



Fig.1 Friary West

**Friary West
Carmelite Way
Maldon
Essex
CM9 5FJ**

3rd November 2014

**Trial Trenching on behalf of
Architect Annabel Brown**

**TOUCHSTONE ARCHAEOLOGY
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Site Background

Site Code: FW14
Name: Friary West
Address: Carmelite Road, Maldon, Essex CM9 5FJ
Parish: Maldon
District: Maldon, Essex
NGR: 84997 06915
Elevation: Approx. 12m AOD

1. Proposed development:

A single storey extension to be constructed to the west elevation of the house measuring 9440mm x 6414 at its extremities in an area that was the site of 18th Century conservatory, a 19th Century outbuilding (laundry) and is currently a gravel parking area separated from the car park by a brick boundary wall and tree line.

2. Description of property:

Friary West is a Grade II listed Georgian style house constructed shortly after 1803. It is red brick, limestone mortar construction and is currently separated into two properties. At one time there was a half brick glass conservatory on the west elevation C18th but the conservatory was demolished and it is understood by the architect that an outbuilding was then constructed in the same area to serve as a laundry C19th. This was also later demolished and the area now serves as a graveled car park area for the house C20th. The west boundary wall separates the grounds of the house from the White Horse car park. Immediately to the east of the property is the contemporary house and grounds of Friary East C18th and to the north of the house is Carmelite House, Maldon Library C20th. A large fishpond believed to have been in use by the Friary is situated at the furthest point of the southern boundary.

3. Geographical & Topographical Background:

The property is situated in the historic town centre of Maldon, which is in the east of Essex. The bedrock of Maldon District is London Clay, a silty clay deposit up to 150metres deep. Overlying the London Clay in many areas are a range of river gravel terraces and localised deposits of till.

N- 51° 43' 49.508"

E- 0° 40' 38.825"

Longitude: 0.67745149

Latitude: 51.730419

NGR TL 84997 06915

Site History

4. Brief History of site:

The Carmelite Friary was established on the site in 1293 and continued there until the time of the reformation in 1537 when under Henry VIII it ceased to be a Friary. The land was leased to William Harrys who used the land for the holding of assemblies and plays. From 1544 to 1563 it changed ownership several times until finally Vincent Harrys acquired the land and built the Mansion house. In 1803 Thomas Lee demolished the Mansion House and built Friary East and then shortly after that Friary West.

5. Archaeological & Historical Background:

1293 – The Carmelite Friary is established on 5 acres in Maldon, Essex
(MS. Harley 539 f.144)

1314 – Additional land (17ft x 60ft) is given to the Friary under Edward II
(CPR 8 Edw. II, 1313-1317, p.203)

1391 – A chapel is recorded at the Friary
(CPL Vol. 4, p.399)

1391 – 1538 – Several Prior burials are recorded
(Weever, 1631)

1537 – The Friary house inclusive of four and a half acres, cemetery, cloister and land to the east is leased to William Harrys
(PRO E 315 Doc.214, f. 133b)

1538 – The Carmelite Friary is dissolved by Henry VIII
(PRO C 66 No. 749, m.10)

1538 – 1543 – The Friary is used for assemblies and plays

1544 – 1563 – Thomas Mildmay acquires ownership of the Friary
The historical documents regarding the sale of the Friary in 1544 describe the church with its chapel of St Mary and bell-tower, a cemetery, the cloister of four sides (North refectory, East dormitory) set around a courtyard, the bishops lodgings & the principal lodging towards the north, abutting the bishops lodgings a larder house with a cheese house above, a store house with granary above and a

Site History

stable with hay loft above, a bake house, to the east the priors garden extending north to the stone wall of the bishops lodgings, a dunghill adjacent to the end of a stone wall which ran down the southern part of the eastern boundary, courtyards, houses, buildings, barns, stables, dovecotes, orchards, apple orchards, ponds and fish ponds.

1563 – Vincent Harrys son of William Harrys purchases the Friary
(ERO T/P 195/6)

1570 – The Friary is demolished and the Mansion House built by Vincent Harris

1630 – The Friary chapel is recorded as in ruins but several of the Prior's graves survive. (The location of the Friary church is as yet uncertain).

1803 – Mansion house demolished and Friary East is built by Thomas Lee

1803 onwards – Friary West is built

By 1823 – Friary Gate House is demolished.

6. EHER Record:

EHER 38232 – Grade II Listing

1971-72 – EHER 7726 – 62-64 High Street, Maldon

Excavation – Revealed a building that had undergone several renovations between C10 – C15. A cross-winged hall house with kitchen and outbuildings that formed an enclosed central courtyard. Orchards and ponds were also found.

1978 – EHER 38231 – Watching Brief – Friary House

Drainage trench observed – 1m of C19 rubbish. Carved and moulded stones C13-C15 loose and built into C17 wall on east side of the Friary

1979 – EHER 7731 – Friary West

Discovery of weathered and damaged carved (beast or monster) corbel in the garden of Friary West

Site History

1982 – EHER 7733 – Budgens Store, High Street, Maldon

Excavation – Medieval pottery and a flint wall foundation C10 at a depth of 0.5m constructed of a similar material to that found in the garden wall of Friary House.

1983 – EHER 7730 – New Street, Farnbridge Road

Excavation – Window mullion form tracery

1984-85 – Dowsing survey

Inconclusive results

1987 – EHER 14755 – The Chequers, High Street, Maldon

Excavation – Track way interpreted as a possible medieval track way from the high street to the Friary

1990 – 91 EHER 7728 – Maldon, Carmelite Friary

Excavations and trial trenching (MD9) – Agricultural building and ditched enclosure C13-C16

1991 – EHER 7729 – Maldon Friary Wall

Watching brief – No evidence of the Friary

1996 – 99 – EHER 16763 – Tenterfield Road (MD22)

Limited C12-C14 features – No evidence of the Friary

7. Archaeological Potential:

Brief: Section 4. The site is assessed, as an exceptionally archaeologically sensitive area with a high probability that further structures or burials associated with the Friary and the subsequent post-medieval occupation of the Mansion House may be in situ.

Planning History

8. Planning Application:

Planning number: FUL/MAL/14/00458 & LBC/MAL/14/00459

Architect: Annabel Brown RIBA of 17 High Street, Maldon, Essex CM9 5PE
(E: info@annabel-brown.com T:01621 82700)

Application:

Maldon District Council 2014

The proposed development of a single storey extension to the west elevation of the existing building to provide workspace and welfare facilities

Planning recommendation:

L1 (Archaeological assessment) & L2 (Implementation of Archaeological Fieldwork programme)

9. Desk based assessment:

Archaeological Solutions

10. Brief:

MAL 00458 14 Friary West, Maldon Brief issued on 25th September 2014 by the Historic Environment Officer: Maria Medlycott, Place Services, County Hall, Chelmsford CM1 1QH

E: maria.medlycott@essex.gov.uk T: 03330 136853

Requirement for work:

Brief: Section 5 – The fieldwork assessment will take the form of archaeological trial trenching across the length and width of the proposed extension footprint, with archaeological recording and excavation of any features or finds revealed during this process

11. Written Scheme of Investigation:

WSI issued on 5th October 2014 by Zoe Allvey Schofield of Touchstone Archaeology, The Ridings, White Elm Road, Danbury, Essex CM3 4LR

E: zoeschofield1@gmail.com T:07976 275180

Approved on 6th October 2014

Trial Trenching

Date of work: 3rd November 2014

12. Objectives

Trial trenching was carried out in an area to the west of the building of Friary West on the site of the proposed development of a single storey extension. The objective was to ascertain whether there was any surviving evidence of the Carmelite Friary or post-medieval occupation including the construction of the Mansion House.

