

**The White Horse, 27 Well Close Square,
Framlingham, Suffolk**

Planning application: DC/16/2115/FUL

HER Ref: FML 103

Archaeological Monitoring Report

(© John Newman BA MIFA, 2 Pearsons Place, Henley, Ipswich, IP6 0RA)

(December 2019)

(Tel: 01473 832896 Email: johnnewman2@btinternet.com)

Site details for HER

Name: The White Horse, 27 Well Close Square, Framlingham, Suffolk, IP13 9DT

Client: Ranmere Ltd

Local planning authority: East Suffolk DC

Planning application ref: DC/16/2115/FUL

Development: Conversion of pub, demolition of existing extension and erection of three dwellings

Date of fieldwork: 19 June & 6 July, 2018

HER ref: FML 103

Related HER ref: FML 052 (historic town core)

LBS ref: 286409 (Grade II- The White Horse)

OASIS: johnnewm1-320201

Grid ref: TM 2828 6342

Conservation area

Contents

Summary

1. Introduction & background
2. Monitoring methodology
3. Results
4. Conclusion

Fig. 1 Site location

Fig. 2 Location of monitored area

List of appendices

Appendix I - Images

Appendix II- Written scheme for monitoring

Appendix III- OASIS data collection form

Summary: Framlingham, The White Horse, 27 Well Close Square (FML 103, TM 2828 6342) monitoring of ground works for three new dwellings to the rear of a Grade II listed former pub revealed two pits of later Post medieval date that were left in situ and a ceramic drain of a similar date. The few stray finds in the upcast spoil were also of later Post medieval date with the new build being set back from the street frontage (John Newman Archaeological Services for Ranmere Ltd).

1. Introduction & background

1.1 Hollins Architects and Surveyors on behalf of their client Ranmere Ltd commissioned John Newman Archaeological Services (JNAS) to undertake the archaeological monitoring of ground works required under a condition for a programme of archaeological works of the planning decision notice for application DC/16/2115/FUL. The monitoring requirements were set out in a Brief set by Dr A Antrobus of the Suffolk CC Archaeological Service to satisfy this condition and in response JNAS produced the relevant Written Scheme of Investigation (see Appendix II) in order that conditional discharge could be gained from the LPA and ground works commence on site. This development concerns the conversion of the former public house, the modification of an existing structure to form a dwelling and the erection of three new dwellings on land to the rear of the public house (see Fig. 1). This monitoring covers the ground works for the three new dwellings.

1.2 In East Anglia major medieval castles are not common but the Bigod stronghold at Framlingham survives as a significant indicator of the medieval era and its political turmoil between the crown and the major aristocratic families. In existence by at least 1157, the town is dominated by the later medieval structure of the castle and the nearby urban townscape owes much to this major defensive structure. Below the castle, the town developed gaining market status by at least 1270 and the street pattern close to the outer baileys and market place may well indicate the line of the outer castle and medieval town defences. The White Horse is on the south-western side of Well Close Square some 170m west of Market Hill at 32m OD, outside the area of the defended medieval town but within the area of the later medieval and early Post medieval settlement whose limits are poorly defined. The White Horse is a grade II listed timber framed building and a recent survey related to the planned conversion works has identified it as being of late 16th to early 17th century date, much altered on its ground floor level but with a well preserved upper floor level (Alston, 2016). This study also suggests that the triangular plot to the east is an in-filled market place.

1.3 The proposed development site lies in an area of generally heavy soils derived from the Till deposits of east central Suffolk at c32m OD with areas of lighter sands and gravels close to water courses.

1.4 Archaeological interest in this development was therefore generated by its location towards the western edge of the area defined in the County HER as the historic core of the town (FML 052).

2. Monitoring methodology

2.1 The monitoring of the ground works for the three new dwellings, which were excavated using a medium sized 360 machine equipped with a 500mm bucket following an overall ground reduction, was undertaken during two site visits under good weather conditions and the upcast spoil was inspected closely as the work

progressed and it was stockpiled nearby. The trench type foundations were examined as works continued and recorded in relation to nearby mapped features and a small number of digital images were taken in order to record the monitoring (see Appendix I).

