Many thanks to everyone who has shared their memories of Chalkwell Hall House and Park with me. Also, a special thanks to Ken Crowe, from Southend Museum and to the staff of Southend Library and Chelmsford Records Office, for their help and support.

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Chalkwell Hall By Rachel Lichtenstein

Metal

Metal

For a large print copy of this essay please contact Metal at Chalkwell Hall on 01702 470700

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Metal invited the acclaimed author and archivist, Rachel Lichtenstein into residence, to help us understand the atmosphere and history surrounding Chalkwell Hall prior to, and during, the renovation work on the house.

Using a number of methodologies, including rigorous research, the collection of oral histories, film, found objects and audio recordings, Rachel has written this comprehensive essay on the history of Metal's Chalkwell Hall [the 3rd house built with that name], that traces the locations, the owners, tenants and occupants of Chalkwell Estate back to the 10th century, giving us a glimpse into some of the eccentric characters that have been key to Chalkwell's history over the years.

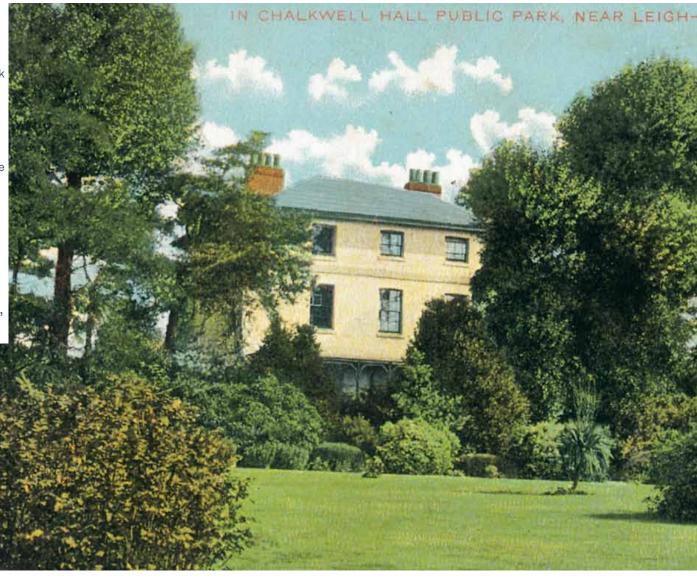
During Rachel's research, she unearthed the motto of the original owner of Chalkwell Hall - 'I will not be dragooned' - meaning 'I will not be frightened out'. This motto can be found reinstated in the foyer of Chalkwell Hall providing inspiration and encouragement for those who use the space.

history of Chalkwell Hall, I knew little about the building, although the park itself has been part of the landscape of my life for decades. I often take my children there today, to ride their bikes, play in the playground or walk the dog and they are as keen to visit as I once was as a child. Throughout the 1970s I spent many happy hours at Chalkwell Park, playing on the helter-skelter slide, feeding the peacocks in the aviary and chasing my sister around the rose gardens. These trips usually coincided with a visit to my paternal grandparents, who lived in a house in Chadwick Road, situated on Chalkwell Hall Estate. My father grew up in that house and went to nearby Chalkwell Hall Primary School in the 1940s. He described Chalkwell Park as his 'extended back garden, a fantastic place where we would get up to all sorts of adventures, fishing for newts, climbing trees, it was a wonderland for us as kids.' He told me there had been a café in Chalkwell Hall when he was young although his memories of it are rather vague, 'but it was a treat to go there with my mother and brothers, and have a penny icecream, which always seemed to be bright pink.

When I was asked by Metal to research the

RIGHT -An old postcard of the south façade of the Hall from, c. 1905. 'The present house stands at the extremity of a meadow, about a furlong from the highway and a hundred feet above high water mark, commanding extensive views.'