13. Weather

It was a dry clear day when the machine excavation began, however once Trench 1 was excavated to natural it had started to rain heavily and continued to do so consistently throughout the day. As a result of the weather and of the soil construction, which was largely backfill from previous construction excavation, the trench walls became unstable.

14. Methodology

Based on the instructions from the HEA at Essex County Council 2no trenches were marked out across the width and length of the proposed development in a cross shape.

East-West Trench 1 was sited slightly south of the central point of the length of the building because it coincided with the side entrance door, the main entrance and exit to the house. It was decided that this would pose a Health & Safety issue for the occupants of the house. East-West Trench 1 did not cover the entire width of the building, as the machine was unable to access the last 1 metre because of the close proximity to the boundary wall. When excavating Trench 1 an east-west brick wall was uncovered on the north section of the trench within 300mm of ground level. In order to understand the context of the wall the machine was moved and the trench was extended by 200mm to the south and the wall was exposed to its full depth (1.4m), recorded but left in situ. A second wall was uncovered running in a north-south direction and the trench was excavated to the front and rear of it to establish its depth and relationship to the east-west wall. The wall was C19th, only three courses high and set on a clay foundation and the decision was taken to record it, remove it and continue excavating below it. Trench 1 was excavated to a depth of 1.5m to natural.

North-South Trench 2 could not be excavated as a single trench because the weather had caused the walls of Trench 1 to become unstable. It was decided that it would be safer to excavate two north-south trenches, one (Trench 2) to the south of Trench 1 and one (Trench 3) to the north of Trench 1 on a single axis, leaving a baulk to each side of Trench 1 to provide stability.

Trial Trenching

North-south Trench 2 to the south of Trench 1 revealed a north-south brick wall to the east section of the trench within 300mm of ground level. The machine was moved and the trench was extended by 200mm to the west so that the wall could remain in situ and its relationship to the wall in Trench 1 could be ascertained. The wall was recorded and left in situ. The trench was excavated to a depth of 1.4m where the collapsed remains of a drainage culvert C18/19th running Southwest to North east were found filled with modern C20th rubbish (Shower curtain, solar light, number plate). The surface debris was removed and the excavation proceeded to expose the base of the culvert. The trench walls were extremely unstable and the base of the culvert was at a depth of 1.4m, 100mm from natural in the adjacent trench, therefore it was decided that there was no necessity for the excavation to continue further and the base of the culvert was recorded and left in situ.

North-south Trench 3 to the north of Trench 1 revealed a complex drainage system and a continuation of both the north-south wall and the east-west wall at a depth of 300mm. The drainage system was a combination of C18/19th and while some parts were blocked with silt and modern debris (C20th drink bottle) other parts may have still been in use. The trench was extended to the west by 400mm but the drainage system continued and the decision was taken to record and leave in situ.

The site and all trenches were photographed in colour prior to during and on completion of the excavation with a digital SLR camera, recorded on a photo record and stored with the digital site archive

A site plan of 25 Sqm drawn at a scale of 1:100 with the position of the trenches in relation to the house was recorded.

Each trench was drawn in plan at a scale of 1:20 at the maximum depth of excavation.

Due to the unstable nature of the trench walls, only three of the walls of Trench 1 were excavated at a straight section, leaving the east wall banked at an angle for safety. Three section drawings of the north, south and west walls were produced at a scale of 1:10.

Trench 2 was extremely unstable and could only be machine excavated as hand excavation proved too dangerous. Both the North and the south wall were left banked at an angle for safety and the recording of the east and west wall was managed from outside of the trench at a scale of 1:10.

Trench 3 was not recorded in section, as the depth was too shallow to provide any significant information.

There were several pieces of stone in the garden and flowerbeds that were similar in style to those in the boundary wall and they were photographed as a matter of interest but were not measured or recorded, as they were unstratified.

Reporting & Archive

15. Conclusion:

The brick walls construction in all three trenches were approx. C18th/19th and the drainage was C18th/19th/20th Century. These structures could be attributed to a conservatory that was sited in that area C18th/19th, a laundry outbuilding C19th and drainage adaptations C20th. This was confirmed by pottery and building debris found within the same contexts. In the lower part of Trench 1 there were areas of mortar ghosting and a small section of mortar with slots for flint facing that did not appear to be in situ. Adjacent to this was one piece of wheel-turned Borderware pottery base (approx. 120mm) with a green glaze probably from a C17th porridge and possibly connected to the C15th Mansion House. There was no evidence of the Friary.

16. Area Investigated:

Area - 25 Sqm set on a 5 Sqm grid (Drawing - Plan FW.1)

Trench 1

Area A2 & B2 - East-west - 5.18 Sqm – L 3.5m x W 1.480m x D 1.5m (Drawing – Plan FW.2)

Section North (Drawing – Section FW.2.1)

Section South (Drawing – Section FW.2.2)

Section West (drawing – Section FW.2.3)

Trench 2

B1 - North-south – 3.92 Sqm – L 2.8m x W 1.4m x D 1.4m (Drawing – Plan FW.3)

Section West (Drawing – Section FW.3.1)

Section South (Drawing – Section FW.3.2)

Section East (Drawing – Section FW.3.3)

Trench 3

B2 & B3 - North-south – 6.4 Sqm – L 4.0m x W 1.6m x D 0.3m (Drawing – Plan FW.4)

Periods represented: 17th/18th/19th/20th Century

17. Report & Archive deposition:

Museum: Colchester & Ipswich Museum

Documentation Officer: Steve Yates

Accession Number: COLEM: 2014.99

E: Stephen.yates@colchester.gov.uk **T:** 01206 282471

Oasis No: 192600

Archive Type & Location:

