063	174264	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1054816">https://historicengland.org.uk/listing/the-list/list-entry/1054816</a>
1055841	157, MILTON ROAD <b>Grade II Listed Building</b>	564921	174088	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1055841">https://historicengland.org.uk/listing/the-list/list-entry/1055841</a>
1057649	GRAVESEND RAILWAY STATION (UP SIDE) <b>Grade II Listed Building</b>	564591	174012	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1057649">https://historicengland.org.uk/listing/the-list/list-entry/1057649</a>
1057700	STATUE OF PRINCESS POCAHONTAS IN THE CHURCHYARD OF THE CHURCH OF ST GEORGE <b>Grade II Listed Building</b>	564661	174327	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within Gravesend Riverside Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1057700">https://historicengland.org.uk/listing/the-list/list-entry/1057700</a>

1081089	HAZELLS <b>Grade II Listed Building</b>	562704	171539	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting, confined by the line of the A2 to its north	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1081089">https://historicengland.org.uk/listing/the-list/list-entry/1081089</a>
1081090	GARDEN WALL AND GATE PIERS TO NOS 1 AND 2 <b>Grade II Listed Building</b>	562407	174242	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within The Hill, Northfleet Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1081090">https://historicengland.org.uk/listing/the-list/list-entry/1081090</a>
1081091	THE FACTORY CLUB <b>Grade II Listed Building</b>	562044	174391	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Northfleet	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1081091">https://historicengland.org.uk/listing/the-list/list-entry/1081091</a>
1081095	THE COACH AND HORSES PUBLIC HOUSE <b>Grade II Listed Building</b>	562426	174187	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within The Hill, Northfleet Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1081095">https://historicengland.org.uk/listing/the-list/list-entry/1081095</a>
1081096	31, THE HILL <b>Grade II Listed Building</b>	562449	174203	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within The Hill, Northfleet Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1081096">https://historicengland.org.uk/listing/the-list/list-entry/1081096</a>
1083902	K6 TELEPHONE KIOSK OUTSIDE CROWN COURTS <b>Grade II Listed Building</b>	562518	174095	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within The Hill, Northfleet Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1083902">https://historicengland.org.uk/listing/the-list/list-entry/1083902</a>
1085779	INGRESS ABBEY <b>Grade II Listed Building</b>	559143	175055	Architectural and historic interest	In	Situated a short distance west of the Site with associated designated landscape features being situated within the Site boundary. Assessed alongside associated features which formed a part of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1085779">https://historicengland.org.uk/listing/the-list/list-entry/1085779</a>
1085780	STABLE BLOCK TO EAST OF INGRESS ABBEY <b>Grade II Listed Building</b>	559187	175047	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1085780">https://historicengland.org.uk/listing/the-list/list-entry/1085780</a>
1085782	17, 19 AND 21, HIGH STREET <b>Grade II Listed Building</b>	558734	175131	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1085782">https://historicengland.org.uk/listing/the-list/list-entry/1085782</a>
1085784	18, HIGH STREET <b>Grade II Listed Building</b>	558793	175163	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1085784">https://historicengland.org.uk/listing/the-list/list-entry/1085784</a>



1085785	THE WHITE HART PUBLIC HOUSE <b>Grade II Listed Building</b>	558631	175177	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by adjacent modern residential developments within Grace, Thurrock	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1085785">https://historicengland.org.uk/listing/the-list/list-entry/1085785</a>
1085786	WALL, GATE PIERS AND RAILINGS TO INGRESS ABBEY FRONTING LONDON ROAD AND TURNING INTO THE AVENUE <b>Grade II Listed Building</b>	559214	174890	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1085786">https://historicengland.org.uk/listing/the-list/list-entry/1085786</a>
1085799	SCADBURY COTTAGE <b>Grade II Listed Building</b>	562151	171197	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1085799">https://historicengland.org.uk/listing/the-list/list-entry/1085799</a>
1085804	JOYCE HALL <b>Grade II Listed Building</b>	560678	171514	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting within Betsham	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1085804">https://historicengland.org.uk/listing/the-list/list-entry/1085804</a>
