

**Wingfield House, Market Place,
Saxmundham, Suffolk**

Planning application: DC/16/3673/FUL

HER Ref: SXM 053

Archaeological Monitoring Report

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

(January 2019)

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

Site details for HER

Name: Wingfield House, Market Place, Saxmundham, Suffolk, IP17 1AG

Client: Skinner Salter Partnership

Local planning authority: Suffolk Coastal DC

Planning application ref: DC/16/3673/FUL

Development: Demolition of disused public toilets and out building and erection of a pair of 3 storey dwellings

Date of fieldwork: 6 & 9 November, 2018

HER ref: SXM 053

OASIS: johnnewm1-332775

LBS ref: 1365990 (Grade II)

Grid ref: TM 3863 6318

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Summary: Saxmundham, Wingfield House, Market Place (SXM 053, TM 3863 6318) monitoring of ground works for a pair of new dwellings on the western side of the Market Place in the historic core of the town revealed a large amount of late Post medieval debris in the subsoil with the only features being a 19th century brick lined well and brick wall foundation traces and a half-celled feature of similar date; the only stray finds were of 18th-early 20th century date (John Newman Archaeological Services for Skinner Salter Partnership).

1. Introduction & background

1.1 Hollins Architects and Surveyors on behalf of their client the Skinner Salter Partnership 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/16/3673/FUL. The monitoring requirements were set out in a Brief set by Mr J Rolfe 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 demolition of disused public toilets and out building and the erection of a pair of 3 storey dwellings at Wingfield House, Market Place, Saxmundham, (see Fig. 1).

2.1 Saxmundham is a small town with a market established by the 1272 in east Suffolk some 20km north-east of Ipswich which flourished through the later medieval and Post medieval periods. The town is focused on its High Street, which historically formed part of the main road running north-south close to Suffolk's coast, and which was improved via by a Turnpike Act in 1785. Later stimulus for expansion to the town came from the mid-19th century as the East Suffolk Railway linking Ipswich to Lowestoft and Yarmouth was opened in 1859. The extent of the historic town is uncertain as opportunities to investigate below ground deposits has been limited in modern times as, in common with many small towns in East Anglia, a large number of existing historic properties has restricted development. The site of this proposed development falls within this historic area being on the western side of the Market Place, that was in all likelihood in-filled in the late medieval or earlier Post medieval period, at 12m OD and c320m north-west of the parish church which is located to the south-east of the historic town in an isolated location.

2.2 The adjacent Wingfield House is a Grade II listed building of early 17th century origin in its earliest surviving part with a mid-17th century wing and extensions of 19th century date. The planned development area for the pair of 3 storey dwellings is on the northern side of Wingfield House.

2.2 This development site lies in an area of generally lighter soils derived from the local glaciofluvial sands and gravels with the River Fromus being c200m to the east. Prior to development work starting the front of this site contained a 20th century public toilet building while to the rear it was backyard for Wingfield House.

1.3 Archaeological interest in this development was generated by its location within the area defined in the County Historic Environment Record (HER) as the historic core of Saxmundham (HER SXM 020).

2. Monitoring methodology

2.1 The monitoring of the ground works for the foundation trenches, which were excavated using a medium sized 360 machine, was undertaken under good weather conditions and the upcast spoil was inspected closely as the work progressed. The foundation trenches were entered to allow a close inspection of the base and sides, with unclear areas being scraped clean with a trowel, and were 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 Initial works at the site comprised the stripping of some 200mm of mixed overburden, this was not monitored. Following this stage of the ground works c60m of foundation trench (see Fig. 2) were excavated and monitored. The trenches were 600mm wide and were 600mm deep close to nearby walls and 1000mm deep across the remainder of the footprint area. Natural orange sand with flints was revealed at a depth of 250mm to 350mm below 250mm to 350mm of mid brown sandy subsoil that contained a large number of later Post medieval brick and tile fragments in addition to three sherds (wt. 12g) of 18th century brown glazed red earthenware pottery.

