

# MANNINGTREE

## TOWN ASSESSMENT REPORT

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# MANNINGTREE

## TOWN ASSESSMENT REPORT

### INTRODUCTION

This report is an archaeological and historical assessment of Manningtree and forms part of the Essex Historic Towns Survey. This is an extensive urban survey as defined by English Heritage (1992a) of 32 historic settlements in Essex. This project, funded by English Heritage, forms part of a nationwide reassessment of the management of the urban archaeological resource. The project is being carried out by Essex County Council's Planning Department and takes as its basis a survey carried out by the County Council in the early 1980's. This was published as Historic Towns in Essex (Eddy and Petchey 1983) and adopted as Supplementary Planning Guidance by the County and District Councils.

This report has been compiled using a number of sources, including the Essex Sites and Monuments Record (ESMR), the List of Buildings of Architectural and Historical Interest, records held by the County Planning Department's Historic Buildings Section, and various cartographic and documentary records (following an assessment of such records by Dr Chris Thornton of the Victoria County History, Essex). The preparation of this report has involved the addition of information to the ESMR database and the digitising of spatial data onto a Geographic Information System (GIS).

### LOCATION AND TOPOGRAPHY

Manningtree is in Tendring district. It is sited on the southern bank of the River Stour, almost at the head of the tides. The soil type is gravel and alluvium. Manningtree town is on the edge of Mistley parish, and in the last two centuries the two settlements of Manningtree and Mistley have grown towards each other to become a single unit. However only Manningtree is described within this assessment report as Mistley did not exhibit urban characteristics prior to 1700 AD (being developed as a potential port and spa town in the 1780's).

### BRIEF HISTORY OF THE TOWN

To the south of the town there are extensive tracts of prehistoric and Roman remains, including settlements, burial sites and trackways. However no evidence for these periods has yet been found within the town itself.

Medieval Manningtree appears to have been deliberately planted in the first half of the thirteenth century, presumably by the lord of the manor; there is a reference of the grant of a market to the manor of *Sciddinghou* in 1238 and the town itself is first recorded in 1248. The town was intended as a new port, and achieved some success in local trade, transshipping provisions to the fleet in Harwich and as a fishing port supplying Colchester. The town layout suggests some form of deliberate planning based on the market in the High Street and the Quay. The dog-leg plan of South Street immediately to the south of the town raises the possibility that there had been a town enclosure.

The quality of the sixteenth century built environment suggests that the town underwent a financial boom in that century. In the early nineteenth century Manningtree was a major

centre of the Essex malt industry with five separate sites in operation. The Lawford Works was also a major employer with three complexes producing leather and iron goods on the west side of the town. This industrial activity necessitated the construction of small terraces of workers' housing and more substantial managers' dwellings. In the late nineteenth century the erection of the huge Mistley maltings in the neighbouring parish effectively eclipsed the production of malt in Manningtree and parts of the Lawford Works appear to have gone into decline about the same time.

## **EVIDENCE**

### **DOCUMENTARY**

#### ***Summary assessment of the documentary and cartographic evidence***

by Chris Thornton (Victoria County History)

Although a thriving late medieval port, Manningtree probably has below-average surviving records. The most important early sources are an extent of the late thirteenth century, the cartulary of Leigh Abbey, and various deeds (see: Philip Morant's notes on property of Canonsleigh Abbey, Devon [ERO D/DQ 62]). There are fourteenth century court rolls from manors in the parish of Mistley which may contain references to the town and townspeople and there is a collection of manorial material from 1728 and 1928 for the manors of Mistley and Manningtree. Map sources are reasonable but there are none earlier than the eighteenth century. Among secondary sources see: *A study of Manningtree and Mistley*, Emison Prize Essay, 1950 (ERO T/Z 13/1).

#### ***Assessment of the place-name and documentary evidence***

Manningtree is first mentioned in 1248 (Reaney, 1935). However, a market was granted to Schiddinghou manor (now Old Hall, ESMR 3206) in 1238, which may have been held in Manningtree. Old Hall is sited to the south-east of the town and is mentioned in the Domesday Book (Rumble, 1983). Manningtree is sited on the western edge of the parish of Mistley and it remained a chapelry of Mistley until the nineteenth century.

### **ARCHAEOLOGICAL**

#### ***Above ground remains***

The only above ground remains in Manningtree are the built-environment, which include a number of late medieval dwellings, the medieval and post-medieval street-pattern and the quay.

#### ***Excavations***

There have been two excavations in Manningtree, at Manningtree Church (ESMR 3231) and the burial ground at 47 High Street (ESMR 16170). There have also been a number of watching-briefs in the town (ESMR 7423-31), but although an attempt at synthesis was made for these (Barford, ESMR) this was not completed.

ESMR	SITE	ARCHIVE LOCATION	PUBLICATION
3231	Manningtree Church	Archive: ESMR; Finds: Not known	Rodwell, W. 'A trial excavation at Manningtree Church, 1974' <i>Essex Archaeol. Hist.</i> 8, 1976, p. 276-8
7423-31	Watching-briefs (unlocated)	Archive: ESMR; Finds: Not Known	Barford, P. J. 'Investigations in Manningtree' Unfinished report in ESMR
16170	47 High St (MT1)	Finds: Montrose Rd (the bodies from the 1992 works were re-interred). Archive: Bocking Place	Andrews, D.D. "The Manningtree Whodunit" <i>Essex Archaeol. Hist.</i> , 24, 1993

**Table 1: Archive and publications**

## ***Finds***

**Medieval and post-medieval pottery** by Helen Walker (Essex County Council Field Archaeology Group)

An excavation at *Manningtree Church* (SMR report by Warwick Rodwell) produced two sherds of medieval coarse ware and a sherd of Aardenburg ware, a Low Countries import published by Dunning (1976, 184-99). The discovery of the Aardenburg sherd suggests that at least some of Manningtree's trade was international in character. An excavation at *Colchester Road* (SMR report) produced three post-medieval sherds including the spout of an ?eighteenth century Nottingham stoneware jar and a plate with blue shell-edging, dating to c.1800.