Photographic, Digital, Hard copy, Pottery shards

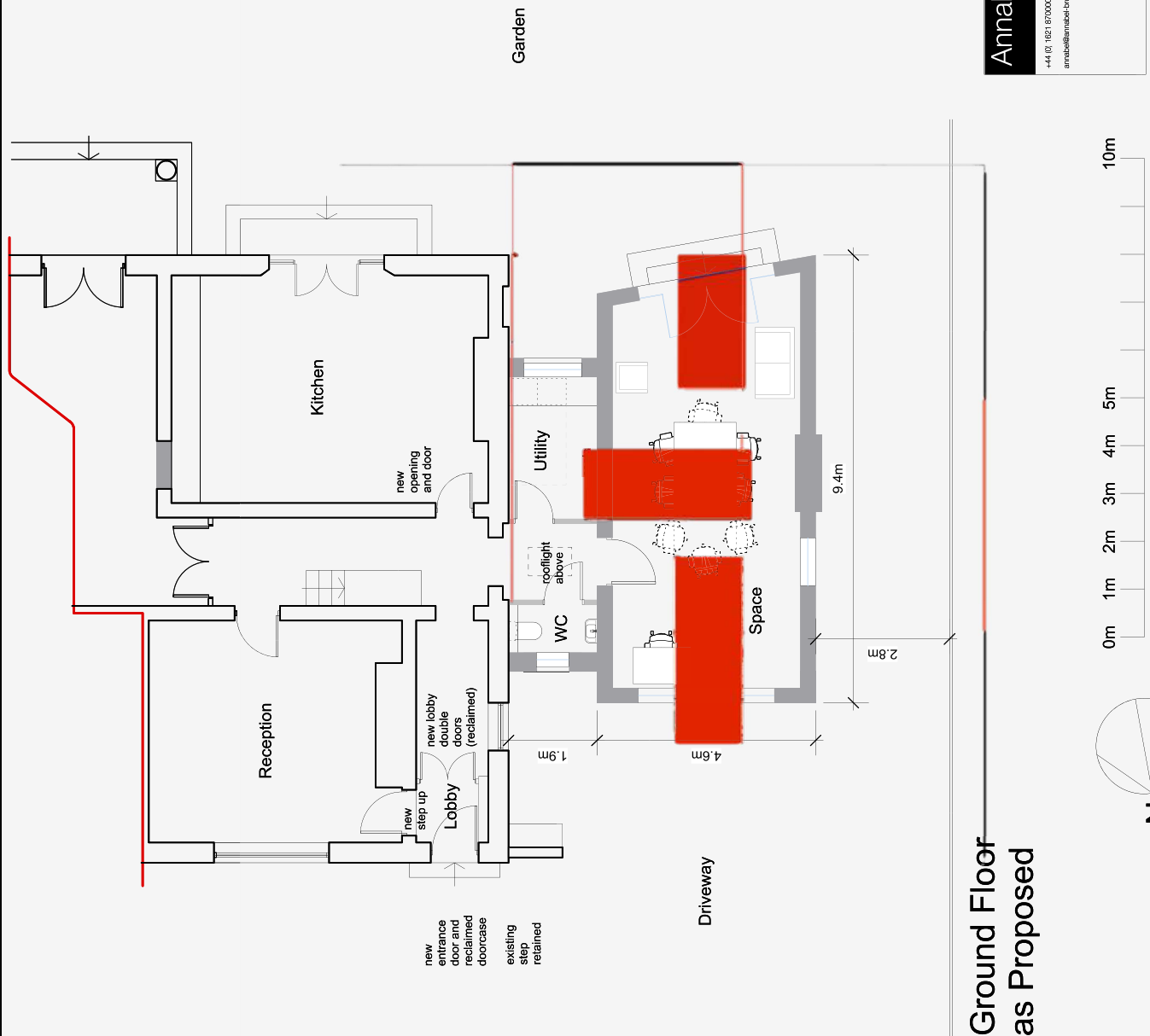
Touchstone Archaeology

The Ridings, White Elm Road, Danbury, Essex CM3 4LR

E: zoeschofield1@gmail.com T: 07976 275180

Site Plan FW1 laid over Annabel Brown Architect plan A13387/07 Revision A at 1:100 showing position of Trial Trenches 1,2 & 3

Annabel Brown Architect 17 Poplar Street Melbourne VIC 3001 annabel@annabel-brown.com	JOB TITLE: A13387 - Friary West		DRAWING NO: A13387/07A	REVISION: A	
	CLIENT NAME: Heather Matheson			DATE: May 2014	SCALE: 1:100 @ A3
	DRAWING TITLE: Ground Floor Plan as Proposed				
	1:100 Floor Sheet MCM CMB EPE				



18. Trench 1



Fig.4. Trench 1

Trench 1

Direction: East West

Dimensions: 5.18 Sqm – L 3.5m x W 1.480m x D 1.5m

Drawing – Plan – FW.2

Drawing - Section 1 North – FW2.1

Drawing - Section 2 South – FW2.2

Drawing - Section 3 West – FW2.3

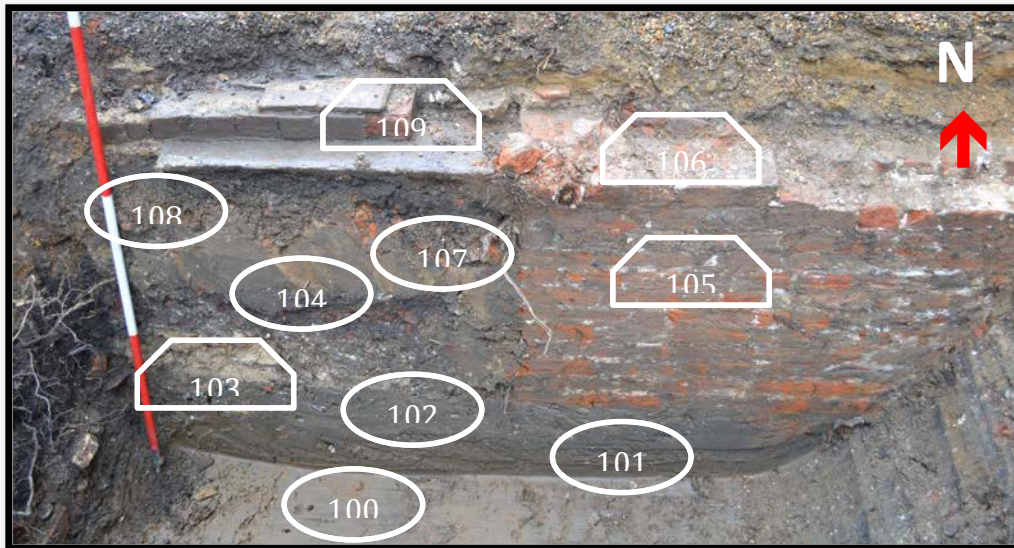


Fig.5. Site: FW14 – Area: B2 – Trench: 1 – Section: 1 - North

Section 1 - Context Description:

110 – Consolidated sand and gravel base for modern gravel car park

109 – West - Abutting brick wall (105) - 2no Flagstones supporting dark red/brown bricks laid on a yellow sandy mortar base in stretcher bond, finished with a mortar bed and a layer of creasing tiles.

108 – West - Reddish brown gritty sand mixed with dark brown/black silty gravel with small West -orange/red brick inclusions consolidated.

107 – West - Re-deposited sandy/silty clay foundation trench lining and base.

106 - Top layer finished with what appears to be a yellow/sandy mortar bed with orange/red tile.

105 – East - Orange/red handmade brick in varying sizes with white limestone mortar, possibly header/stretcher bond set on to London blue/grey clay base (102). Bricks approx. 8" x 2 $\frac{3}{8}$ " (203mm x 70mm) – Three courses approx. 8 $\frac{5}{8}$ (215mm) First two courses extend west by 50mm.

104 – West - Black/brown gritty silt with occasional small red brick, mortar, chalk and charcoal inclusion

103 – West - Sandy yellow mortar section with no visible inclusions and what appears to be rounded depressions from flint or pebble facing and red tile laid horizontally at the top of the mortar. Ghost mortar adjacent to the east.