3.2 The only features revealed during the ground works (see Fig. 2 & Appendix I) comprised a red brick built 900mm wide well in the eastern foundation trench some 8m from the Market Place frontage, a 1900mm wide and 700mm deep half-cellar 14m from the frontage and traces of shallow red brick wall foundations towards the rear of the site. All of these structural features were constructed using 9 inch long x 4 inch x 2.5 inch thick common red bricks typical of 19th century manufacture.

4. Conclusion

4.1 While this site lies within the area defined as the historic core of Saxmundham and close to a building of early 17th century date the only features that were revealed comprised a well, the base of a half-cellar and traces of brick wall foundations all of which can be dated to the 19th century on the basis of the brick size and type used. These features can all be interpreted as being examples of typical back-yard land – use with the traces of wall foundation in all probability representing the location of outbuildings, the well having been the local water source and the half-cellar being for storage. In addition only a few stray pottery sherds of 18th century date were recovered with the lack of any earlier finds suggesting a less intensive use for this area in the medieval period.

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

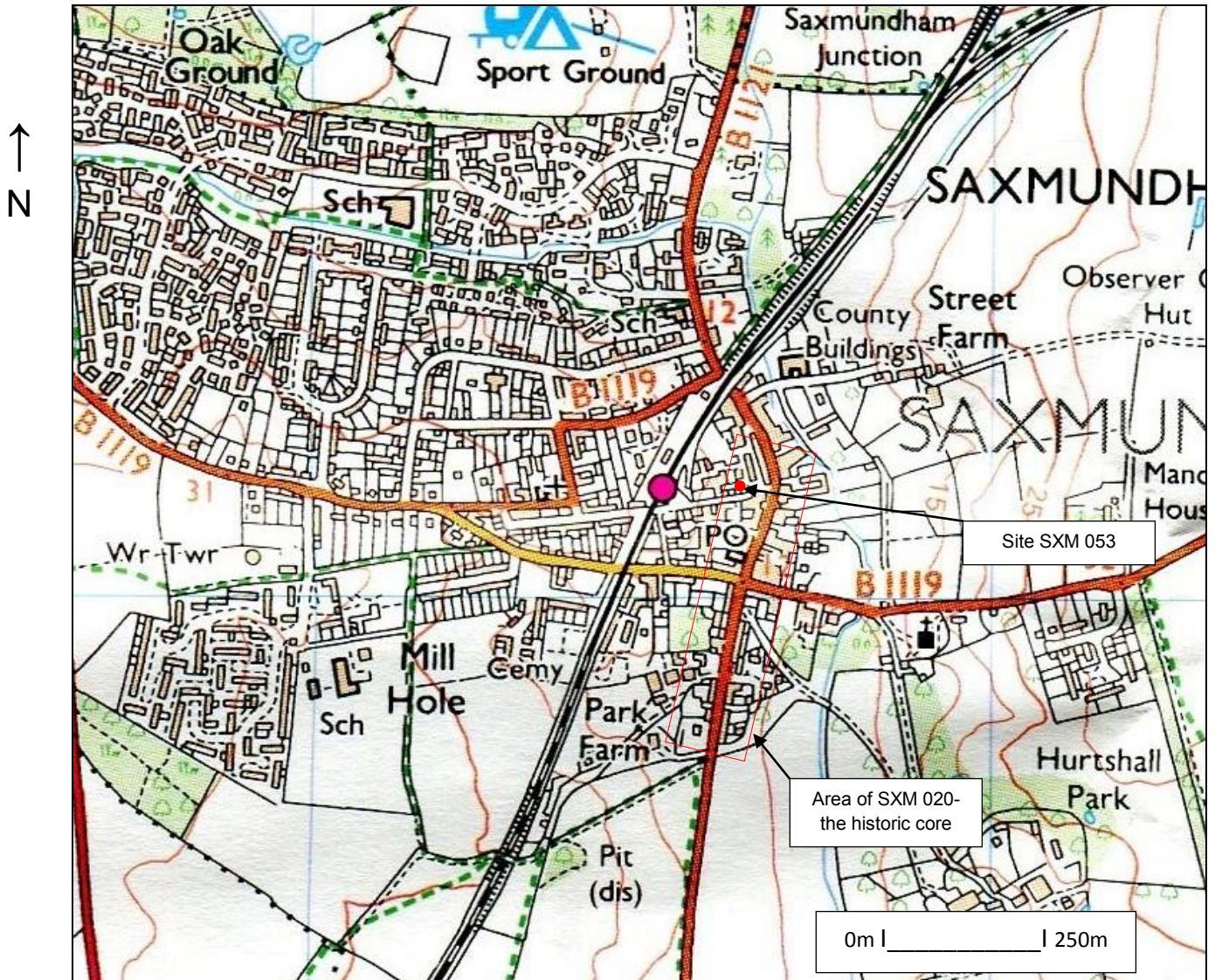


Fig. 1: Site location (Ordnance Survey © Crown copyright 2008
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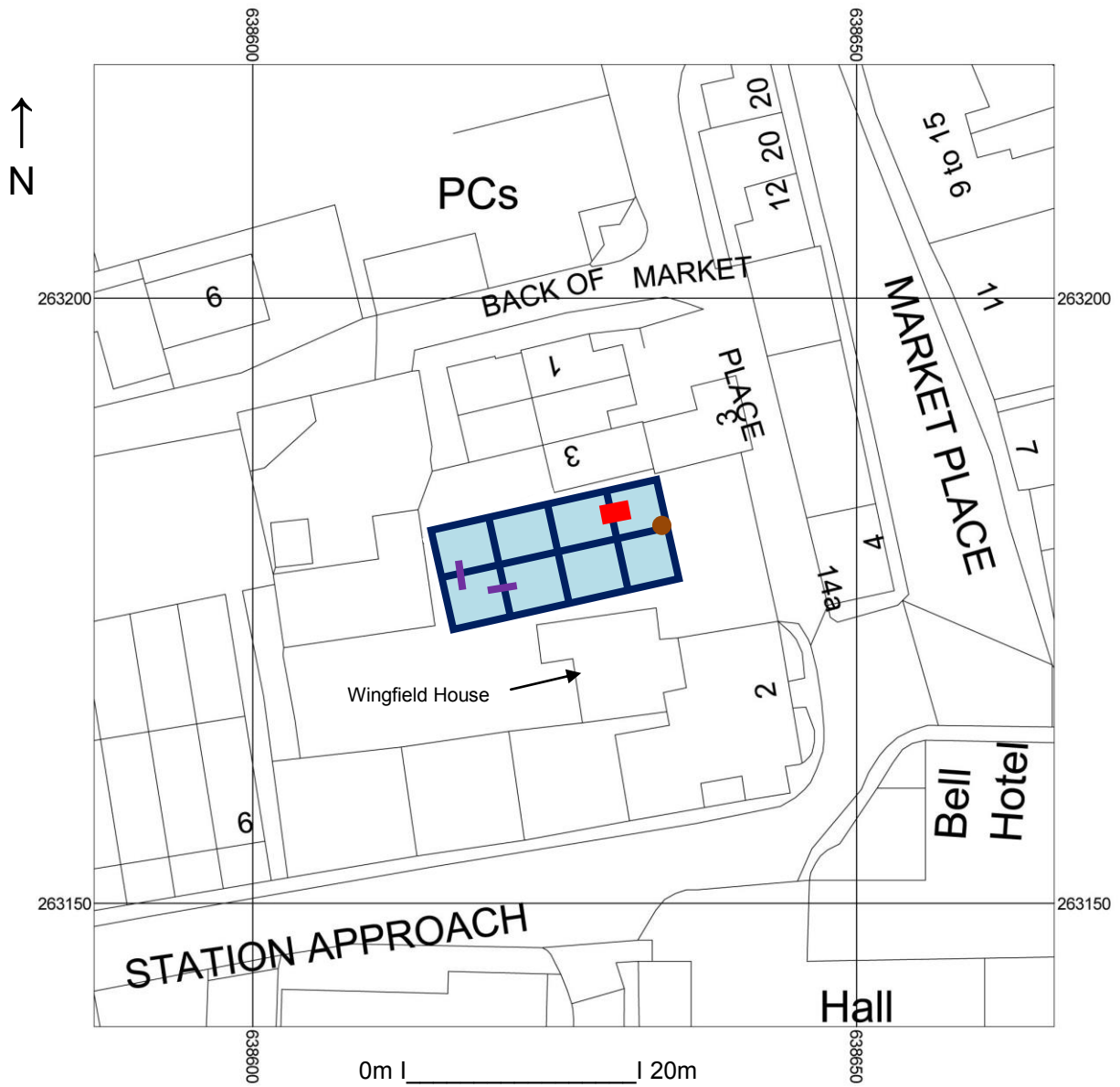
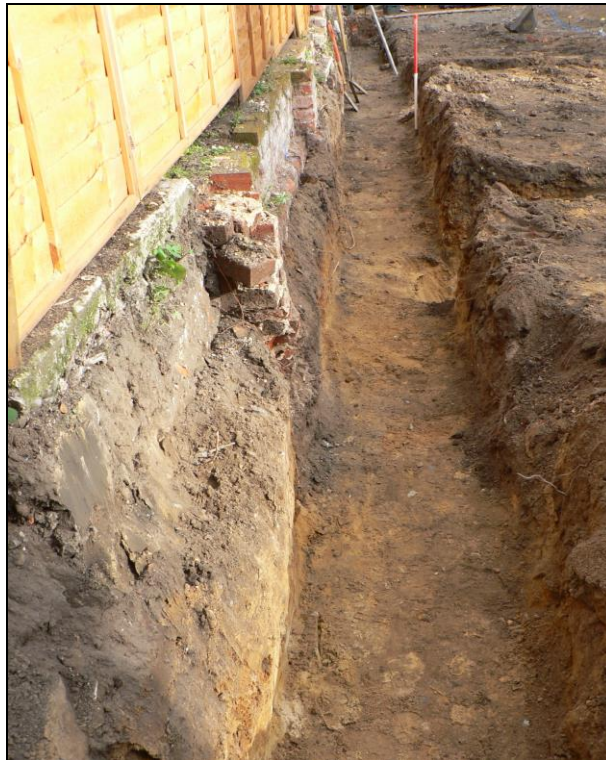