[History of The Rochford Hundred by Philip Benton, 1866]





ABOVE -An old postcard of the south façade of the Hall from circa 1905. When I was a child the house was permanently closed to the public. The first time I went inside Chalkwell Hall was in 2007, when Metal invited me there, after commissioning me to conduct some research about the building. At that time construction work was yet to start and the house was in a fairly poor state of repair. The ground floor of the building looked close to derelict. I wandered around the house, trying to find some clues as to its former usage. Inside a small office on the ground floor I came across a jumble of discarded artefacts: rusting gardening tools, faded letters and pamphlets, old calendars, empty box files and curling piles of damp records, that revealed Southend Park Services had once been based at the house. A large room on the ground floor, with high ceilings, ornate plaster coving and floor to ceiling French windows that once opened out onto a verandah overlooking the rose gardens, hinted at the house's former grandeur.

Walking up to the first floor of the house, I entered a room with perfect Georgian proportions, that I imagined was once the master bedroom of the house, which had been temporarily taken over by Metal as office space. The view from the sash windows was spectacular, looking out onto the park and gardens and beyond to the glittering Thames.

I continued to explore, making my way up to the top floor of the house, which had clearly been quite recently used for living accommodation, with remains of a small kitchen still evident and peeling nursery wallpaper in a small box room to the side. I later learnt this flat had been the home of different generations of park keepers and their families.

During this first visit to Chalkwell Hall House, the only other piece of information I knew about the building was that it had been constructed in 1830. After much delving through archives, records, maps and books at the local history library and the Chelmsford Records Office and through numerous conversations with local people, I have uncovered a wealth of information about the house and the story of the park. I discovered stories that stretch as far back as the 10th century and include tales of Viking raids, the Black Death, Celtic burial mounds, hidden natural springs and buried treasure.

The earliest records I could find relating to the area date back to the 10th century, when Chalkwell was part of the ancient hamlet of Milton [the middle settlement between Leigh and Southchurch] in the manor of Prittlewell. Back then, Milton was predominately agricultural land, which belonged to the monks of Christchurch, [who were based in Canterbury], after it was given to them by King Edgar. The monks leased out Milton Manor House [now the site of Nazareth House on London Road] to tenant farmers and administered the manor through a resident bailiff.

When Milton was recorded in the Domesday Book of 1086 [compiled for William the Conqueror], it was described as a farming community of two hundred and forty acres. By 1309, Milton was run by Prior Henry of Eastry in Kent, Prior of the monastery of the Monks of Christchurch. By then, Milton had grown to nearly three hundred and eighty acres, two hundred and eleven of which were under cultivation and the remaining land was left as meadowland for grazing. Apart from the ancient manor house of Milton Hall, the rest of the land was rented out to paying tenants with a few farming cottages dotted around, and some small fishermen's huts on the shoreline. During the 10th and 11th centuries it is likely that Milton was subject to Viking raids, like many other British coastal towns at the time.

In the 14th century, Milton suffered along with the rest of the country, from the Black Death, which killed nearly a third of the country's population. This led, along with the introduction of a new poll tax in 1381, to a nationwide peasants revolt, which was led by the Essex born rebel Wat Tyler. The Victorian local historian Philip Benton, states that the tenants of Milton stormed the manor house of Milton Hall during this time in protest against the poll tax and poor wages.

The first major dwelling known to be erected on the land now known as Chalkwell Park, was a fortified house called Great Chalkwell Manor. It is first mentioned in the Milton Manor records of 1336, as 'a hall with a chalk lined spring,' which is probably where the area received its name.