## **LISTED BUILDINGS**

in consultation with Dave Balcombe and Dave Stenning (Listed Buildings)

The schedule of listed buildings provided in this report is derived from the List of Buildings of Special Architectural and Historical Interest. This List has been compiled over many years through the work of many inspectors and, as a result, the reliability of the List varies from District to District. Time was extremely limited and very few interiors were looked at, or even the rear wings of buildings. Where further research has been carried out on individual buildings, this has often shown the limitations of the List descriptions. The List for Manningtree was compiled in 1987, but can be considered to be of poor reliability. It has been possible to supplement the information provided in the List through the knowledge and records of the County Historic Buildings and Design Section. There are 80 Listed buildings or structures in Manningtree, all of which are Grade II.

CENTURY	NUMBER
15	3
16	6
17	8
18	36
19	27

**Table 2: Number of Listed Buildings by century of origin**

Until the eighteenth century timber-framing and plaster was the principal means of construction, after that date brick became the most popular building method. Very high

quality moulded timbers were in use in the sixteenth century, indicating considerable wealth in the town at that period. There are a number of structures of particular interest, these include:-

- The Old Coffee Shop, No.3-5 South Street (Listed Building 9/175) is fifteenth century in origin, although all but the east end was rebuilt in the sixteenth century. The building is timber-framed and plastered, with a jetty. Originally it was larger and extended further towards the south into the market-place area. It has two storeys and an attic storey, the latter is almost certainly an example of London fashion, which derived from early building regulations restricting the height of the third storey in London buildings. This building has been assumed by many to be a guild-hall, but this is uncertain.
- The Manningtree Gallery, 18-20 High Street (Listed Building 9/141) dates to late fifteenth or early sixteenth century, and although not studied in any depth is probably a late medieval house.
- White Hart Inn / Acorn Shop (Listed Building 9/155) is a long floored building (long wall jetty) not a 'hall-house' as described in the list description. The quality of the carved timbers is exceptionally high, with carved heads on the posts, a moulded ceiling and a crown post roof. There is a remarkable fireplace in the Acorn charity shop which is the only example D. Stenning knows of a brick fireplace with a corbelled out mantle beam as if it was built of stone (it is possibly contemporary with the building). This building may not have been a house, as it has a very big upper chamber, and it is possible that it was purpose built as an inn, or possibly as a public building.
- No. 38,40 High Street (Listed Building 9/145) is another fine building. A fourteenth century date has been suggested for the middle section, but this is suspect. The building to the rear, which is jettied to Stour Street may be a 'public building' rather than domestic in origin. A dendrochronological date to the 1540s has been recovered from one of the timbers.

## **SYNTHESIS**

### **PRE-URBAN SYNTHESIS**

#### ***Prehistoric and Roman***

There is no evidence for prehistoric or Roman occupation within the Manningtree town extent. There are however numerous cropmarks of settlements, burial mounds and trackways, including the henge at Lawford.

#### ***Saxon***

There is no evidence for there having been any Saxon settlement in the Manningtree town area. However, the manor of *Sciddinghou* (Old Hall) located just to the south-east of the town is described in the Domesday Book as a manor covering 7 hides, including the later area of Manningtree.

## URBAN SYNTHESIS

### ***Medieval synthesis and components***

Manningtree appears to have been deliberately planted as a market town and port in the mid thirteenth century. A market was granted to the manor of Sciddinghou in 1238 which may have been held on the Manningtree site, although the earliest reference to the town is in 1248. The port served as a transshipment point for provisions destined for the North Sea fleet based at Harwich and also a leading fishing port for Colchester. The town did not have its own parish church, although it had at least one, possibly two chapels.

### ***Street-pattern***

The town's layout suggests some form of planning based on the market in the High Street and the Quay, both running parallel to the river. It is not clear however whether North Street and South Street were intended to be back lanes to the High Street or whether they were an attempt at a 'chequer-board' layout as at Harwich. The dog-leg shape of South Street on the southern side of the town may indicate the presence of a town enclosure.

### ***Built-up area*** (TM 1071 3185)

The built-up area of Manningtree was compact in nature, and may have been confined by a town enclosure (see below). The market was sited in the High Street. The original siting of a medieval chapel somewhere to the south of Stour Street suggests that it was originally envisaged that the town would extend this far south, but this did not actually take place and a chapel-of-ease was eventually built on the High Street in the seventeenth century. Excavation of the seventeenth century chapel site revealed that it had been built over a layer of domestic debris, and three sherds of thirteenth-fourteenth century pottery were recovered from the graveyard (Rodwell, 1976). Examination of groundworks on the western side of the junction of South Street and North Street revealed a substantial stone wall of unknown date.

### ***Town Enclosure***

It has been suggested (Eddy and Petchey, 1983) that the dog-leg plan of South Street on the southern side of the town may have been caused by the presence of a town enclosure ditch at that point. This has yet to be proved, but the medieval town was certainly quite compact in nature indicating again that it was enclosed in some form.