Fig. 2: Location of monitored foundation trenches (dark blue)
 (Brown- well, red- half-cellar, purple- brick wall foundations)
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Appendix I- Images



General view from northwest with Wingfield House in background



Northern trench from west



Western N-S trench



Eastern N-S trench



Post medieval well at front of site



Post medieval brick built half-cellar

**Wingfield House, Market Place,
Saxmundham, Suffolk**

Planning application: DC/16/3673/FUL

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

Site details

Name: Wingfield House, Market Place, Saxmundham, Suffolk, IP17 1AG

Client: Skinner Salter Partnership

Local planning authority: Suffolk Coastal DC

Planning application ref: DC/16/3673/FUL

Proposed development: Demolition of disused public toilets and out building and erection of a pair of 3 storey dwellings

Proposed date for ground works: tbc

Related HER refs: SXM 020 (historic town core area)

Brief ref: SCCAS Archaeological monitoring brief DC_16_3673

Grid ref: TM 3863 6317

LBS: 1365990 (Grade II)

Conservation area

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1. Introduction

1.1 Hollins Architects & Surveyors on behalf of their client the Skinner Salter Partnership 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/16/3673/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 Mr J Rolfe 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 demolition of disused public toilets and out building and the erection of a pair of 3 storey dwellings at Wingfield House, Market Place, Saxmundham.