'There is a perennial spring upon the estate, issuing from a well about six feet deep, but now almost choked, and it is probable the sides may have been anciently lined with squared chalk, but there are no vestiges of such remains at the present day.'
[Philip Benton's History of The Rochford Hundred, 1866]

This first manor house stood in a place called Moat Field, which according to Benton was situated far behind the current house, closer to where the railway tracks now are. I could find no drawing or image of this first house, but I managed to locate Moat Field on a number of old deeds and tithe maps relating to the former Chalkwell Hall Estate. By comparing these archival documents with contemporary maps of the area, it became clear that the site of this former manor house once stood on the circular green known today as Ridgeway Gardens - one of the only patches of land on the Chalkwell Hall Estate not to have been built upon. I expect this has something to do with the old moat, which can be clearly seen on 19th century maps of the area and probably made the ground unsuitable for building on. If you visit this site today, there is no remaining evidence of the old manor house, although it is possible to imagine this once grand house, surrounded by open fields, facing the river, with a large moat around the house. Ken Crowe, the curator at Southend Museum, told me the house was probably similar in style to the late 13th century brick and timber building of Southchurch Hall, which still exists in Southchurch Hall Park.

'An old moat of great depth and width, which can be clearly defined, enclosing more than an acre,' could still be seen when Benton wrote about this house in 1866. He continued to describe the surrounding area. 'Many tiles and debris lie scattered about within this enclosure and old foundations have been discovered in the draining.'



BELOW This map of
Chalkwell Hall
Estate dates from
1830 and forms
part of the Deeds
to the estate
from this time.
It clearly shows
the current house
and outbuildings,
as well as the
previous Hall.

The historian Philip Benton, described another fascinating find on the Chalkwell Hall Estate: a Celtic burial mound, situated to the east of the house, and in the northwest corner of a field called Fishponds. Benton describes how the mound was first opened in 1860, when some bones, a few coins and a piece of chain were discovered, 'since which period about eight feet of earth has been removed from the summit, when more bones were found, but were not inspected. The mound is still about four feet above the surrounding soil [writing in 1866] and would pay further research.'

After hearing of this remarkable Victorian discovery, I went back to the records office to look again at the old tithe maps of the area. Very excited about the possibility of uncovering some ancient buried treasure, I was disappointed to discover that the field formerly called Fishponds, is now buried under the busy intersection of Chalkwell Avenue and Imperial Avenue and heavily built upon, so there is little chance of finding any remnants of Celtic treasure there today.

The next mention of the first Chalkwell Hall I could find, then called Great Chalkwell Manor, was in the will of a sheep farmer by the name of Robert Swete dated 1493. He was a tenant of Great Chalkwell Manor and paid an annual sum of rent to the monks of Christchurch of twenty-three shillings, which included three beasts and his knight's service. [It was an obligation in feudal days for the tenant to contribute funds towards providing a fully armed and equipped knight for military service to the crown]. In his will he leaves his wife Leticia, 'my farm at Chalkwell, for the whole of my term, [the time he had a rental agreement on the farm] and longer if she will, with all my stock belonging to the same.' The substantial list of property listed in Robert Swete's will suggests he was a wealthy man. This first Chalkwell Hall must have been a very grand building.

By 1498, Benton tells us that Cobham of Berneston Esq. was the lord of Great Chalkwell Manor. When he died, his estate passed to his nephew Henry Aleyn Esq.

In 1536, King Henry VIII ordered the dissolution of the monasteries, and the entire estates of the monks of Christchurch passed to the hands of one of King Henry's favourites, Sir Richard Rich. He was an important man and became Speaker at the House of Commons in 1537 and Lord Chancellor in 1548. Records state he died at Rochford Hall, but would have been Lord of the Manor of Milton Hall and Great Chalkwell Manor [which was a sub manor to Milton Hall at this time].

Around the middle of the 16th century, a second manor house was built at Chalkwell Hall Estate. Benton describes it as, 'a mansion on the road to Leigh...its sites and various enclosures are still visible. It was built circa time of King Henry VIII, and was of lath and plaster, with a frontage next to the river. There was a porch next to the highway, in front of which stood two great elms. Upon its demolition in 1832 a quantity of gold coins representing a considerable amount were reported to have been found under the stairway.' During one of my trips to the archives at Chelmsford, I found a map from 1830 of the Chalkwell Hall Estate where the outline of this house and its outbuildings could be clearly seen. The house was named as The Old Homestead and was situated on the current site of Kings Road, which used to be part of the Chalkwell Hall Estate and remained as open fields until about 1900.