### ***The Quay*** (TM 1065 3196)

The discovery in the 1960's that the seaward side of The Walls causeway and at least part of Quay Street is built on an eighteenth to nineteenth century dump of rubbish held in place by a wooden revetment (ESMR 7434) raises the possibility that the original medieval quay was set further back from the current shore line. This supposition is further supported by observations in the late 1970's on the northern side of North Street which found the present ground-level in that area consisted of post-medieval build-up. A row of timber posts were observed bordering the northern side of the junction of Station Road and North Street, which may have formed part of a revetment of the sea-wall at that point. The area immediately to the north of South Street formed the town dock in the post-medieval period and this may have been also the position of the medieval dock, as it was located at the point where Manningtree Channel comes closest to the shore. It is therefore suggested that North Street and Quay Street mark the original line of the Quay and that this structure has been buried beneath post-medieval make-up.

### ***The Market*** (TM 1071 3167)

The market was sited at the junction of High Street and South Street, where there is a widening of the High Street. The fifteenth century buildings are located close to this area, and at least two public-buildings (one possibly the market toll-house) face on to it.

### ***The Public Buildings***

Three possible public-buildings have been identified in Manningtree. No. 3-5, South Street (TM 1067 3188) is fifteenth century in origin, although all but the east end was rebuilt in the sixteenth century. It is timber-framed and plastered, with a jetty. Originally it was larger and extended further towards the south into the market-place area. Traditionally it has been assumed to have been a guild-hall, although this identification is unproven, and it is possible that it was instead the market toll-house. The second possible public building is the White Hart Inn / Acorn Shop (TM 1059 3187) which is a long floored building (long wall jetty) with a very big upper chamber. The third possible public building is at the rear of No. 38,40 High Street (TM 1073 3185), it is jettied to Stour Street. A dendrochronological date to the 1540s has been recovered from one of the timbers of this building.

### ***Chapel of St Michael and All Angels*** (TM 1072 3180)

It is not entirely clear whether there were one or two chapels in Manningtree in the medieval period (see also below). In 1616 the Chapel of St Michael and All Angels in Manningtree was built as a chapel-of-ease of St Mary's parish church in Mistley. Morant (1768) recorded that this chapel, which stood between High Street and Stour Street, was 'built out of the ruins of the ancients chapel, that stood on rising ground, not far from the site of the new church'. It has been suggested that this reference refers to an earlier Chapel of St Michael and All Angels, possibly located between South Street and York Street (Rodwell, 1976) on the southern limit of the medieval town. Rodwell noted the reuse of septaria rubble in the construction of the seventeenth-century chapel and the presence of reused fragments of dressed stone including late medieval mouldings in a nineteenth-century wall on the north side of York Street which probably derive from the medieval chapel. However there is also a second contender for Morant's 'ancient chapel' (see below).

### ***Holy Trinity Guild Chapel*** (TM 1072 3166)

There are documentary references for a guild chapel of the Holy Trinity Guild in Manningtree. This building is an alternative contender for the chapel which was demolished in the beginning of the seventeenth century and recorded by Morant in 1768. It has been suggested by Mrs Jacques, Manningtree Local History Society that this chapel was sited under what is now the Methodist Chapel, there is a post-medieval reference in deeds that this land was presented to the Methodists, at which point it already had the ruins of an old chapel on it and was known as Chapel Yard. The Guild Chapel would have been closed by the Reformation. Alternatively this site maybe the medieval St Michael and All Angels Chapel.

### ***Post-medieval and modern synthesis and components***

written in conjunction with Shane Gould (Essex County Council Archaeological Advisory Group)

Manningtree emerged as a major centre of the Essex malt industry during the early nineteenth century with five separate sites in operation by 1875 (Ordnance Survey First Edition map extract, sheet 20.9). Barley was probably delivered and malt then dispatched

by boat from the docks beside the River Stour; the more substantial maltings being deliberately located in estuarine positions.

The Lawford Works was also a major employer with three complexes producing leather and iron goods on the west side of the town. A dammed pond beyond the leather works to the south of Mill Hill suggests the use of water wheels to provide motive power; the tail race then ran parallel to Mill Lane to a second smaller pond before discharging into the Stour. Maltings required large quantities of water for steeping and the tail race may also have fulfilled these requirements.

Small terraces of brick-built worker's housing can be identified on the hill-slopes above the commercial centre, and more substantial managers' dwellings stand beside the Lawford Ironworks and 'The Walls' maltings. The production of malt in Manningtree was eclipsed during late nineteenth century by the creation of huge multi-storey maltings in the nearby settlement of Mistley and parts of the Lawford Works also appear to have gone into decline at a similar date.

The post-medieval and modern urban components are:-

***The built-up area*** (TM 1071 3185)

The buildings in the High Street are largely Georgian in date, several with Greek Doric doorways or porches. Watching-briefs in the town area in the 1960s and 70s revealed layers of post-medieval build-up and a brick-lined pit (probably a cess-pit) containing the remains of 12 bottles, four wine glasses and six glass jars all dating to the eighteenth century. There are small terraces of brick-built worker's housing on the hill-slopes above the town centre, and more substantial managers' dwellings beside the Lawford Ironworks and 'The Walls' maltings.

***The Market*** (TM 1071 3187)

The market remained at the junction of High Street and South Street. There are two small islands of buildings infilling part of the market space. The current buildings date to the eighteenth century and it is possible that the infilling took place at that date.