1085808	BARN TO SOUTH EAST OF LOWER BEAN FARMHOUSE <b>Grade II Listed Building</b>	558504	172192	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1085808">https://historicengland.org.uk/listing/the-list/list-entry/1085808</a>
1088999	HM CUSTOMS AND IMMIGRATION OFFICE <b>Grade II Listed Building</b>	565193	174318	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within Gravesend Riverside Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1088999">https://historicengland.org.uk/listing/the-list/list-entry/1088999</a>
1089000	39, THE TERRACE <b>Grade II Listed Building</b>	565072	174295	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089000">https://historicengland.org.uk/listing/the-list/list-entry/1089000</a>
1089001	42, THE TERRACE <b>Grade II Listed Building</b>	565094	174296	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089001">https://historicengland.org.uk/listing/the-list/list-entry/1089001</a>
1089002	43, THE TERRACE <b>Grade II Listed Building</b>	565099	174295	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089002">https://historicengland.org.uk/listing/the-list/list-entry/1089002</a>
1089003	TERRACE TAVERN <b>Grade II Listed Building</b>	565117	174295	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089003">https://historicengland.org.uk/listing/the-list/list-entry/1089003</a>
1089006	47, THE TERRACE <b>Grade II Listed Building</b>	565158	174282	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089006">https://historicengland.org.uk/listing/the-list/list-entry/1089006</a>
1089011	K6 TELEPHONE KIOSK <b>Grade II Listed Building</b>	564819	174140	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089011">https://historicengland.org.uk/listing/the-list/list-entry/1089011</a>
1089012	K6 TELEPHONE KIOSK <b>Grade II Listed Building</b>	564880	174079	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089012">https://historicengland.org.uk/listing/the-list/list-entry/1089012</a>
1089022	15, MILTON PLACE <b>Grade II Listed Building</b>	565200	174179	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089022">https://historicengland.org.uk/listing/the-list/list-entry/1089022</a>

1089023	16-19, MILTON PLACE <b>Grade II Listed Building</b>	565203	174193	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089023">https://historicengland.org.uk/listing/the-list/list-entry/1089023</a>
1089024	CLOCK TOWER <b>Grade II Listed Building</b>	565026	174079	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089024">https://historicengland.org.uk/listing/the-list/list-entry/1089024</a>
1089026	THE GRAPES PUBLIC HOUSE <b>Grade II Listed Building</b>	564944	174077	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089026">https://historicengland.org.uk/listing/the-list/list-entry/1089026</a>
1089027	ROMAN CATHOLIC CHURCH OF ST JOHN THE EVANGELIST. SCHOOL ADJOINING THE ROMAN CATHOLIC CHURCH OF ST JOHN THE EVANGELIST TO THE NORTH WEST <b>Grade II Listed Building</b>	564900	174073	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089027">https://historicengland.org.uk/listing/the-list/list-entry/1089027</a>
1089032	195 AND 196, PARROCK STREET <b>Grade II Listed Building</b>	564859	174065	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089032">https://historicengland.org.uk/listing/the-list/list-entry/1089032</a>
1089035	STATUE OF QUEEN VICTORIA IN BOROUGH MARKET HOUSE <b>Grade II Listed Building</b>	564857	174258	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089035">https://historicengland.org.uk/listing/the-list/list-entry/1089035</a>
1089036	26 AND 28, QUEEN STREET <b>Grade II Listed Building</b>	564894	174233	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089036">https://historicengland.org.uk/listing/the-list/list-entry/1089036</a>
1089038	THE MISSION HOUSE <b>Grade II Listed Building</b>	564919	174408	Architectural and historic interest	Out	Well removed and from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089038">https://historicengland.org.uk/listing/the-list/list-entry/1089038</a>
1089042	THE RAILWAY BELL PUBLIC HOUSE <b>Grade II Listed Building</b>	564573	174093	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089042">https://historicengland.org.uk/listing/the-list/list-entry/1089042</a>
1089048	1-5, EDWIN STREET <b>Grade II Listed Building</b>	564940	174054	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089048">https://historicengland.org.uk/listing/the-list/list-entry/1089048</a>
1089050	2-48, HARMER STREET <b>Grade II Listed Building</b>	565063	174169	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089050">https://historicengland.org.uk/listing/the-list/list-entry/1089050</a>
1089052	THE THREE DAWS PUBLIC HOUSE <b>Grade II Listed Building</b>	564784	174437	Architectural and historic interest	Out	Well removed and from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089052">https://historicengland.org.uk/listing/the-list/list-entry/1089052</a>