By 1692, this second manor house of Chalkwell was owned, along with the estate of Shoplands, by a wealthy vicar from Bury St Edmunds in Suffolk called Charles Tyrell. He lived in the house with his wife and three sons - Charles [who died young], Edmund and Jonas. Jonas became a Doctor of Physics and married a woman called Mary. They were 'substantial residents of this place' [Chalkwell Hall]. Jonas died in 1731 and his brother Edmund became the sole heir of Chalkwell Hall. Edmund married his relative Jenny Tyrell whose family were adherents of the red rose and suffered greatly in the civil war. Edward IV beheaded her ancestor, William Tryell, in 1462 at the Tower of London.

Edmund died in 1776 and left his son, the second Reverend Charles Tyrell, 'all his manors in the County of Essex,' which included Chalkwell Hall. There is no evidence that Rev Charles Tyrell II ever lived at Chalkwell Hall. He seems to have rented out the building to tenant farmers. Deeds relating to the house, state that from 1782-1826 a tenant by the name of Solomon Monk resided there, with his wife Ann and a daughter of the same name. Benton states that Solomon Monk installed a pump at a natural well at Chalkwell Hall, near to the pond in the park.

When the Reverend Charles Tyrell II died in 1811, he left his estates to his son, also called Charles. In 1827 Charles Tyrell III sold the estate, after one hundred and thirty five years of ownership by the Tyrell family, to a wealthy farmer called George Pendrill Mason [born in 1802]. He was descended from a Protestant Huguenot family who escaped persecution in Catholic France upon the repeal of the Edict of Nantes. The family motto, handed down since that time, was 'I will not be dragooned,' meaning, I will not be frightened out.

The present Chalkwell Hall is the third manor house to be built on the land and stands on a different site to the other two. George Mason erected the grand Georgian building now known as Chalkwell Hall in 1830, which became a farmhouse on a large estate. The trees lining the drive, [now the pathway from the house to London Road], were planted that same year. The Prittlewell Tithe Map of 1841 shows acres of arable land and pasture that belonged to

Mason, stretching right down to the seafront, and to the present site of Crowstone Road in the east and Lord Roberts Avenue in the west. The estate included acres of farming land, the large farmhouse at Chalkwell Hall, Chalkwell Cottages, offices, a yard and three other cottages that were rented out by agricultural labourers by the names of Barber. Lucking and Johnson. Mason seems to have bought the house and farm as an investment rather than his primary residence. I came across many documents in the archives of tenant farmers who lived there. On the 15th September 1836, Mason let the Chalkwell Hall Estate to Stephen Allen for seven years, for a quarterly annual rent of fifty quarts of wheat, fifty quarts of barley and thirty quarts of beans. In 1843 Mason leased 'the Manor of Chalkwell Hall' to another farmer by the name of George Trumper of Norward for twenty-one years. In 1861, Mason's wife Isabella died in Cheltenham and in the same year, according to the census, George Mason moved into Chalkwell Hall. possibly for the first time. He would have been fifty-nine years old by then. According to the census of that year, the only other people living in the house with him at that time were a twenty-eight year old servant by the name of Catherine Barker [born in Barling] and her twenty-nine year old husband called Daniel Barker. From 1872-74, another tenant farmer called Arthur Bentall leased the farm from Mason.