***The Quay*** (TM 1065 3196)

The grass verge on the seaward side of the causeway known as The Walls is made up with an extensive dump of eighteenth and nineteenth century rubbish held in position by a wooden revetment (ESMR 7434). This dump appears to extend under Quay Street, suggesting that the current quay edge is eighteenth to nineteenth century in date. The Ordnance Survey First Edition map extract (1875, sheet 20.9) shows a crane, timber yards and two docks at the western end of Quay Street where the Manningtree Channel comes closest to the shore. Although these are no longer extant the area has not been developed and the potential for surviving archaeological deposits is high.

***Public buildings***

There are two possible public buildings in Manningtree of sixteenth century date. No. 38-40 High Street has a building at the rear, jettied to the Stour Street frontage, which appears to be a public building. The White Hart Inn has a very big upper chamber which may have had a public function also.



### ***The Chapel of St Michael and All Angels*** (TM 1074 3185)

The Chapel of St Michael and All Angels was moved to the High Street in the seventeenth century. The west wall and the north aisle of St Michael and All Angels dated from 1616, as did the unusual variation of hammerbeam roof (Pevesner, 1954). However the majority of the structure dated to 1839 when the chancel was added. The chapel was demolished c.1970. Excavation of the site (Rodwell, 1976) confirmed the seventeenth century date and uncovered numerous post-medieval graves and the foundations of a brick-built house, adjoining the church and contemporary with it.

Rescue excavation in the Vicarage garden (47, High Street) on the opposite side of the road to the chapel revealed a number of late post-medieval burials; these were in a good state of preservation, partially due to waterlogging of the ground. This land had been granted to the people of Manningtree as a curate's residence and graveyard by Richard Edwards in 1633.

### ***The Methodist Church*** (TM 1071 3165)

This was built in 1807 and is quite elaborate in design. It is built of white brick with a cupola.

### ***Lawford Works Leather Factory and Marsh Row Tannery***

Formerly part of the Lawford Works, the tanneries shown on the Ordnance Survey First Edition map extract (1875, sheet 20.9, TM 1035 3205 centred) produced leather which was then manufactured into finished goods within the factory to the north. The buildings have been demolished and a modern industrial estate now occupies the site.

### ***Station Road. Brick Works***

There were brick works to the south of Station Road (TM 1015 3195 centred). These consisted of an extraction site with a kiln on the quarry floor. They were destroyed during the construction of a modern housing estate.

### ***Lawford Iron Works and Tannery,***

The Lawford Iron Works and Tannery were sited on the Colchester Rd. (TM 1043 3178). They were one of the earlier Essex iron foundries. The site contained several brick-built buildings and a steam engine house. A substantial manager's house overlooks the works and the iron gates by the drive-way were probably manufactured within the foundry. The house survives, but the site of the ironworks has been destroyed and is now occupied by flats for the elderly.

### ***Lawford Hill Windmill***

A windmill used to stand on Lawford Hill (TM 1021 3157), but a bungalow now stands on the site.

### ***Mill Lane Smithy***

The Mill Lane smithy was in operation by 1897 (Ordnance Survey Second Edition map extract, sheet 20.9, TM 1055 3172). It was located in a rectangular building. The presence of a water channel to the south suggests the bellows were water powered. It has been demolished and the site re-developed.

### ***Lawford Leather Works***

The Lawford Leatherworks stood on Mill Hill, on the site of what was previously a water-mill. The Ordnance Survey First Edition map extract (1875, sheet 20.9, TM 1045 3158) shows a large structure with a dammed pool to the south. The works had become

abandoned by 1897 and in 1908 the site became a water pumping station for the Tendring Hundred Water Works Co. A single storey-brick built office range stands beside the entrance with terracotta fenestration and the inscriptions 'TH W W Co.' and '1908'. To the south stand two stock brick pumping engine houses with gauge brick dressings around the windows, slate roof and clerestorey across the ridge. The engines were probably steam powered.

### ***Stour Street Malthouse and Brewery***

The Stour Street Malthouse and Brewery (TM 1059 3181) originally occupied both sides of the road but only fragments of this complex survive. They include the west end of the malting which retains no diagnostic features and the converted frontage of the brewery.

### ***Malthouse and Tannery***

There was a substantial malthouse and tannery at the western end of North Street (TM 1050 3190 centred). During renovation under the floor of the maltings in 1979 human and animal bones were recovered in association with bits of wood (ESMR 3230), but the date of these remains is not known. Modern flats occupy the site of maltings, but the converted kilns have been retained as a landscape feature (ESMR No. 15055).

### ***Malthouse, North Street***

The malthouse that stood at the east end of North Street (TM 1063 3195) has been destroyed and built over.

### ***South Street Malthouse***

The South Street Malthouse (TM 1067 3192) has been destroyed and built over.

### ***Mistley Gas Works***

The Mistley Gas Works (TM 1078 3174) had two circular gas holders and a linear range to the south which probably housed the retorts. It has been destroyed during the construction of modern housing.

