



An urban extension providing **1,000 new homes and a solution to congestion caused by rail freight**

Linford and East Tilbury, Thurrock

Cogent Land LLLP

ICENI PROJECTS – CASE STUDY

East Tilbury is a phased development that provides for up to 1,000 new homes in synergy with the existing settlements and the historic Bata factory.

The proposal is an urban extension that provides social and transport infrastructure for the new and existing settlement that reflects the different character of the surrounding villages and integrates the heritage features of Bata. The plan includes green space, a health centre, educational and community facilities. The development is focused around a better railway crossing providing a solution to the delays caused by the existing level crossing, which restricts the communities movement / circulation.

Key benefits from the scheme include:

- Up to 1,000 new dwellings, a local centre and primary school;
- A range of green open spaces, with the provision of new areas, and improvements to Linford Recreation Ground and Bata area;
- A new pedestrian and vehicular route over the railway line; and,
- Re-routing heavy traffic from the centre of East Tilbury.

5 interesting facts about the project

1: COLLECTIVE THINKING

Iceni’s Design, Planning, Engagement, Heritage and Sustainable Development teams successfully worked with the client.

2: HERITAGE

The masterplan has been designed to carefully respects the qualities of the Bata setting, the product of Thomas Bata and designed in the 1930s international style.

3: PLANNING

A planning strategy was implemented which carefully assessed and addressed housing need and community uses.

4: ENGAGEMENT

A range of consultations and continued engagement has influenced the design development of the masterplan.

5: INFRASTRUCURE

Providing an alternative railway crossing that will transform the quality of life for existing residents and safeguard the connectivity of future residents.

Glasgow: 177 West George Street, Glasgow, G2 2LB

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Manchester: This Is The Space, 68 Quay Street, Manchester, M3 3EJ

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