1089053	THE KENT PUBLIC HOUSE <b>Grade II Listed Building</b>	564770	174310	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089053">https://historicengland.org.uk/listing/the-list/list-entry/1089053</a>
1089054	55 AND 55A, HIGH STREET <b>Grade II Listed Building</b>	564749	174270	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089054">https://historicengland.org.uk/listing/the-list/list-entry/1089054</a>
1089055	57 AND 58, HIGH STREET <b>Grade II Listed Building</b>	564750	174283	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089055">https://historicengland.org.uk/listing/the-list/list-entry/1089055</a>
1089056	THE ALBION PUBLIC HOUSE <b>Grade II Listed Building</b>	564750	174289	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089056">https://historicengland.org.uk/listing/the-list/list-entry/1089056</a>
1089057	71 AND 72, HIGH STREET <b>Grade II Listed Building</b>	564755	174348	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089057">https://historicengland.org.uk/listing/the-list/list-entry/1089057</a>
1089061	COUNTY COURT <b>Grade II Listed Building</b>	564813	174131	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1089061">https://historicengland.org.uk/listing/the-list/list-entry/1089061</a>
1099179	NORTH END FARMHOUSE <b>Grade II Listed Building</b>	560646	171954	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1099179">https://historicengland.org.uk/listing/the-list/list-entry/1099179</a>
1099203	THE PEST HOUSE IN THE GARDEN OF SCADBURY MANOR TO SOUTH WEST OF THE HOUSE <b>Grade II Listed Building</b>	562023	171252	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1099203">https://historicengland.org.uk/listing/the-list/list-entry/1099203</a>
1099222	SCADBURY MANOR <b>Grade II Listed Building</b>	562064	171278	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1099222">https://historicengland.org.uk/listing/the-list/list-entry/1099222</a>
1099902	STONE CASTLE <b>Grade II Listed Building</b>	558395	174061	Architectural and historic interest	Out	Insular setting, well removed and screened from the Site	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1099902">https://historicengland.org.uk/listing/the-list/list-entry/1099902</a>
1099940	LOWER BEAN FARMHOUSE <b>Grade II Listed Building</b>	558501	172214	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1099940">https://historicengland.org.uk/listing/the-list/list-entry/1099940</a>

1100633	WALMER <b>Grade II Listed Building</b>	558851	175144	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by the insular streetscape within Greenhithe Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1100633">https://historicengland.org.uk/listing/the-list/list-entry/1100633</a>
1101457	CHURCHYARD WALL, GATES AND GATEPIERS TO NORTH OF CHURCH OF ST PETER AND ST PAUL, FRONTING SWANSCOMBE STREET AND SMALL SECTION TO MANOR ROAD <b>Grade II Listed Building</b>	560465	174003	Architectural and historic interest	In	Included in assessment of the Church of St Peter and St Paul	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1101457">https://historicengland.org.uk/listing/the-list/list-entry/1101457</a>
1101504	MILESTONE SITUATED AT JUNCTION WITH KNOCKHALL CHASE <b>Grade II Listed Building</b>	558910	174807	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its London Road	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1101504">https://historicengland.org.uk/listing/the-list/list-entry/1101504</a>
1101524	1, KNOCKHALL ROAD <b>Grade II Listed Building</b>	559657	174897	Architectural and historic interest	In	Included due to its proximity to the proposed development	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1101524">https://historicengland.org.uk/listing/the-list/list-entry/1101524</a>
1101544	BERBERRY COTTAGE ORIGIN <b>Grade II Listed Building</b>	558805	175164	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by the insular streetscape within Greenhithe Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1101544">https://historicengland.org.uk/listing/the-list/list-entry/1101544</a>
1101552	45 AND 47, HIGH STREET <b>Grade II Listed Building</b>	558627	175143	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by the insular streetscape within Greenhithe Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1101552">https://historicengland.org.uk/listing/the-list/list-entry/1101552</a>
1111632	WORLD'S END INN <b>Grade II Listed Building</b>	564797	175263	Architectural and historic interest	In	Included due to its proximity to the proposed development	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1111632">https://historicengland.org.uk/listing/the-list/list-entry/1111632</a>
1119762	SWANSCOMBE CUTTING FOOTBRIDGE CROSSING A2 EAST OF A296 JUNCTION <b>Grade II Listed Building</b>	559865	172668	Architectural and historic interest	In	Included as it is situated within the Site area	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1119762">https://historicengland.org.uk/listing/the-list/list-entry/1119762</a>