3. Results

3.1 The initial site visit covered the ground reduction at the site that sloped up at a relatively steep angle from north to south so on the former edge only 300mm to 350mm of overburden was removed while at the latter edge the strip lowered the area by up to 1600mm. This revealed naturally occurring light brown chalky clay with a few stray fragments of later Post medieval brick and tile and a few small clay tobacco pipe stem fragments. In addition two 1m wide pits were exposed close to the southern edge of the stripped area so they were left in situ being behind the new build area (see Fig. 2). Each pit contained a few oyster shells and peg tile fragments in their upper fill though they were not investigated being outside the planned new build area.

3.2 During the second site visit a total some 74m of 500mm wide foundation trench were excavated (see Fig. 2) and these trenches were 500mm to 600mm deep and following the initial soil strip they largely penetrated into the naturally occurring light brown chalky clay already seen at the site. Again only a few small brick and tile fragments were seen in the upcast spoil with the only feature revealed being an east to west aligned ceramic drain pipe of 19th to earlier 20th century date.

4. Conclusion

4.1 While this site is located on the western edge of the historic town at Framlingham and close to a building of earlier Post medieval date the build for the three new dwellings was in the area set back from the street frontage in the former plot of land associated with The White Horse and it can be confirmed that no archaeological deposits of any significance were disturbed.

(Acknowledgements: JNAS is grateful to everyone on site for their close cooperation during the monitoring)

Ref: Alston, L 2016 'The White Horse Inn, Framlingham, Suffolk Heritage Asset Assessment'