During my delving in the archives, I came across a hand written inventory of Chalkwell Hall, written on August 22nd 1875 by Arthur Bentall. I presume this inventory was put together before Bentall handed back the farm to Mason. The list includes internal fittings and hardware - doorknobs, padlocks and blinds, but there is no furniture listed apart from a kitchen dresser. To me, the most interesting part of the inventory is the naming of the different rooms of the old farmhouse. The former park keeper's flat on the second floor, was originally three separate bedrooms, called the south-east attic, the north-east attic and the south-west attic, which were originally used as servants' quarters. The only fixtures listed in these rooms were small Romford stoves and servant bells. The first floor housed the north-east, south-east and south-west bedrooms as well as a dressing room and closet, with roller blinds, stoves, cranks for bells and bolts to doors. On the ground floor were an anteroom, entrance hall, breakfast room, drawing room and dining room. The kitchen had a 'range with two ovens, a boiler, a smoke board, veal dresser with three drawers, shelves and three hooks in the ceiling' and was located in the basement along with a scullery, butler's pantry and housekeeper's room. The outbuildings were listed as stables, a brew house with a 'large brewing copper with furnace and brickwork and washing copper with the same,' a wash house and storage rooms with 'fifteen yards of iron, wood and wire fencing.'

BELOW -Arthur Bentall's hand written inventory of Chalkwell Hall.

From Bar

ownership of Milton Hall [which now belonged to Daniel Scratton] to which it was formerly subordinate. By 1881, the census shows that there were only domestic and agricultural staff living on the estate. At Chalkwell Hall Cottages, agricultural labourers to Chalkwell Manor, the Collins family, consisting of parents Rebecca and William and their three December 1840 children Isiac, Lydia and Martha. In the house itself lived Joseph Wilkes, head gardener and domestic servant, with his wife Catherine Hapself and Hark Furnes, Prowilkes and their two children George aged five and Marian aged seven. Also living in Inventorifund Valuation the house at the time was a nineteen-year-old Pleasethered seeds, Mary Turnedomestic servant called Sarah Ann Ward. manure. Histories in dewellinghouse Deer Still Mumisisoffinaised & sold from Milch Madel to All Goorge Vandervood the incomind tenant Brick work b Rechund Room ments to sink 2110 Cash welfwel he 2. Rollers Blinds Frames 150 Two stgatten c . Further Room Twodrunk shall Register Hove Bur & Shuffer Roller x fustenings Ul Shair Rooms Roller blund & France Sircoden gambe Luc knives Chai 19 chope & soud Jet Rudder 1 ha 10

In 1863, George Mason enfranchised the

manor of Great Chalkwell for a fine of three

hundred and forty pounds, freeing it from the



George Mason's death certificate states he died in 1880. Mason and his wife did not have any children, so I wondered who inherited the estate before it was sold in 1899. I eventually learnt this information after being contacted by a Mr Thomas Bear, a descendant of the last Lord of the Manor at Chalkwell Hall. I went to visit him in his home and we pored over his own extensive researches into his family history, which showed that a relation of George Mason's wife, called Catherine Cormous, had inherited the estate, which included the house and two hundred and fifty five acres of farming land. She married Thomas Bear, the present Mr Bear's great grandfather, in 1858. Their primary residence was in Guernsey, but it seems they lived at the house for a short time, before it was sold to Southend Council and Chalkwell Hall Syndicate in 1899, when the majority of the land was auctioned off and split up into building lots.

Chalkwell Park, Westcliff-on-Sea.

Mr Bear told me that his grandfather remembers seeing his great-grandfather, the last Lord of the Manor, driving around the estate on a pony and trap. This is similar to another story I was told by an elderly gentleman, who has lived near the park all his life. 'There was a double line of elm trees that once went from the old farmhouse to the seafront and there were remnants of these original elm trees in Ridgeway Gardens until twenty years ago. My great-grandfather, who remembered the house when it was still part of a working farm, told me that the owners used to go down with a pony and trap to the sea as there was a direct route through open fields, from the house, through this avenue of trees.' By walking from the back of the park down Hall Park Avenue, it is easy to imagine how this straight road, still lined with large trees, was once this private road.

22

In 1899, there was a building boom in the Southend area, which had been spurred on by the newly developed railway line from London to Southend. All but twenty-six acres of the original Chalkwell Hall Farm was used to build the Chalkwell Hall housing estate. Chalkwell Esplanade opened in 1901 with eighteen new houses. Much of the earth used for this building work came down the Thames on barges from London filled with the rubble excavated whilst building the London Tube tunnels. This earth and rubble was then used as infill when the sea wall was built along the front and the road was raised and built alongside, to create Chalkwell Esplanade.