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 Saxmundham is a small town with a market established by the 1272 in east Suffolk some 20km north-east of Ipswich which flourished through the later medieval and Post medieval periods. The town is focused on its High Street, which historically formed part of the main road running north-south close to Suffolk's coast, and which was improved via by a Turnpike Act in 1785. Later stimulus for expansion to the town came from the mid-19th century as the East Suffolk Railway linking Ipswich to Lowestoft and Yarmouth was opened in 1859. The extent of the historic town is uncertain as opportunities to investigate below ground deposits has been limited in modern times as, in common with many small towns in East Anglia, a large number of existing historic properties has restricted development. The site of this proposed development falls within this historic area being on the eastern side of the Market Place, that was in all likelihood in-filled in the late medieval or earlier Post medieval period, at 12m OD and c320m north-west of the parish church which is located to the south-east of the historic town in an isolated location.

2.2 Wingfield House is a Grade II listed building of early 17th century origin in its earliest surviving part with a mid-17th century wing and extensions of 19th century date. The planned development area for the pair of 3 storey dwellings is on the northern side of Wingfield House.

2.2 The proposed development site lies in an area of generally lighter soils derived from the local glaciofluvial sands and gravels with the River Fromus being c200m to the east.

3. Archaeological & Historical Background

3.1 To quote from the relevant brief 'This site lies on the edge of the historic town of Saxmundham defined in the County Historic Environment Record (SXM020), towards the read of the historic market place. Any ground-works associated with the proposed development has the potential to cause significant damage or destruction to any underlying heritage assets that may relate to early life and activity in the town.'

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 town 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 in a historic town that has seen very little archaeological investigation to date.

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

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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

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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 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 Towergate 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)

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Pre-historic pottery:	S Percival (Freelance)
Post Roman ceramics & CBM:	S Anderson (Freelance)
Roman period ceramics	S Benfield (CAT)
Roman period small finds	N Crummy
Post Roman small finds:	JNAS



Planned development

OASIS ID: johnnewm1-332775

Project details

Project name	Land at Wingfield House, Market Place, Saxmundham, Suffolk- Archaeological Monitoring Report
Short description of the project	Saxmundham, Wingfield House, Market Place (SXM 053, TM 3863 6318) monitoring of ground works for a pair of new dwellings on the western side of the Market Place in the historic core of the town revealed a large amount of late Post medieval debris in the subsoil with the only features being a 19th century brick lined well and brick wall foundation traces and a half-cellarred feature of similar date; the only stray finds were of 18th-early 20th century date.
Project dates	Start: 06-11-2018 End: 09-11-2018
Previous/future work	No / No
Any associated project reference codes	SXM 053 - Related HER No.
Any associated project reference codes	1365990 - LBS No.
Any associated project reference codes	DC/16/3673/FUL - Planning Application No.
Type of project	Recording project
Site status	Conservation Area
Current Land use	Other 5 - Garden
Monument type	WELL Post Medieval
Monument type	HALF-CELLAR Post Medieval
Monument type	WALL Post Medieval
Significant Finds	POTTERY Post Medieval
Significant Finds	BRICK Post Medieval
Investigation type	""Watching Brief""
Prompt	Planning condition
Project location	
Country	England
Site location	SUFFOLK SUFFOLK COASTAL SAXMUNDHAM LAND AT WINGFIELD HOUSE, MARKET PLACE
Postcode	IP17 1AG
Study area	140 Square metres

Site coordinates	TM 3863 6318 52.214479076078 1.493619039404 52 12 52 N 001 29 37 E Point
Height OD / Depth	Min: 11m Max: 12m
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	Wingfield House, Market Place, Saxmundham, Suffolk- Archaeological Monitoring Report
Author(s)/Editor(s)	Newman, J
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