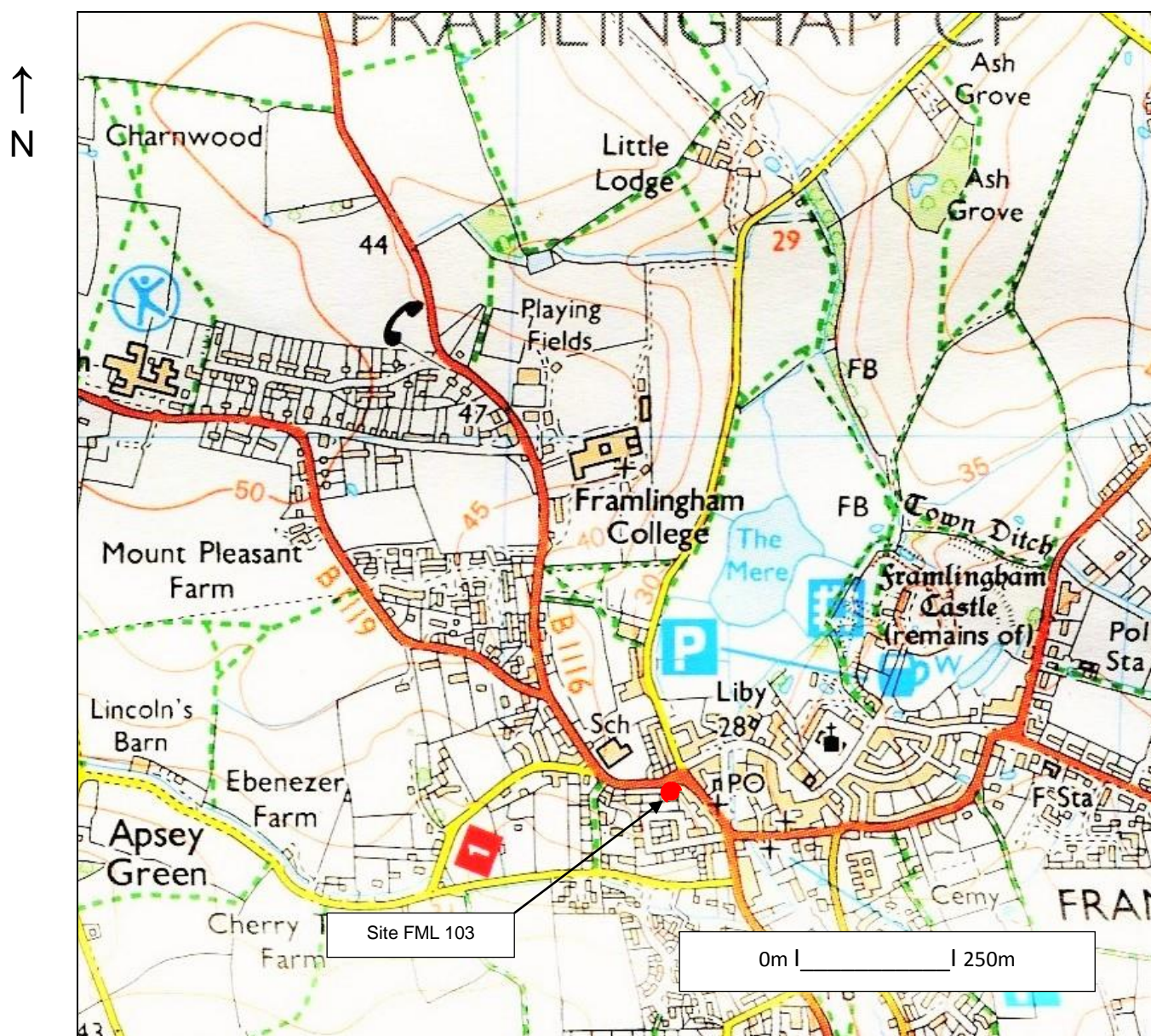


Fig. 1: Site location (Ordnance Survey © Crown copyright 2008
All rights reserved Licence No 100049722)

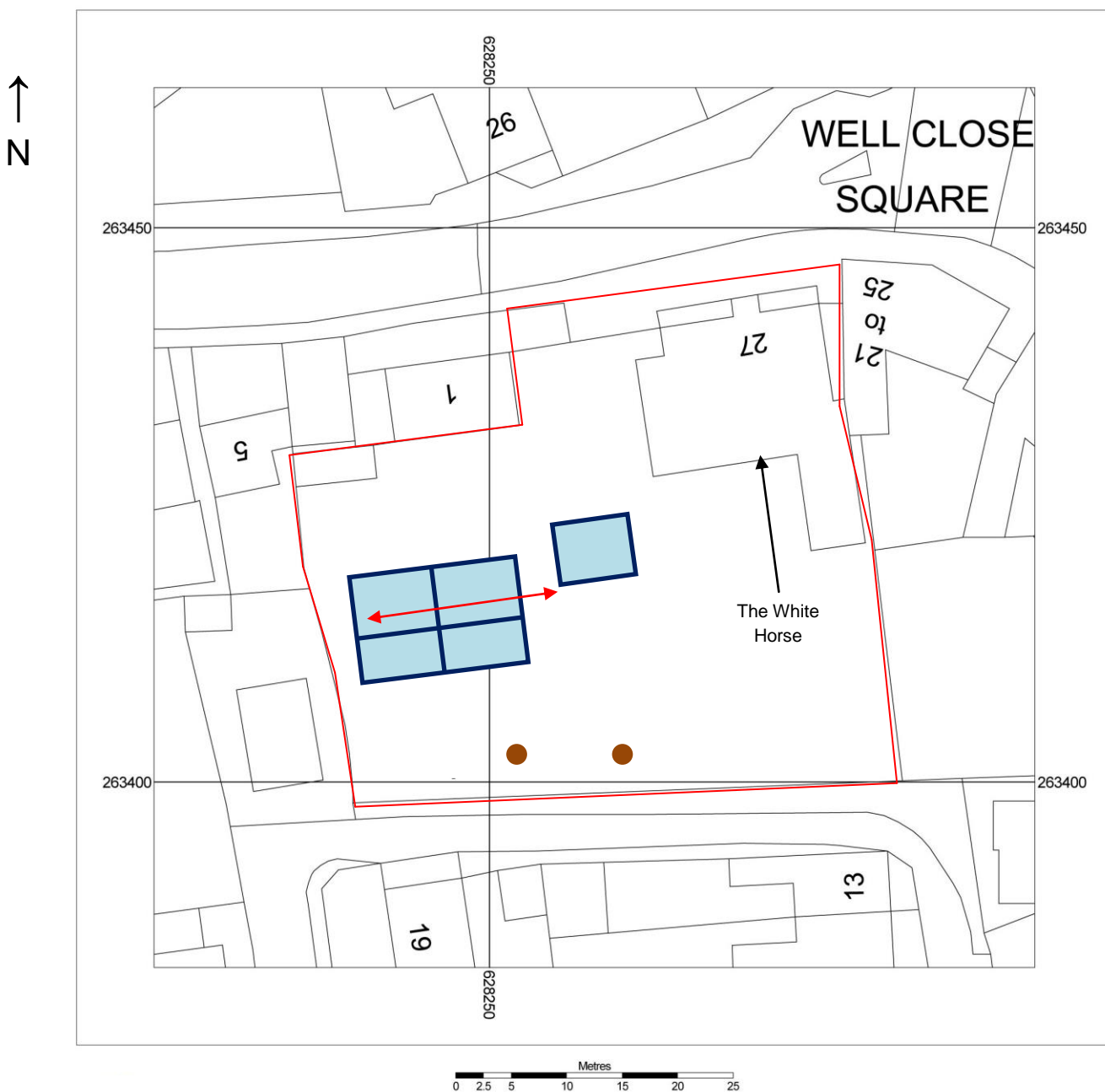


Fig. 2: Location of monitored house plots (dark blue- foundation trenches, brown circles- Post medieval pits, red arrow- Post medieval drain)