102 – Silty blue/grey clay (London Clay) with occasional small chalk inclusions

101 – Sandy brown clay (Harwich Formation London Clay) with occasional small brick, mortar & chalk inclusions in the layer closest to the mortar context.

100 – Natural



Fig.6. Context 105 – Brick wall set on natural London clay base 102



Fig.7. Context 109 – Flagstones supporting bricks and creasing tile



Fig.8. 105 Brick wall abutting 109 Flagstones and joined by north-south wall from Section 2

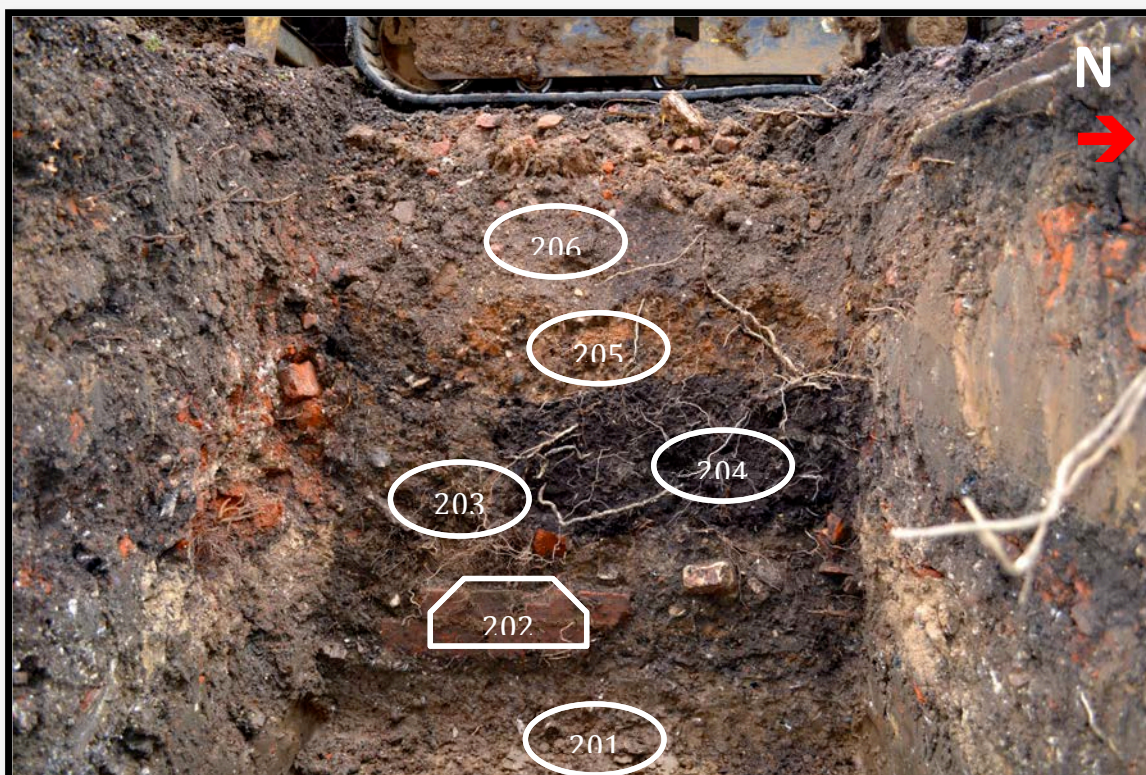


Fig.9. Site: FW14 – Area: A2 – Trench: 1 – Section: 2 - West

Section 2 – Context description

207 – Consolidated gravel car park

206 – Subsoil with brick and stone debris

205 – Reddish brown gritty sand

204 – North - Clean dark brown/black organic soil with roots

203 – South - Silty dark brown/black clay with one large yellow/pink brick and small brick, shell, stone and tile inclusions

202 – South - Two courses of dark red brickwork with yellow mortar (two stretcher bricks on lower course, two header and one stretcher on upper course)

201 – Sandy brown clay (Harwich Formation London Clay)

200 - Natural



Fig.10. Context 202 - Brickwork

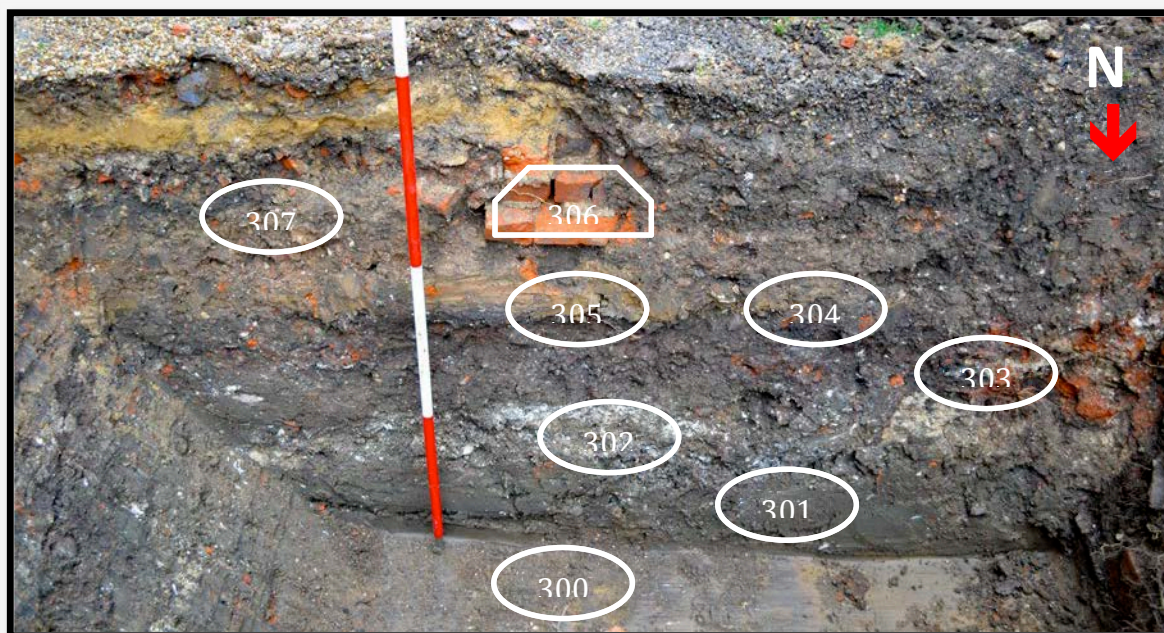


Fig.11. Site: FW14 – Area: B2 – Trench: 1 – Section: 3 - South

Section 3 – Context description

308 - Consolidated sand and gravel base for modern gravel driveway

307 – West - Dark brown/black silt with red brick debris

306 – East - Brick wall of three courses in English/English cross bond constructed from WH Bott bricks and yellow sandy mortar running north south.
Brick 230mm x 110mm x 70mm (three courses 10" or 254mm)