### ***The Walls Maltings***

A total of seven maltings survive on this site (TM 1093 3181); a parallel range of four lying south of 'The Walls' and a further three to the southwest (ESMR No. 15001). The buildings survive in varying degrees of completeness; one has been converted, one has been internally gutted and five retain important technological features. The majority are red brick-built, two-storey and have their floors supported on wooden or cast iron columns; four carry date-stones. The earliest malthouse stands at the northern end of the site and is dated 1806; it has been converted into offices, but is currently unoccupied. To the south stands a four-storey malthouse with an 1807 date-stone; the bottom two storeys are built of brick with timber framing above. Parallel to this is an 1817 two-storey malthouse. It is of 22 bays and retains a steeping cistern; the upper floor contains a grain screen. At the end of this range stands a second two-storey brick-built malthouse with an in-situ steeping tank; the building is dated 1828. Three kilns stand between the 1817 and 1828 maltings, but two of these were added at a later date. Of the malthouses to the southwest, the northern-most example has been completely gutted. The two others are of two-storeys and retain their steeping tanks and parts of the quarry tile growing floors. The Ordnance Survey First Edition map extract (1875, sheet 20.9) shows an eighth malthouse to the south of this range. A substantial dwelling, Mistley Place, stands in landscaped grounds to the east which was occupied by the owner of the works.

## **SUMMARY OF GENERAL IMPORTANCE OF THE TOWN**

### **HISTORICAL AND ARCHAEOLOGICAL SUMMARY**

Manningtree is of considerable archaeological and historical importance, as an example of a small market town which contains elements of both a sea-port and an industrial town. Its importance archaeologically is as an example of a deliberately planted medieval town that retains its medieval street-pattern and parts of the medieval and early post-medieval built environment. There is also the distinct possibility that the medieval wharfage survives behind the current quay frontage, protected and buried by eighteenth-nineteenth century build-up. The group of nineteenth century maltings known as The Walls are of national importance.

To the south of the town there are extensive tracts of prehistoric and Roman remains, including settlements, burial sites and trackways. However no evidence for these periods has yet been found within the town itself. Medieval Manningtree appears to have been deliberately planted in the first half of the thirteenth century, presumably by the lord of the manor. There is a reference of the grant of a market to the manor of Sciddinghou in 1238 and the town itself is first recorded in 1248. The town was intended as a new port, and achieved some success in local trade, transshipping provisions to the fleet in Harwich and as a fishing port supplying Colchester. The town layout suggests some form of deliberate morphological planning. The dog-leg plan of South Street immediately to the south of the town raises the possibility that there had been a town enclosure, although this has not been proved. The quality of the sixteenth century built environment suggests that the town underwent a financial boom in that century. In the early nineteenth century Manningtree was a major centre of the Essex malt industry with five separate sites in operation. The Lawford Works was also a major employer with three complexes producing leather and iron goods on the west side of the town. This industrial activity necessitated the construction of small terraces of worker's housing and more substantial managers' dwellings. In the late nineteenth century the erection of the huge Mistleley maltings in the neighbouring parish effectively eclipsed the production of malt in Manningtree and parts of the Lawford Works appear to have gone into decline about the same time.

Manningtree is visually a 'historic' town, retaining its medieval street plan and a good quality built environment which includes a number of very interesting buildings. The Quay and Walls area is another added amenity.

### **SURVIVAL**

No zoning of survival can be undertaken given present evidence. However, archaeological deposits can be expected and the examination of service trenches in the 1960s and 70s did record up to a metre's depth of post-medieval build-up. The survival of the late medieval and post-medieval built environment is good. Waterlogged deposits have been found on the southern side of the High Street, probably due to the proximity of the sea. Bone, flesh, hair, metalwork and wood were all well-preserved, although the water is brackish in nature which may have an effect on the quality of survival of different materials. The ground on the northern side of the High Street is dry, however faunal, ceramic and glass material is known to survive well, but the survival of wood and other environmental evidence is not attested.

Manningtree has below-average surviving records, and those that do exist are manorial in origin. The map sources are reasonable but there are none earlier than the eighteenth century. There have been two rescue excavations in Manningtree, both of post-medieval

sites (the seventeenth-century chapel and graveyard of St Michael and All Angels). There have also been a number of unlocated watching-briefs.

## CURRENT PLANNING CONSTRAINTS

The majority of the Historic Town extent lies within the current Conservation Area, the exception being the former site of the Lawford Works leather factory, which is now a modern industrial estate. There are 80 Listed buildings or structures in Manningtree, all of which are Grade II. The town is set within a designated Special Landscape Area and the foreshore is a Site of Importance for Nature Conservation and a Site of Special Scientific Interest.

## RESEARCH PRIORITIES

### ***Medieval and post-medieval research priorities***

The understanding of the development and function of the medieval and post-medieval market town and the testing of theories on social action, economy, politics etc. have been highlighted as an important area of study at the national and regional level (English Heritage, 1997; Brown and Glazebrook, forthcoming).

The research priorities for the medieval period are:-

- Archaeological work within the town has been very limited in extent, largely due to the small-scale of development. Future fieldwork should aim to clarify the phasing of development within the town. The hypothesis that the town originally had a defensive enclosure needs to be examined as does the development of the quays.
- The relationship between the town and its immediate hinterland requires further study, as do the relationships between the town and the wider North Sea basin and its relationship with Harwich and Colchester. Themes should include the role of these relationships on Manningtree's economy, social organisation and culture.
- Evidence of coastal trade and continental trade should be looked for in the artefactual assemblage, along with any influence of imports on local trade, (i.e. copying of imports by local potters).
- Further research could be undertaken on the role of the malt industry, and to a lesser extent the leather industry, in the economy and development of the later post-medieval town.