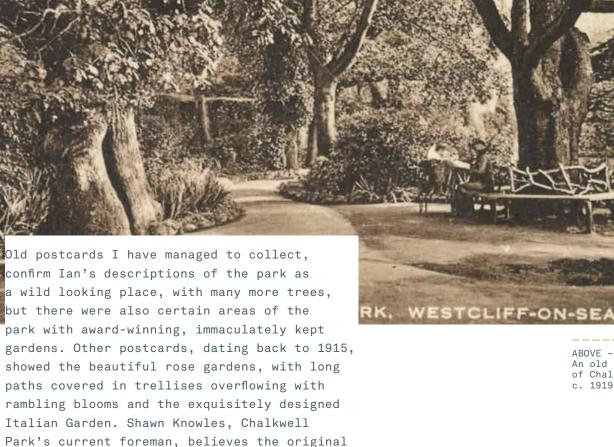
By 1915, there were two hundred and eighty seven new houses on the Chalkwell Hall Estate, although the majority of the land that previously belonged to Chalkwell Manor, remained as open fields right up until the 1930s. When Chalkwell Railway Station opened in 1933 the rest of this land, excluding Chalkwell Park, was developed for new housing. My grandparents moved into one of these new houses on the Chalkwell Estate, in Chadwick Road. They moved, like many Jewish people from East London, to the area, after the Blitz had destroyed their homes. The Chalkwell Hall Estate was highly desirable when it was built and it still is today.

When the original Chalkwell Hall estate was sold, the Council managed to preserve twenty-six acres of land for use as a public park and the original farmhouse became a popular café in the centre of Chalkwell Park, which opened in 1901. The house was also used as the home of the park keeper and head gardener for the park.

The first mention I could find of someone living in the house, after George Mason's staff had left the estate, was a superintendent of the grounds called Lee Charles and a park keeper called Alfred Keeling who are listed in the Kelly's Directory of 1906. By 1910, Lee Charles had been replaced by a man called George Little who became the head gardener, but Alfred Keeling was still living in the house. Alfred and George were both still living there in 1914. In 1928, the Kelly's Directory shows that Alfred Keeling was the sole occupant of the house and that a man called Philip Dixon was living in a separate cottage on the grounds and was the head gardener. By 1935, Walter Franklin had replaced Alfred Keeling as the caretaker and park keeper of Chalkwell Hall and Edmund Hickman was living in the gardener's cottage. They were both there until 1939 and may have stayed on but there were no Kelly's Directories published during the war years. In fact, I could not find any listings for someone living in the house from 1939 until 1969, when Bill Alderton appears as the head gardener and keeper of the cricket grounds. He stayed in the house until 1974. I managed to talk with Ian Brown, who worked for many years as the foreman in Chalkwell Park and told me the house had 'been a park's house for decades. Various different people who worked in the park lived on the first and second floors and the ground floor was a mess room.

I could not find any evidence of women living in the house after it became a park's house, except this description by an elderly lady I spoke with. 'My mother was born in 1913 and she often visited the park. She'd come with her eight brothers and sisters, the boys would play cricket and the girls bought a giant skipping rope. She told me about coming to the house and seeing "the grey lady", who always dressed in grey silks, beautiful long dresses and was very nice to the children and came out and saw them and seemed to live in the house [c.1920].'

Since Chalkwell Park opened to the public in 1901, it has been well used by the local community and visitors to the area. Reading the inscriptions on the benches dotted around the Rose Garden today, gives a brief glimpse into how well loved the park still is. Small brass memorial plagues attached to the benches, are filled with thanks for 'this beautiful and peaceful place,' and 'for these lovely gardens where we found so much joy.' Ian Brown, now Parks Management Officer for the whole of Southend Borough, is full of praise for the place. 'It's such a wonderful park, there is something for everyone here.' He told me that he had seen early photos of the park, dating back to 1905, which showed the park in a much wilder state. 'It wasn't beautifully kept like today,' he said. 'The grass was knee high and cut with scythes and there were a lot more trees then.



old chalk well is in the basement of the house, in the far corner of the big room

on the ground floor.