305 – Re-deposited sandy clay with orange/red brick inclusions

304 – Dark brown/black silt with small dark red brick inclusions

303 – West - Yellow sandy mortar and dark red brick debris

302 – East – White ghost mortar

301 – Silty blue/grey London clay

300 - Natural

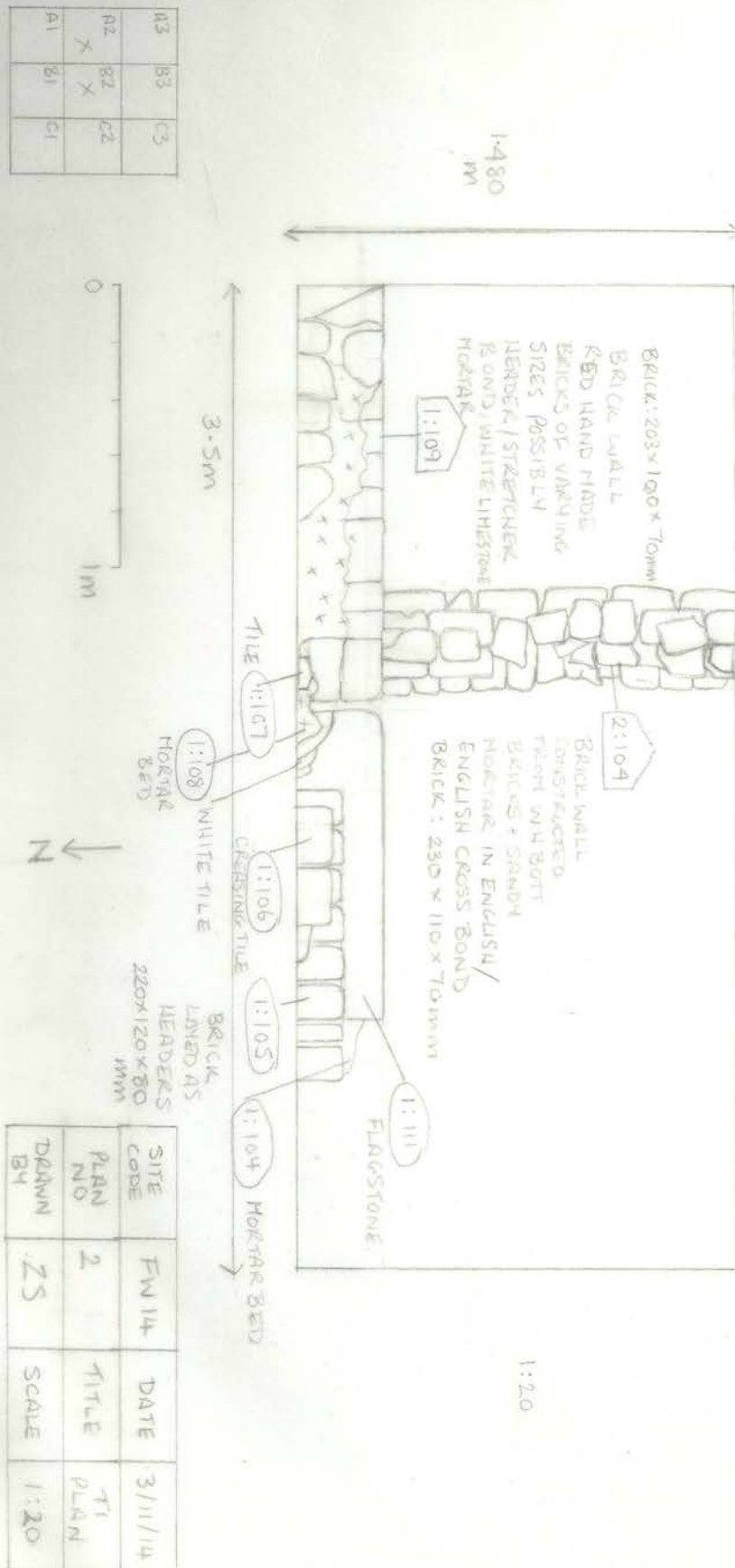


Fig.12. Context 306 – Brickwork



Fig.13. W H Bott brick

Fig.14. Trench 1 Plan FW2 1:20



Trench 1 East Finds collectively



Fig.15 & 16 - T1 - East - C206

Assorted building debris including nails, slate, peg tiles, window glass and white china pottery C18th/19th

Trench 1 West Finds collectively



Fig.17 & 18 - T1 – West – C206 – Assorted debris including metal drainage collar, ironmongery, black painted mortar and mortar with brick and stone inclusions



Fig.19 & 20 - T1 – West – C205 – Assorted animal bone



Fig.21 – 22 - T1 - West – C204 –Facing flint, burnt slate, red pottery with clear glaze and burnt red tile/pottery

Trench 1 East Finds in detail

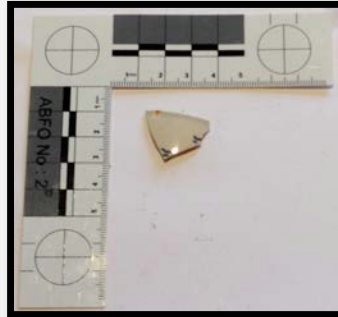
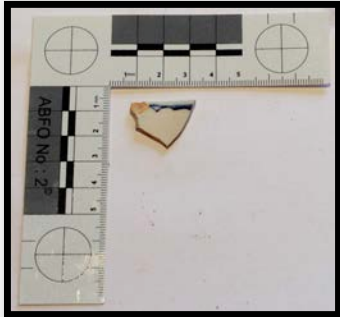


Fig. 23 & 24
T1 - East - C206

Pottery
White glazed china
with blue pattern

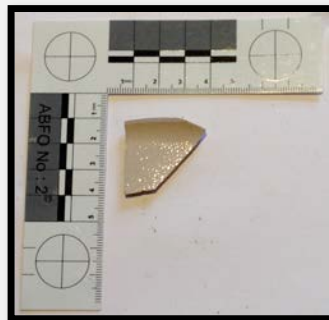
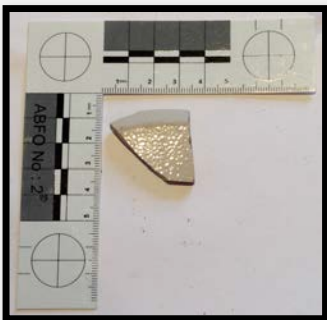


Fig. 25 & 26
T1 - East - C206

Pottery
White glazed
mottled china

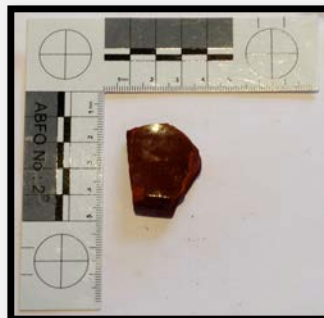
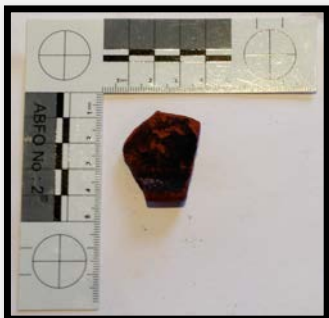