(Ordnance Survey © Crown copyright 2019 All rights reserved Licence No 100049722)

Appendix I- Images



Plots in southwest quarter from northwest



Plots in southwest quarter from northeast



Foundation trenches in plots in southwest quarter



Foundation trench southwestern plot

**The White Horse, 27 Well Close Square,
Framlingham, Suffolk**

Planning application: DC/16/2115/FUL

**Written Scheme of Investigation for
Continuous Archaeological Monitoring**

Site details

Name: The White Horse, 27 Well Close Square, Framlingham, Suffolk, IP13 9DT

Client: Ranmere Ltd

Local planning authority: Suffolk Coastal DC

Planning application ref: DC/16/2115/FUL

Proposed development: Conversion of pub, demolition of existing extensions and erection of three dwellings

Proposed date for ground works: tbc

Related HER refs: FML 052 (historic town core area)

Brief ref: 2016_11_22 White Horse DC16_2115_Archaeology brief

Grid ref: TM 2828 6342

LBS: 286409 (Grade II)

Conservation area

Contents

1. Introduction
2. Location, Topography & Geology
3. Archaeological & Historical Background
4. Aims of the Site Monitoring
5. Methodology
6. Risk Assessment
7. Specialists

1. Introduction

1.1 Hollins Architects & Surveyors on behalf of their client Ranmere Ltd have commissioned John Newman Archaeological Services (JNAS) to undertake the archaeological monitoring of ground works required under a condition for a programme of archaeological works of the planning decision notice for application DC/16/2115/FUL. This written scheme of investigation (WSI) details the background to the archaeological condition and how JNAS will implement the requirements of the Brief set by Dr A Antrobus of the Suffolk CC Archaeological Service (SCCAS) to satisfy the condition. The WSI will also set out how potential risks will be mitigated. This proposed development concerns the conversion of the former public house, the demolition of existing extensions and the erection of three dwellings at The White Horse, 27 Well Close Square, Framlingham.

1.2 The monitoring will be carried out to the standards set regionally in the *Standards for Field Archaeology in the East of England (EAA Occ. Papers 14, 2003)* and nationally in *Standards and Guidance for Archaeological Watching Briefs (Chartered Institute for Archaeologists 1994, revised 2001 & reissued 2014)*.

2. Location, Topography & Geology

2.1 In East Anglia major medieval castles are not common but the Bigod stronghold at Framlingham survives as a significant indicator of the medieval era and its political turmoil between the crown and the major aristocratic families. In existence by at least 1157, the town is dominated by the later medieval structure of the castle and the nearby urban townscape owes much to this major defensive structure. Below the castle, the town developed gaining market status by at least 1270 and the street pattern close to the outer baileys and market place may well indicate the line of the outer castle and medieval town defences. The White Horse is on the south-western side of Well Close Square some 170m west of Market Hill at 30m OD, outside the area of the defended medieval town but within the area of the later medieval and early Post medieval settlement whose limits are poorly defined. The White Horse is a grade II listed timber framed building and a recent survey related to the planned conversion works has identified it as being of late 16th to early 17th century date, much altered on its ground floor level but with a well preserved upper floor level (Alston, 2016). This study also suggests that the triangular plot to the east is an in-filled market place.

2.2 The proposed development site lies in an area of generally heavy soils derived from the Till deposits of east central Suffolk with areas of lighter sands and gravels close to water courses.

3. Archaeological & Historical Background

3.1 To quote from the relevant brief 'This application lies in an area of archaeological importance recorded in the County Historic Environment Record, to the rear of a

suburban street that lies within the historic core of Framlingham (FML 052). There is potential for archaeological remains relating to early activity and occupation in medieval Framlingham in particular to exist on the site. The White Horse is listed as a 17th century building (286409). The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposits and below ground heritage assets that exist.'