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## APPENDICES

### APPENDIX 1: Documentary sources

Archive	Classmark	Number	Date	Description
P.R.O.	SC2	171/59	1(3?), 39-41, 43-46 Edw. III	Courts of Thomas Harding at Dikeley.
B.L.	Add. Ch.	58423- 58457	Hen. III - 1501	Deeds of Mistley.
P.R.O.	SC2	171/59	11-13, 18 Edw. II	Dikeley, courts of Edmund Bataille.
E.R.O.	D/DCm	219	1278	Extent of manor of Sidingho (sheddon or Sharing- Hall) including Manningtree town.
B.L.	Add. Ch.	15588, 15590-1	1296,1301	Releases in Schiddinhou manor (Sheddon Hall) in Mistley to Leigh Abbey, co. Devon.
B.L.	Harl. Ch.	58 F. 48	late 14th cent.	List of patrons of the chapel.
B.L.	Harl. Ch.	47 C.40; 55 C. 41- 2, 44; 57 H. 5	1349; 1392, 1468; 1548	Releases etc., in Mistley.
P.R.O.	SC2	171/60	14, 18 Ric. II, 3 Hen. V	Courts of Dikeley (14, 18 Ric. II) and Old Hall (3 Hen. V) of Thomas Mortimer, knt., and others.
P.R.O.	SC2	173/27	26 Hen. VI	Court rolls of Mistley, Old Hall and New Hall.
P.R.O.	SC2	171/61	6 Edw. IV	Courts of Old Hall and New Hall.
B.L.	Add. Ch.	15604	1481	Conveyance in Mistley to the Guild of the Holy Trinity.
P.R.O.	SC2	171/62	32,37 Hen. VIII	Courts of New Hall.
E.R.O.	D/DQ	62	18th cent.	Philip Morant's notes on property of Canonsleigh Abbey, Devon.
E.R.O.	D/DHw	M82-94	1728-1928	Manorial documents: court rolls, rentals and papers of manor of Mistley with Manningtree.
P.R.O.	MPB	50	c. 1734	Three plans showing Custom House Quay and Triangular Wharf; tenements, encroachments etc since 1693, 1709, 1734. Reference tables.
E.R.O.	D/DFI	E1	1778	Estate map of Mistley, including plan of Mistley Quay, shipyard, timber-yard, dock, stores, lime kiln, chalk-house, cage, new church etc. Scale: varies
E.R.O.	D/CT	212	1839	Lawford tithe map with inset west part of town of Manningtree. Scale: 13.3 in. to 1 m.
E.R.O.	D/CT	243	c. 1843	Tithe map of Mistley. Scale: 26.6 in. to 1 m.
E.R.O.	Q/RUm	2/4	1844	Railway map showing gasworks and watermill. Scale: 16 in. to 1 m.
E.R.O.	T/M	239-40	1845, 1889-91	Admiralty surveys of the Stour estuary. Some details of buildings.
E.R.O.	Q/RUm	2/62	1846	Railway map with block plan of Manningtree showing gasworks and mill. Also shows Mistley quays, brickyard and coke ovens. Scale: 16 in. to 1 m.
E.R.O.	Q/RUm	2/94	1852	Railway map. Identical to that for 1846. Scale: 16 in. to 1 m.
E.R.O.	D/Z	16/22-3	1903-10	Land Tax assessments.
E.R.O.	T/Z	13/1	1950	A study of Mistley and Manningtree (Emmison Prize Essay).
E.R.O.	T/P	51	n.d.	W.K.S.King's notes on Manningtree records.

APPENDIX 2: Listed buildings

SERIAL NO.	DATE	STREET	NO.	NAME	BUILDING TYPE	GV	GRADE	MATERIAL
9/139		BROOK STREET	2			N	II	
9/176		HIGH STREET		RETURN OF No 7 SOUTH STREET Q.V. 9/176		Y	II	
9/205		HIGH STREET		OUTBUILDING AT REAR OF NO 42 Q.V. STOUR STREET 9/205		Y	II	
9/142		SOUTH STREET				Y	II	
9/130		STOUR STREET	1, 2, 5,			Y	II	
9/161	15	HIGH STREET	33, 35	TOWNSEND	HOUSE	Y	II	TIMBER FRAMED, PLASTERED, BRICK
9/177	15	SOUTH STREET	17		HOUSE	Y	II	TIMBER FRAMED, PLASTERED
9/175	15	SOUTH STREET	3, 5	THE OLD COFFEE HOUSE	HOUSE	N	II	TIMBER FRAMED, PLASTERED, BRICK
9/205	15	STOUR STREET		OUTBUILDINGS	OUTBUILDING	Y	II	TIMBER FRAMED, PLASTERED
9/141	16	HIGH STREET	18, 20	MANNINGTREE GALLERY & O.G. THORPE & SON, BUTCHERS	HOUSE	Y	II	TIMBER FRAMED, PLASTERED
9/142	16	HIGH STREET	22, 22A, 24	EMPTY CORNER SHOP, BIKES AND THINGS AND THE SPECIAL TOUCH	SHOP	Y	II	BRICK, PLASTERED
9/145	16	HIGH STREET	38, 40, 42	CO-OP PHARMACY, DRY CLEANING CENTRE, AND KRYSZYNA	HOUSE	Y	II	TIMBER FRAMED, PLASTERED, BRICK
9/155	16	HIGH STREET		THE WHITE HART AND WISTERIA HOUSE	HALL HOUSE	Y	II	TIMBER FRAMED,
9/178	16	SOUTH STREET	19 & 21	TOWN AND COUNTRY BUILDING SOCIETY, YEATES & CO ESTATE AGENTS	SHOP	Y	II	TIMBER FRAMED, PLASTERED
9/189	16	SOUTH STREET	65, 67, 69		HOUSE	Y	II	TIMBER FRAMED, PLASTERED, BRICK
9/166	17	HIGH STREET	57		HOUSE	Y	II	TIMBER FRAMED, PLASTERED
9/165	17	HIGH STREET	53	THE CROWN PUBLIC HOUSE INCLUDING EXTENSION [53] AND CARRIAGEWAY TO RIGHT	PUBLIC HOUSE	Y	II	TIMBER FRAMED, BRICK
9/164	17	HIGH STREET	49		HOUSE	Y	II	TIMBER FRAMED, PLASTERED, BRICK
9/163	17	HIGH STREET	39, 41, 43, 45	GOODMANS RESTAURANT AND PEERAGE CARPETS	SHOP	Y	II	TIMBER FRAMED, PLASTERED
9/144	17	HIGH STREET	28, 30	H. PIPER & S. PRIOM, OPHTHALMIC OPTICIANS, MANNINGTREE JEWELLERS	SHOP	N	II	BRICK, PLASTERED
9/190	17	SOUTH STREET	71, 73,		HOUSE	Y	II	TIMBER FRAMED,