Fig. 27 & 28
T1 - East - C204

Pottery
Red clay with black
interior slip and
clear external slip

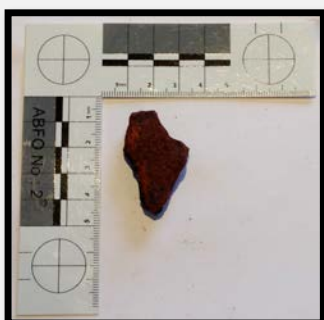
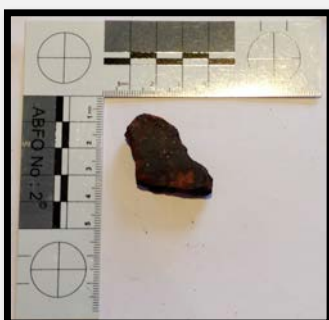


Fig. 29 & 30
T1 - East - C204

Red tile/pottery
burnt

Trench 1 West Finds in detail

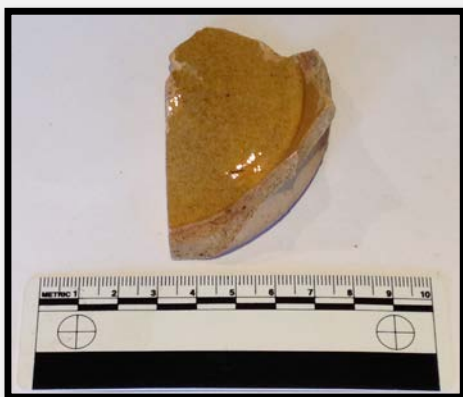
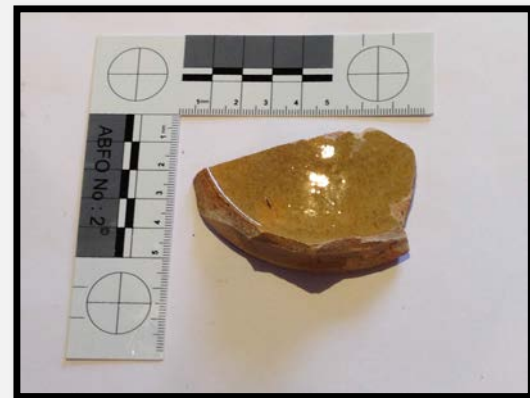
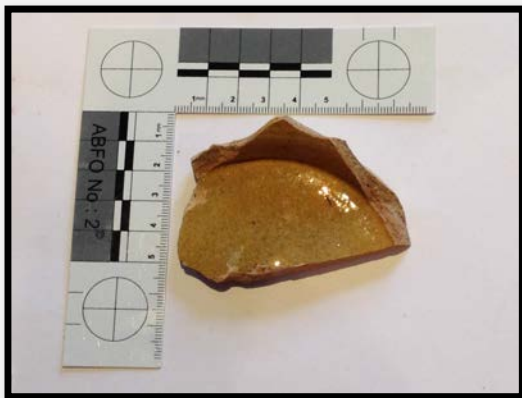


Fig. 31 – 36 - T1 - West – C203 - 16th/17th Century Wheel-turned Borderware base (approx. 120mm) with internal green glaze and evidence of lead and copper glazing on base – possibly from a Porridge

19. Trench 2



Fig.37. Trench 2

Trench 2

Direction: North South

Dimensions: 3.92 Sqm – L 2.8m x W 1.4m x D 1.4m

Drawing – Plan FW.3

Drawing - Section 1 West FW.3.1

Drawing - Section 2 South FW.3.2

Drawing - Section 3 East FW.3.3

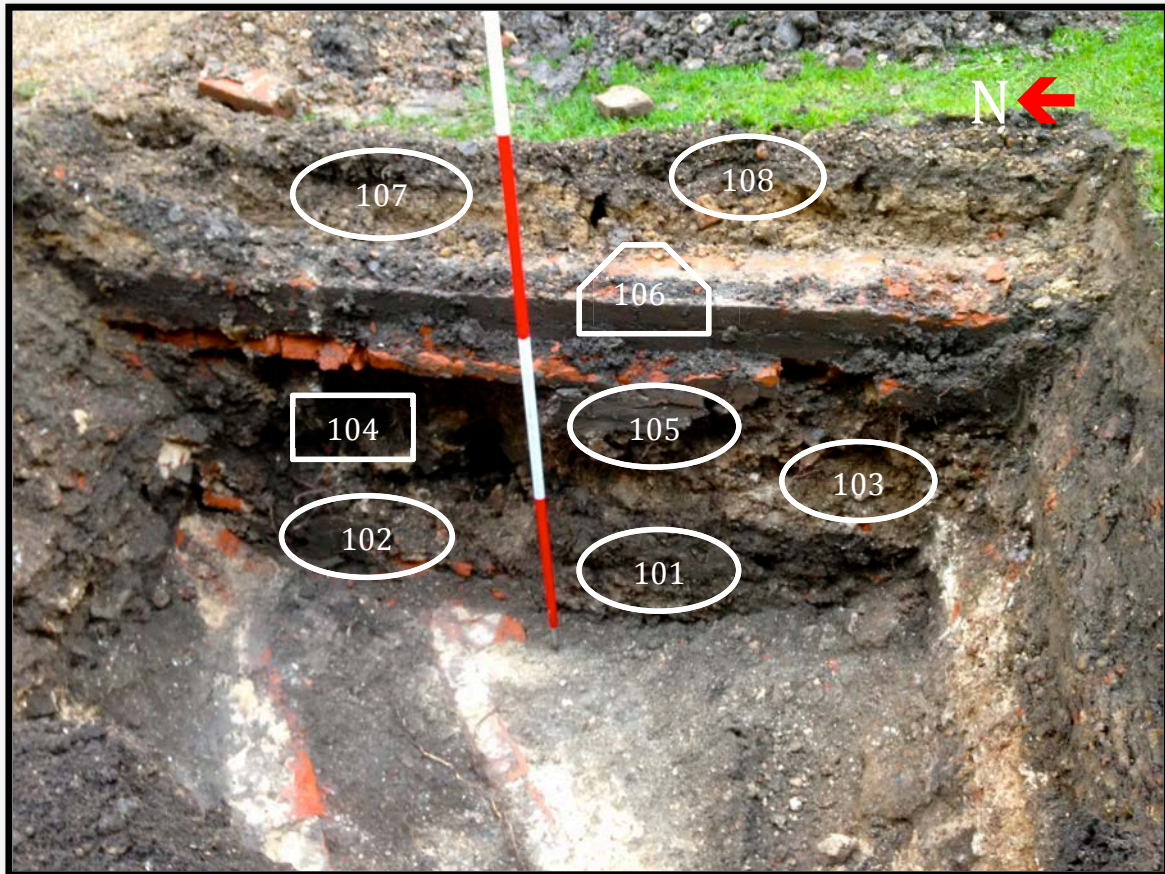


Fig.38. Site: FW14 – Area: B1 – Trench: 2 – Section: 1 - East

Section 1 – Context Description

108 – Turf and Topsoil

107 – Sand with gravel inclusions

106 – 2 courses of brickwork, two bricks wide. Top course in header stretcher bond, lower course in header bond with yellow mortar.