1147907	WHARF PUBLIC HOUSE <b>Grade II Listed Building</b>	560836	177586	Architectural and historic interest	In	Included due to intervisibility with the Site	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1147907">https://historicengland.org.uk/listing/the-list/list-entry/1147907</a>
1240061	K2 TELEPHONE KIOSK OUTSIDE CROWN COURTS, KING STREET <b>Grade II Listed Building</b>	564807	174146	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate vicinity	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1240061">https://historicengland.org.uk/listing/the-list/list-entry/1240061</a>
1240349	STATUE OF QUEEN VICTORIA <b>Grade II Listed Building</b>	564455	174046	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1240349">https://historicengland.org.uk/listing/the-list/list-entry/1240349</a>
1245694	BRICK LINED TUNNEL AT INGRESS ABBEY <b>Grade II Listed Building</b>	559341	175037	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1245694">https://historicengland.org.uk/listing/the-list/list-entry/1245694</a>
1245695	FLINT WALLED GARDEN TUNNEL AT INGRESS ABBEY <b>Grade II Listed Building</b>	559307	174961	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1245695">https://historicengland.org.uk/listing/the-list/list-entry/1245695</a>
1261036	HAZARDS HOUSE AND FORMER BREWERY OFFICES <b>Grade II Listed Building</b>	564495	174428	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1261036">https://historicengland.org.uk/listing/the-list/list-entry/1261036</a>

1261190	96,97,98, WEST STREET <b>Grade II Listed Building</b>	564746	174432	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1261190">https://historicengland.org.uk/listing/the-list/list-entry/1261190</a>
1262792	K6 TELEPHONE KIOSK <b>Grade II Listed Building</b>	558837	175193	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by Greenhithe Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1262792">https://historicengland.org.uk/listing/the-list/list-entry/1262792</a>
1336455	GARDEN WALLS TO EAST, NORTH AND WEST OF SCADBURY MANOR RUNNING TO THE PEST HOUSE <b>Grade II Listed Building</b>	562066	171320	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1336455">https://historicengland.org.uk/listing/the-list/list-entry/1336455</a>
1336457	BLUE HOUSE <b>Grade II Listed Building</b>	559688	172381	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1336457">https://historicengland.org.uk/listing/the-list/list-entry/1336457</a>
1336475	TERRACE WALL TO NORTH OF INGRESS ABBEY <b>Grade II Listed Building</b>	559137	175071	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1336475">https://historicengland.org.uk/listing/the-list/list-entry/1336475</a>
1336476	LODGE TO INGRESS ABBEY <b>Grade II Listed Building</b>	558907	174831	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1336476">https://historicengland.org.uk/listing/the-list/list-entry/1336476</a>
1341482	14, MILTON PLACE <b>Grade II Listed Building</b>	565198	174160	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341482">https://historicengland.org.uk/listing/the-list/list-entry/1341482</a>
1341483	THE NEW INN <b>Grade II Listed Building</b>	564889	174127	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341483">https://historicengland.org.uk/listing/the-list/list-entry/1341483</a>
1341489	THE ROYAL TERRACE PIER, INCLUDING THE PAVILIONS FLANKING THE ENTRANCE <b>Grade II Listed Building</b>	565114	174443	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its associations with the Thames and views along the foreshore within Gravesend Riverside Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341489">https://historicengland.org.uk/listing/the-list/list-entry/1341489</a>
1341492	1-9, BERKLEY CRESCENT <b>Grade II Listed Building</b>	565017	174102	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341492">https://historicengland.org.uk/listing/the-list/list-entry/1341492</a>
1341495	GRAVESEND RAILWAY STATION (DOWNSIDE) <b>Grade II Listed Building</b>	564591	174042	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341495">https://historicengland.org.uk/listing/the-list/list-entry/1341495</a>
1341496	1-8, EAST TERRACE <b>Grade II Listed Building</b>	565185	174172	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341496">https://historicengland.org.uk/listing/the-list/list-entry/1341496</a>
1341497	1-45, HARMER STREET <b>Grade II Listed Building</b>	565039	174175	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341497">https://historicengland.org.uk/listing/the-list/list-entry/1341497</a>

1341499	4 AND 5, HIGH STREET <b>Grade II Listed Building</b>	564776	174402	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341499">https://historicengland.org.uk/listing/the-list/list-entry/1341499</a>