ABOVE -An old postcard of Chalkwell Park c. 1919.

I spoke with many local people about their memories of the house and the park, which have helped me to build up a picture of the place within living memory. Descriptions of the small zoo, that was situated in the former stable block beside the house, which now houses an environmental centre, dominated local people's memories of Chalkwell Park. In particular, the rather sad stories of the raggedy looking black bear called Lulu, who was kept there for many years. Most of the other cages were used as an aviary, and there were many different types of birds there as well as rabbits and guinea pigs. One gentleman I spoke to remembered monkeys in the zoo and he told me a fantastic story as to how they came to be there. 'From the 1900s up until the 1950s, sailors used to bring monkeys home from a voyage as pets, but they weren't allowed to bring them into port. So they would set them adrift on old crates as they came up the Thames and people would find them on the beaches or the fishermen would find them out at sea and a number of them ended up at the little zoo.'



ABOVE -The Rose Garden, Chalkwell Park c.1915

RIGHT -The Italian Garden, Chalkwell Park c.1930



For other people, the cricket ground was their fondest memory of Chalkwell Park, which opened in 1933. One elderly man told me a story about an unexploded World War 1 bomb being found there in the early 1930s. Many people spoke of playing around the old cedar tree or coming with the Girl Guides or Scouts to do outdoor activities. Dipping for newts in the pond or riding on the 'real steam train that kids could sit on that used to go up and down,' are other pre-war common memories. The most elderly gentleman I spoke with, a Mr Rosenberg in his nineties, remembered a band stage in the park, which was confirmed whilst looking at old maps of the park.

Many remembered feeding the pigeons near the old cedar tree close to the house, which is still there, propped up with metal struts. One elderly lady I talked to remembered visiting the park over eighty years ago. 'My mother used to pick me up from Chalkwell Infants School and take me into the park, where we always went to feed the pigeons, which gathered around the white house. If you went into the house and had a cake and sat on the balcony out the back, the sparrows would come and pinch the crumbs off your table.' Lots of people, including my father, had fond memories of this café on the ground floor of the house, particularly of eating ice-cream and of the mums having cups of tea and Chelsea buns. 'As a young child, in the late 1950s,' said Harriet, 'I remember going into the café in the house. There was nowhere else locally to get drinks, it was quite a treat to go there.'

Most people found it hard to recall what the café looked like inside. The strongest description I gathered was from Stanley. 'It was a very corporation looking place, painted in green and cream and had that smell of old plastic cheese sandwiches.' One elderly lady I spoke to, remembered visiting the park over eighty years ago and going inside the tearoom. 'Beside that was a place you could shelter under if it rained,' she told me, 'and beside that was the mountain goats. Around the other side was Lulu the bear and birds of all descriptions. it was really beautiful.' Many others told me about the little tuck shop next to the house, that they used to visit after school 'to buy gobstoppers and liquorice sticks.' Others talked about the large wooden verandah on the south side, looking out onto the sea or of playing around the big cedar tree on the other side of the house, which is still there.

Chalkwell Hall house has been closed to the public now for decades, although in its various incarnations, it has witnessed the changing face of the area. I had no idea when I started this research that the story of Chalkwell Hall would reveal so much and reflect the wider history of the Southend area throughout the centuries. I am personally very excited to see how Metal has transformed the Grade II listed building into its latest embodiment as an artists-led centre for debate and creative projects, that will bring together local expertise with international ideas across disciplines. The work that Metal do there will become embedded into the memories of a new generation of people living in the area today and part of the ongoing story of this truly unique place.

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