105 – Re-deposited silty clay

104 – Void where Victorian drainage culvert was sited.

103 – Dark brown, silty soil with brick, chalk inclusions

102 – Dark brown/black silty organic soil

101 – Brick debris from Victorian drainage culvert.

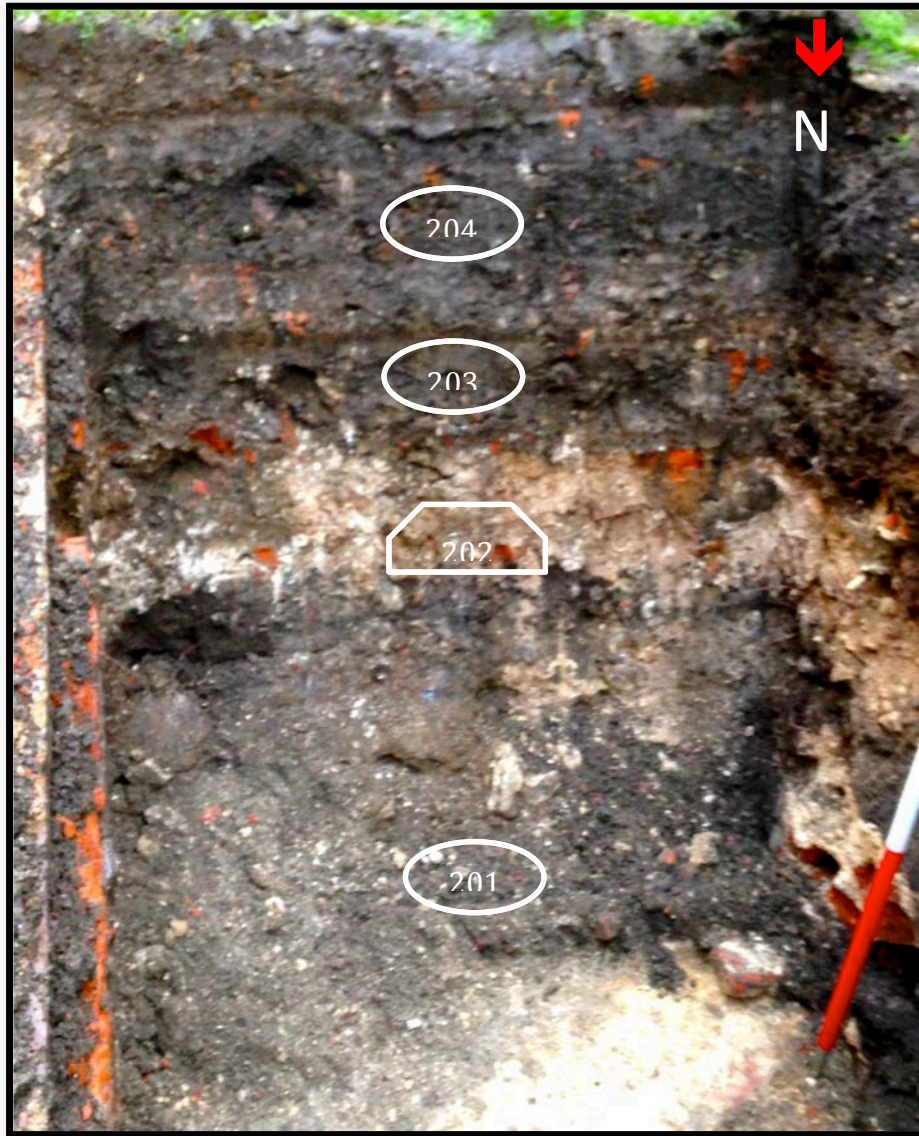


Fig.39. Site: FW14 – Area: B1 – Trench: 2 – Section: 2 - South

Section 2 – Context description

205 – Turf and Topsoil

204 – Dark brown/black silty organic soil with small red brick inclusions

203 – Dark brown silty soil with small red brick and chalk inclusions

202 – Yellow sandy mortar layer with red brick debris

201 – Dark brown, silty soil with brick, chalk inclusions

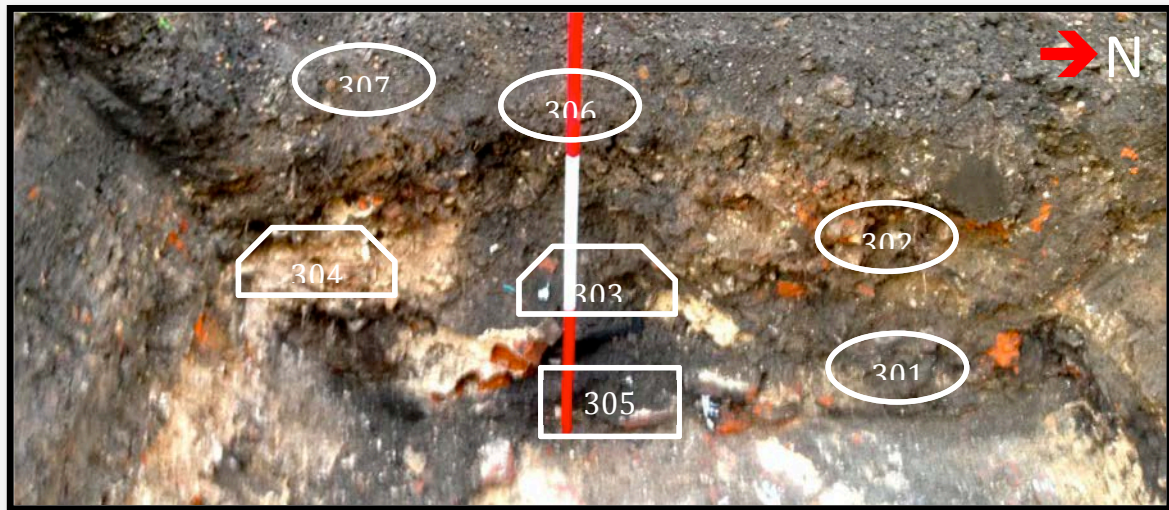


Fig.40. Site: FW14 – Area: B1 – Trench: 2 – Section: 3 - West

Section 3 – Context description

308 – Turf and Topsoil

307 – Dark brown/black silty organic soil with small red brick inclusions

306 – Dark brown silty soil with small red brick and chalk inclusions

305 – Clean dark brown/black organic soil with roots filling damaged drainage culvert

304 – Yellow sandy mortar layer with red brick debris

303 – Arched Victorian Drainage culvert constructed from red brick and white mortar