3.2 The brief then confirms that while this development may reveal deposits of archaeological significance this potential disturbance to local heritage assets can be mitigated by their investigation and recording as ground works progress through a programme of continuous monitoring by an archaeologist with subsequent full reporting.

4. Aims of the Site Monitoring

4.1 As outlined in section 3 above the archaeological potential of the site relates to its location within the area defined as the being within the historic settlement where evidence for medieval and earlier Post medieval activity might be present. The aim of the monitoring is therefore to record any evidence for past activity at the site and exam the character of the exposed deposits.

5. Methodology

5.1 The construction method to be used on the site will be trench foundations plus related service trenches. The excavation of the trenches and any related ground works will be observed once they are underway and then through to completion and any up cast spoil examined for finds. Notice of ground works starting and then any unexpected findings will be reported back to the relevant Suffolk CC Archaeological Office and in the case of inclement weather the site development strategy will be discussed with the contractor so as to avoid damage to areas where archaeological deposits might be present. Time will be available to hand clean sections as necessary and investigate any possible archaeological deposits and scan the trenches and upcast spoil with a metal detector. To inform the reporting on any positive archaeological results from the monitoring a search will be commissioned from the County HER for the area within 100m of this site.

5.2 Site records will be made under a continuous and unique numbering system of archaeological contexts under overall site event and HER numbers supplied by Suffolk CC. All contexts will be numbered and finds recorded by context. Conventions compatible with the county HER will be used throughout the monitoring. Site plans will be drawn at 1:20 or 1:50 as appropriate and sections at 1:10 or 1:20 (all on plastic drawing film) and related to OS map cover with the monitored footings shown. Sections will be levelled to a datum OD. A photographic record of high resolution digital images will be made of the site and exposed features.

5.3 As necessary and to define archaeological deposits exposed surfaces will be trowelled clean before recording. Archaeological deposits will be fully hand investigated and recorded within the constraints of the trench foundations with sections recorded related to the trench sides, if possible, and with levels OD. Even if no archaeological deposits are revealed every effort will be made to gain a record of the natural occurring deposits and overburden that could help in the understanding of the general history of land use and topography in the town. Where appropriate palaeoenvironmental samples (40 litres if possible) will be taken for processing and assessment by a specialist conversant with regional archaeological standards and research agendas if relevant archaeological deposits are revealed. If human burial evidence is revealed the SCC Archaeological Officer will be informed and a Ministry of Justice licence obtained before excavation, recording and removal of the remains which will incur an additional cost. The possibility of modifying the ground work design to leave any such remains in situ will also be examined (the potential of this site to contain burials is assessed as being low).

5.4 All finds will be collected and processed unless any variation is agreed with the relevant SCC Archaeological Officer. Finds will be assessed by recognised period specialists and their interpretation will form an integral part of the overall report. Finds will be stored according to ICON guidelines with specialist advice/treatment sought for fragile ones. Every effort will be made to gain the deposit of the site finds to the SCC Archaeological Store under their relevant HER code and site numbering for future reference. If this is not possible then the SCC Archaeological Officer will be consulted over any requirements for additional recording. Any discard policy will be discussed and agreed with the relevant Archaeological Officer at Suffolk CC.

5.5 An archive of all records and finds will be prepared consistent with the principles in *MoRPHE* and this will be deposited with the Suffolk CC HER within 4 months of working finishing on site under the relevant HER number. As necessary the site digital archive will be deposited with the Archaeology Data Service (ADS) within the agreed allowance for the monitoring and reporting works.

5.6 The monitoring report will be consistent with the principles of *MoRPHE* and this report will summarise the methodology employed and relate the archaeological record directly to the level of visibility allowed by the operation of plant given the nature of the underlying natural deposits. The report will also give an objective account of the deposits and stratigraphy recorded and finds recovered with an inventory of the latter. Any interpretation of the monitoring results will be clearly separated from the objective account of the monitoring and its results. The report will give a clear statement regarding the results of the site monitoring in relation to both the more detailed aims in section 2 above and their significance in the context of the Regional Research Framework (EAA Occ. Papers 3, 8 & 24 1997, 2000 & 2011). An unbound draft copy of the report will be presented to the Archaeological Service at Suffolk CC within 3 months of the completion of the site works. Once accepted a bound hard copy will be provided for the County HER, a pdf copy will also be sent to

John Newman Archaeological Services

the client so they can gain discharge of the relevant condition. The project will be registered on the OASIS online archaeological record before site works start followed by submission of the final draft in .pdf format. An HER summary sheet will be completed and a summary prepared of any positive results for inclusion in the annual PSIAH round-up.