9/179	17	SOUTH STREET	75 23, 25	JUMBLES[23]	HOUSE	Y	II	PLASTERED TIMBER FRAMED, PLASTERED, BRICK
9/195	17	SOUTH STREET	20, 22, 24	HARWICH RADIO & CYCLE SUPPLIES AND THE DRAGON HOUSE CHINESE RESTAURANT	HOUSE	Y	II	TIMBER FRAMED, PLASTERED
9/134	18	BROOK STREET	30, 32, 34		HOUSE	Y	II	TIMBER FRAMED, PLASTERED, BRICK
9/136	18	BROOK STREET	40		HOUSE	Y	II	TIMBER FRAMED, PEBBLEDASHED
9/132	18	BROOK STREET	45, 47, 51		HOUSE	Y	II	TIMBER FRAMED, PLASTERED, BRICK
9/135	18	BROOK STREET	36, 38		HOUSE	Y	II	BRICK
9/137	18	ENGLISH TERRACE	1	ENGLISH HOUSE	HOUSE	Y	II	BRICK
9/138	18	ENGLISH TERRACE	2, 3		HOUSE	Y	II	BRICK
9/157	18	HIGH STREET	15	NATIONAL TRAVEL WORLD AND CALVER AND ARNOLD, HARDWARE	SHOP	Y	II	BRICK, PLASTERED, WEATHERBOARDED
9/168	18	HIGH STREET	69		HOUSE	Y	II	TIMBER FRAMED, PLASTERED
9/160	18	HIGH STREET	27	HAMMONDS SHOES	HOUSE	Y	II	ROUGH RENDERED
9/143	18	HIGH STREET	26	JAMES, NEWAGENTS	SHOP	Y	II	BRICK
9/158	18	HIGH STREET	17 & 19	FOSTER PRIOR, ESTATE AGENTS, LE FLEUR, AND ALDIS FASHIONS	SHOP	N	II	BRICK, PLASTERED
9/146	18	HIGH STREET	44	CHURCH HOUSE	HOUSE	Y	II	BRICK
9/139	18	HIGH STREET	2	NATIONAL WESTMINSTER BAND AND RETURN TO NO 2 BROOK STREET Q.V.	HOUSE	Y	II	
9/152	18	HIGH STREET	56	FORGE COTTAGE AND FORGE STUDIOS,	HOUSE	Y	II	TIMBER FRAMED, PLASTERED, BRICK
9/150	18	HIGH STREET	52	ST. FAITHS	HOUSE	Y	II	TIMBER FRAMED, PLASTERED
9/149	18	HIGH STREET	50	THE SURGERY	HOUSE	Y	II	BRICK
9/148	18	HIGH STREET	48		HOUSE	Y	II	TIMBER FRAMED, PLASTERED
9/159	18	HIGH STREET	25	POLLYANNA	HOUSE	Y	II	BRICK, PLASTERED
9/147	18	HIGH STREET	46		HOUSE	Y	II	TIMBER FRAMED, PLASTERED, BRICK
9/170	18	OXFORD STREET		HARLEY COTTAGE AND JASMINE HOUSE	HOUSE	Y	II	GAULT BRICK, PLASTERED
9/174	18	REGENT STREET	17		HOUSE	Y	II	BRICK
9/199	18	SOUTH STREET	50	CUMBERLAND HOUSE	HOUSE	Y	II	GAULT BRICK
9/201	18	SOUTH STREET	54	HILL HOUSE	HOUSE	N	II	GAULT BRICK
9/192	18	SOUTH STREET	10 , 12		SHOP	Y	II	BRICK, PLASTERED
9/176	18	SOUTH STREET	7-15 [ODD]		HOUSE	Y	II	BRICK