1341511	GAZEBO IN GROUNDS OF HM CUSTOMS AND IMMIGRATION OFFICE <b>Grade II Listed Building</b>	565229	174402	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting confined to the grounds of HM Customs and Immigration Office. Situated within Gravesend Riverside Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341511">https://historicengland.org.uk/listing/the-list/list-entry/1341511</a>
1341512	FORMER STABLES TO NO 39 <b>Grade II Listed Building</b>	565068	174275	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341512">https://historicengland.org.uk/listing/the-list/list-entry/1341512</a>
1341513	ROSE AND THISTLE PUBLIC HOUSE <b>Grade II Listed Building</b>	565106	174295	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341513">https://historicengland.org.uk/listing/the-list/list-entry/1341513</a>
1341514	THE PIER PUBLIC HOUSE <b>Grade II Listed Building</b>	564759	174439	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341514">https://historicengland.org.uk/listing/the-list/list-entry/1341514</a>
1341515	44, WEST STREET <b>Grade II Listed Building</b>	564507	174432	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341515">https://historicengland.org.uk/listing/the-list/list-entry/1341515</a>
1341516	PUBLIC LIBRARY <b>Grade II Listed Building</b>	564783	174117	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1341516">https://historicengland.org.uk/listing/the-list/list-entry/1341516</a>
1347920	28-34, HIGH STREET <b>Grade II Listed Building</b>	558767	175161	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1347920">https://historicengland.org.uk/listing/the-list/list-entry/1347920</a>
1349050	V SHAPED GARDEN WALL TO NORTH OF JOYCE HALL <b>Grade II Listed Building</b>	560680	171566	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by North Joyce Hall and Betsham	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1349050">https://historicengland.org.uk/listing/the-list/list-entry/1349050</a>
1350210	YE OLDE LEATHER BOTTEL <b>Grade II Listed Building</b>	562532	174039	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within The Hill, Northfleet Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1350210">https://historicengland.org.uk/listing/the-list/list-entry/1350210</a>
1362088	THE CAVE OF THE SEVEN HEADS IN THE GROUNDS OF INGRESS ABBEY AT TQ 5898 7508 <b>Grade II Listed Building</b>	558998	174921	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1362088">https://historicengland.org.uk/listing/the-list/list-entry/1362088</a>
1362089	THE GRANGE (INCLUDING ATTACHED TUNNELS AND GARDEN ARCH) IN THE GROUNDS OF INGRESS ABBEY AT TQ 592 750 <b>Grade II Listed Building</b>	559151	174950	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1362089">https://historicengland.org.uk/listing/the-list/list-entry/1362089</a>

1362090	THE MONKS WELL IN THE GROUNDS OF INGRESS ABBEY AT TQ 592 750 <b>Grade II Listed Building</b>	559184	174983	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1362090">https://historicengland.org.uk/listing/the-list/list-entry/1362090</a>
1362091	LOVERS ARCH IN THE GROUNDS OF INGRESS ABBEY AT TQ 593 750 <b>Grade II Listed Building</b>	559180	175005	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1362091">https://historicengland.org.uk/listing/the-list/list-entry/1362091</a>
1362092	FLINT CAVE IN THE GROUNDS OF INGRESS ABBEY AT TQ 5898 5904 <b>Grade II Listed Building</b>	558993	174880	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1362092">https://historicengland.org.uk/listing/the-list/list-entry/1362092</a>
1366592	30, KING STREET <b>Grade II Listed Building</b>	564776	174141	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1366592">https://historicengland.org.uk/listing/the-list/list-entry/1366592</a>
1366625	188-192, PARROCK STREET <b>Grade II Listed Building</b>	564888	174049	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within Gravesend	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1366625">https://historicengland.org.uk/listing/the-list/list-entry/1366625</a>
1367087	73, HIGH STREET <b>Grade II Listed Building</b>	564754	174354	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1367087">https://historicengland.org.uk/listing/the-list/list-entry/1367087</a>
1367124	56, HIGH STREET <b>Grade II Listed Building</b>	564749	174276	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1367124">https://historicengland.org.uk/listing/the-list/list-entry/1367124</a>
1367125	70, HIGH STREET <b>Grade II Listed Building</b>	564755	174342	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1367125">https://historicengland.org.uk/listing/the-list/list-entry/1367125</a>
1367390	7, THE HILL <b>Grade II Listed Building</b>	562465	174141	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within The Hill, Northfleet Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1367390">https://historicengland.org.uk/listing/the-list/list-entry/1367390</a>