6. Risk Assessment

6.1 Protective clothing will be worn on site (hard hat, high visibility vest/coat, steel-toe cap boots & ear muffs if required). A safe working method will be agreed with the contractors on site in order to maximise access to disturbed ground and up cast spoil while at the same time allowing efficient use of plant. Suitable clothing will be available to mitigate against extremes of weather.

6.2 Vehicles will be safely parked away from work areas and lines of access.

6.3 Before work on site starts any special requirements regarding potential site contamination will be discussed with the client and any ground test reports examined. Gloves and hand wash/wipes be available and any information on possible ground contamination will be passed to finds and environmental specialists. The potential for services in the area will be discussed with the client and their contractor.

6.4 A fully charged mobile phone will be carried and a first aid kit will be taken to site.

6.5 Deep holes/trenches will only be entered if assessed to be safe and after consultation with the contractor on site, they will not be entered if no-one else is in the vicinity.

6.6 JNAS holds full insurance cover for archaeological site works from the specialist provider Torgate Risk Solutions covering Public & Products Liability, details can be supplied on request.

7. Specialists

Conservation:	Conservation Services
Faunal remains:	J Curl (Sylvanus Archaeology)
Human remains:	S Anderson (Freelance)
Palaeoenvironmental samples:	V Fryer (Freelance)
Pre-historic flint:	S Bates (Freelance)
Pre-historic pottery:	S Percival (Freelance)
Post Roman ceramics & CBM:	S Anderson (Freelance)

Planned development

OASIS ID: johnnewm1-320201

Project details

Project name	The White Horse, College Road, Framlingham, Suffolk-Archaeological Monitoring Report
Short description of the project	Framlingham, The White Horse, 27 Well Close Square (FML 103, TM 2828 6342) monitoring of ground works for three new dwellings to the rear of a Grade II listed former pub revealed two pits of later Post medieval date that were left in situ and a ceramic drain of a similar date. The few stray finds in the upcast spoil were also of later Post medieval date with the new build being set back from the street frontage.
Project dates	Start: 19-06-2018 End: 06-07-2018
Previous/future work	No / No
Any associated project reference codes	FML 103 - Related HER No.
Any associated project reference codes	DC/16/2115/FUL - Planning Application No.
Any associated project reference codes	286409 - LBS No.
Type of project	Recording project
Site status	Listed Building
Site status	Conservation Area
Current Land use	Other 3 - Built over
Current Land use	Other 5 - Garden
Monument type	PIT Post Medieval
Monument type	DRAIN Post Medieval
Significant Finds	TILE Post Medieval
Significant Finds	BRICK Post Medieval
Significant Finds	PIPE Post Medieval
Investigation type	""Watching Brief""
Prompt	Planning condition
Project location	
Country	England
Site location	SUFFOLK SUFFOLK COASTAL FRAMLINGHAM THE WHITE HORSE, COLLEGE ROAD
Postcode	IP13 9DT

Site coordinates	TM 2828 6342 52.22104768458 1.342539048591 52 13 15 N 001 20 33 E Point
Height OD / Depth	Min: 28m Max: 30m
Project creators	
Name of Organisation	John Newman Archaeological Services
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	John Newman
Project director/manager	John Newman
Project supervisor	John Newman
Type of sponsor/funding body	Developer
Project archives	
Physical Archive recipient	Discarded
Physical Contents	"Ceramics"
Digital Archive recipient	Suffolk CC Archaeological Service
Digital Contents	"Ceramics"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	Suffolk CC Archaeological Service
Paper Contents	"Ceramics"
Paper Media available	"Report"
Project bibliography	
1	
Publication type	Grey literature (unpublished document/manuscript)
Title	The White Horse, 27 Well Close Square, Framlingham, Suffolk- Archaeological Monitoring Report
Author(s)/Editor(s)	Newman, J
Date	2019
Issuer or publisher	John Newman Archaeological Services
Place of issue or	Henley, Suffolk

publication

Description

Loose bound client report and pdf

Entered by

John Newman (johnnewman2@btinternet.com)

Entered on

3 December 2019