9/187	18	SOUTH STREET	57	HOUSE ATTACHED TO NE OF NO 59	HOUSE	Y	II	GAULT BRICK
9/200	18	SOUTH STREET	52		HOUSE	N	II	BRICK
9/180	18	SOUTH STREET	29		HOUSE	Y	II	TIMBER FRAMED, BRICK, PLASTERED
9/194	18	SOUTH STREET	18	TAYLOR & PARTNERS ESTATE AGENTS, CORNER SHOP, SOUTH RETURN TO STOUR STREET	SHOP	Y	II	BRICK, PLASTERED
9/191	18	SOUTH STREET	8	STOUR BOOKS	SHOP	Y	II	BRICK
9/206	18	THE WALLS	1		HOUSE	Y	II	BRICK
9/207	18	THE WALLS	3, 4		HOUSE	N	II	TIMBER FRAMED, ROUGH RENDERED
9/133	18/19	BROOK STREET	20	YEW TREE COTTAGE	HOUSE	Y	II	BRICK, PLASTERED
9/196	18/19	SOUTH STREET		THE RED LION PUBLIC HOUSE	PUBLIC HOUSE	Y	II	PLASTERED, BRICK
9/188	18/19	SOUTH STREET	59		HOUSE	Y	II	GAULT BRICK
9/197	18/19	SOUTH STREET	48	+ ATTACHED FORECOURT RAILINGS	HOUSE	Y	II	GAULT BRICK
9/202	18/19	SOUTH STREET	56	MOWBRAY COTTAGE	HOUSE	Y	II	GAULT BRICK
9/131	19	BROOK STREET	7		HOUSE	Y	II	BRICK, PLASTERED
9/130	19	BROOK STREET, CORNER OF STOUR STREET	5, 1, 2		HOUSE	Y	II	BRICK
9/167	19	HIGH STREET	59-65 [ODD]		HOUSE	Y	II	BRICK, PLASTERED
9/156	19	HIGH STREET	13	ABBAY NATIONAL BUILDING SOCIETY AND CYRIL COX. SOLICITORS	OFFICE	Y	II	TIMBER FRAMED, PLASTERED
9/257	19	HIGH STREET	5		SHOP	Y	II	BRICK
9/154	19	HIGH STREET		RUSSELL HOUSE	HOUSE	Y	II	BRICK, PLASTERED
9/153	19	HIGH STREET		PUMP	PUMP	Y	II	
9/151	19	HIGH STREET	54	BRANTHAM HOUSE, & RAILINGS ATTACHED TO FRONT STEP	HOUSE	Y	II	TIMBER FRAMED, BRICK, CAST IRON
9/162	19	HIGH STREET	37	TRUSTEE SAVINGS BANK	HOUSE	Y	II	PLASTERED, BRICK
9/140	19	HIGH STREET		COUNTY LIBRARY	CORN EXCHANGE	Y	II	BRICK, STUCCOED
9/169	19	NORTH STREET		KILN	KILN	N	II	BRICK, RENDERED
9/171	19	QUAY LANE		WAREHOUSE	WAREHOUSE	N	II	GAULT BRICK
9/172	19	REGENT STREET		REGENT COTTAGE	HOUSE	Y	II	BRICK
9/173	19	REGENT STREET		REGENT HOUSE	HOUSE	Y	II	BRICK
9/186	19	SOUTH STREET		METHODIST CHURCH	CHURCH	Y	II	BRICK, STONE PLASTERED
9/193	19	SOUTH STREET	14, 16	TAYLOR & PARTNERS ESTATES AGENT[16], AND TINY TOTS [14]	SHOP	Y	II	BRICK
9/185	19	SOUTH STREET		METHODIST CHURCH HALL	CHURCH HALL	Y	II	GAULT BRICK
9/184	19	SOUTH STREET	37		HOUSE	Y	II	BRICK
9/183	19	SOUTH STREET	33		HOUSE	Y	II	GAULT BRICK
9/182	19	SOUTH STREET	31		HOUSE	Y	II	GAULT BRICK
9/181	19	SOUTH STREET		MASONIC HALL	INSTITUTE	Y	II	BRICK, STONE

9/198	19	SOUTH STREET		INDEPENDANTS' CHAPEL	CHAPEL	Y	II	GAULT BRICK
9/203	19	STATION ROAD, JUNCTION WITH BROOK STREET		MILEPOST	MILEPOST	N	II	CAST IRON
9/204	19	STOUR STREET	6	THE GARDENS	HOUSE	Y	II	BRICK
9/158	19	THE WALLS		MISTLEY MILLS	MALTINGS	Y	II	FLEMISH BOND, ENGLISH BOND BRICK
9/159	19	THE WALLS		MISTLEY MILLS	MALTINGS	Y	II	FLEMISH BOND BRICK
9/208	19	YORK STREET	2-8 [EVEN]		HOUSE	N	II	BRICK
9/256	20	MAIN ROAD		K6 TELEPHONE KIOSK	TELEPHONE BOX	Y	II	CAST IRON

APPENDIX 3: Urban components list

ID	DESCRIPTION
MEDIEVAL	
280	STREET-PATTERN
281	BUILT-UP AREA
282	TOWN ENCLOSURE
283	QUAY
284	MARKET
285	GUILD-HALL
286	CHAPEL OF ST MICHAEL AND ALL ANGELS
287	HOLY TRINITY GUILD CHAPEL
POST-MEDIEVAL	
288	BUILT-UP AREA
289	QUAY
290	PUBLIC BUILDINGS
291	MARKET
292	CHAPEL OF ST MICHAEL AND ALL ANGELS
293	METHODIST CHURCH
294	LAWFORD WORKS LEATHER FACTORY AND MARSH ROW TANNERY
295	STATION ROAD BRICK WORKS
296	LAWFORD IRON WORKS AND TANNERY
297	LAWFORD HILL WINDMILL
298	LAWFORD LEATHER WORKS
299	SMITHY
300	STOUR STREET MALTHOUSE AND BREWERY
301	MALTHOUSE AND TANNERY
302	NORTH STREET MALTHOUSE
303	SOUTH STREET MALTHOUSE
304	MISTLEY GAS WORKS
305	THE WALLS MALTINGS