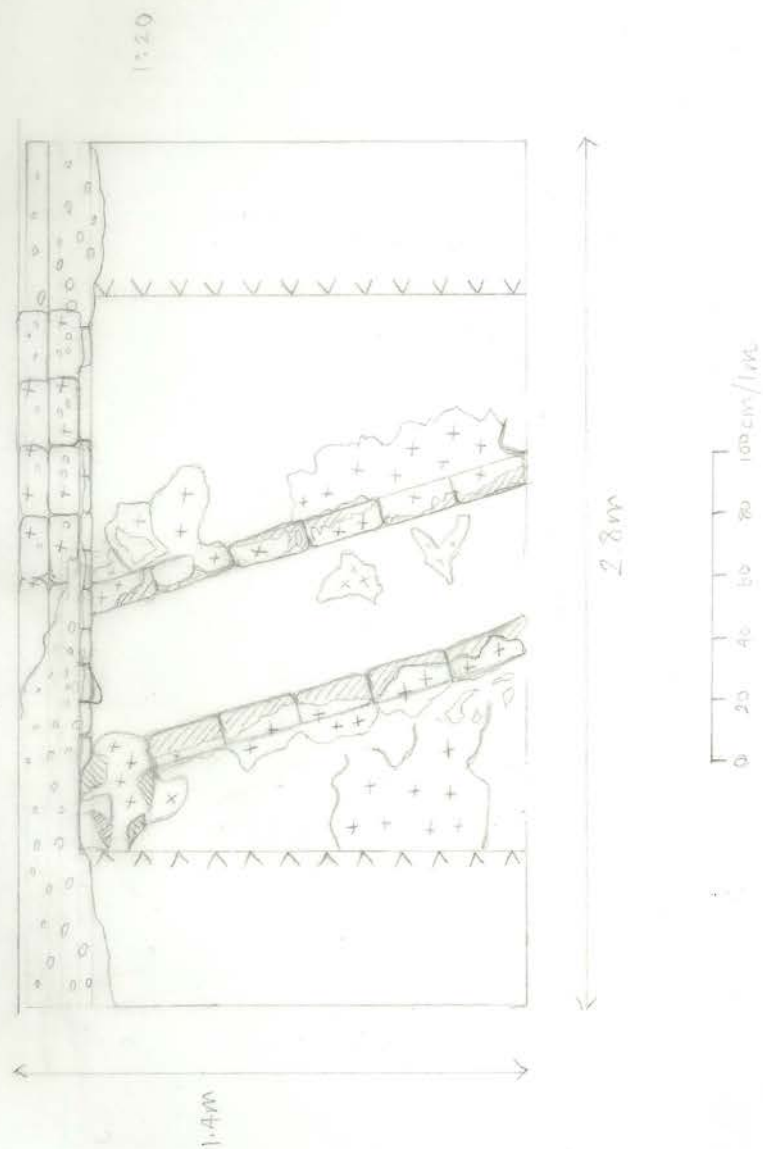
302 - Reddish brown gritty sand

301 - Dark brown silty soil with brick, chalk inclusions



Fig.41. Remains of damaged Victorian arched drainage culvert filled with modern rubbish.

Fig.42. Trench 2 Plan FW3



20. Trench 3



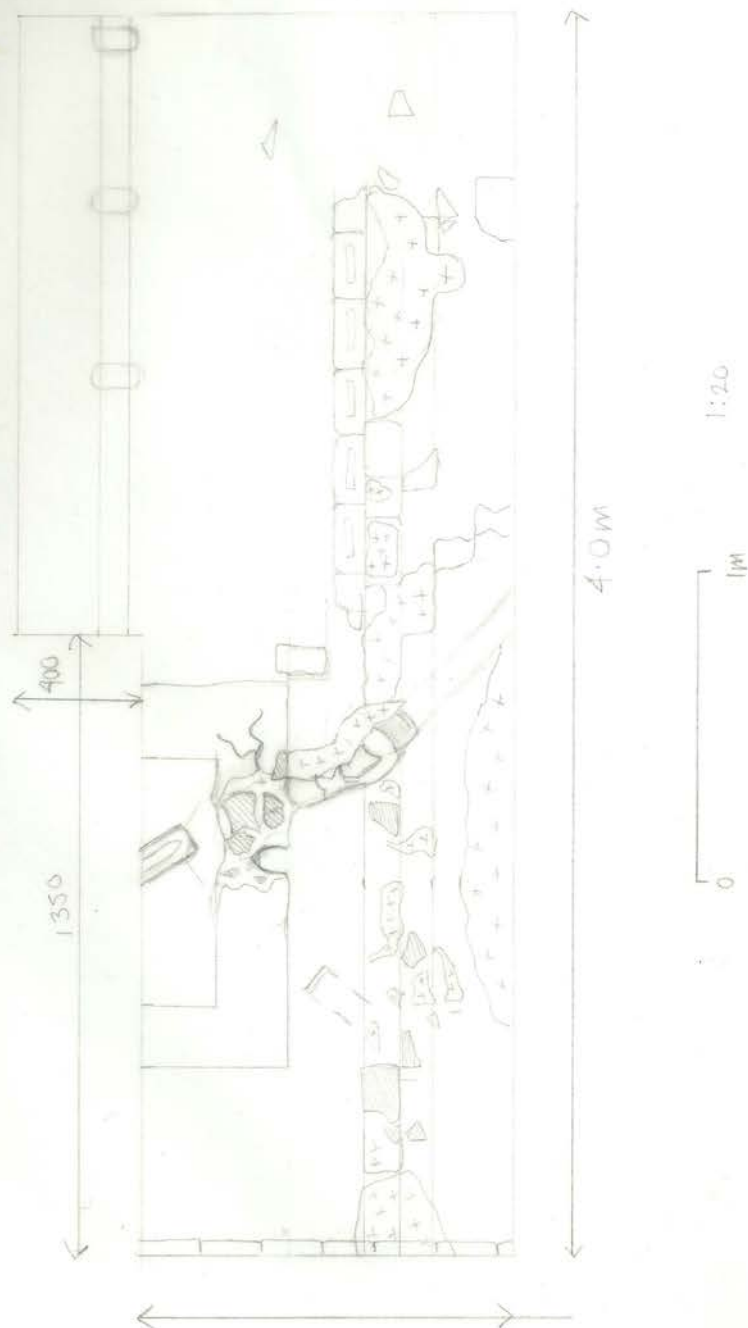
Fig.43. Site: FW14 – Area: B2 & B3 – Trench: 3

Trench 3 was excavated towards the end of the day. Within 300mm of the surface a drainage system was uncovered that dated from the 19th Century and was probably the remains of the laundry outbuilding that was in situ at about 1950. The drainage system had been adapted for modern use and then later left redundant. All finds evidence was 20th Century.

The flash on the camera malfunctioned resulting in photographs that were not of a quality that could be used for the report, however a scaled drawing was completed from the measurements.

Due to the complexity of the system it was concluded that the damage to underlying layers would be significant and no further investigation was taken.

Fig.44. Trench 3 Plan FW4



Trench 3 Finds collectively



Fig.45 & 46 - T3 - C30? - Assorted finds of 19th/20th Century Porcelain, Tile, Metal and modern drinks bottle.

Friary West present day and C18th



Fig.47. Rear of house 2014 – Originally the front entrance



Fig.48. Rear of house C18th/19th showing conservatory to the West elevation

Construction Comparisons



Sections of stonework within existing boundary wall.

Stones of this type were found loose in the garden forming part of flower beds and rockeries (see photographs below), however, there is no evidence that they were historically connected to the site.

Fig.49 & 50



Garden Area



Fig.51. Pond at bottom of garden originally part of the Friary grounds



Fig.52-55. Examples of stone on the garden surface