1367458	1 AND 2, GRANBY PLACE <b>Grade II Listed Building</b>	562392	174244	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within The Hill, Northfleet Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1367458">https://historicengland.org.uk/listing/the-list/list-entry/1367458</a>
1374522	The Royal Clarendon Hotel and 1-4 Royal Pier Mews <b>Grade II Listed Building</b>	564989	174379	Architectural and historic interest	Out	Well removed from the Site, with its setting defined by its immediate streetscape within Gravesend Riverside Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1374522">https://historicengland.org.uk/listing/the-list/list-entry/1374522</a>

1387303	OCTAGONAL TOWER IN THE GROUNDS OF THE WARREN <b>Grade II Listed Building</b>	558682	175097	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by Greenhithe Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1387303">https://historicengland.org.uk/listing/the-list/list-entry/1387303</a>
1391662	BEVAN'S WAR MEMORIAL IN NORTHFLEET CEMENT WORKS <b>Grade II Listed Building</b>	562332	174763	Architectural and historic interest	Out	Well removed from the Site with its setting being limited to its immediate industrial setting	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1391662">https://historicengland.org.uk/listing/the-list/list-entry/1391662</a>
1392254	NORTHFLEET LOWER LIGHTHOUSE <b>Grade II Listed Building</b>	562541	174721	Architectural and historic interest	Out	Well removed from the Site with its setting being defined by its immediate industrial setting and associations with the Thames	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1392254">https://historicengland.org.uk/listing/the-list/list-entry/1392254</a>
1393707	TWO K6 TELEPHONE KIOSKS OUTSIDE THE OLD TOWN HALL <b>Grade II Listed Building</b>	564765	174264	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate streetscape within High Street and Queen Street Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1393707">https://historicengland.org.uk/listing/the-list/list-entry/1393707</a>
1396396	ROSHERVILLE QUAY WALLS, STEPS, DRAWDOCK AND WWII MINE WATCHING POST <b>Grade II Listed Building</b>	563704	174490	Architectural and historic interest	In	Intervisibility with the Site, assessed alongside Lansdowne Square, Northfleet Conservation Area	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1396396">https://historicengland.org.uk/listing/the-list/list-entry/1396396</a>
1408526	Hazells Farm Barn and attached oast <b>Grade II Listed Building</b>	562655	171568	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1408526">https://historicengland.org.uk/listing/the-list/list-entry/1408526</a>
1409114	Calf house or stable with granary above <b>Grade II Listed Building</b>	562638	171582	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by its immediate rural setting	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1409114">https://historicengland.org.uk/listing/the-list/list-entry/1409114</a>
1410227	Garden Bridge, Ingress Park <b>Grade II Listed Building</b>	559492	175229	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1410227">https://historicengland.org.uk/listing/the-list/list-entry/1410227</a>
1410237	Boundary stone, Ingress Park, Lovers Lane <b>Grade II Listed Building</b>	559509	175336	Architectural and historic interest	In	Considered alongside Ingress Abbey and associated features of Ingress Park	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1410237">https://historicengland.org.uk/listing/the-list/list-entry/1410237</a>
1415885	Rosherville Gardens Bear Pit <b>Grade II Listed Building</b>	563585	174313	Architectural and historic interest	Out	Well removed and screened from the Site, the feature is buried, so setting plays little role in its significance beyond its group value with other remains of Rosherville	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1415885">https://historicengland.org.uk/listing/the-list/list-entry/1415885</a>
1427217	The White Hart public house <b>Grade II Listed Building</b>	561391	177558	Architectural and historic interest	Out	Well removed and screened from the Site, with its setting being defined by adjacent modern residential developments within Grace, Thurrock	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1427217">https://historicengland.org.uk/listing/the-list/list-entry/1427217</a>
1430440	Northfleet War Memorial <b>Grade II Listed Building</b>	562419	174151	Architectural and historic interest	Out	Well removed from the Site, with its setting being defined by its immediate streetscape within The Hill, Northfleet Conservation Area (the conservation area is scoped in)	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1430440">https://historicengland.org.uk/listing/the-list/list-entry/1430440</a>





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