

**The Grist Mill, Spring Lane North,  
Colchester, Essex**

**Planning application: 211410**

**Event Ref: ECC 4646**

**Archaeological Monitoring Report**

(© John Newman BA CMIFA, 10 Fitzgerald Road, Bramford, Ipswich, IP8 4AA)

(October 2021)

(Tel: 07754 501033 Email: [johnnewman2@btinternet.com](mailto:johnnewman2@btinternet.com) )

## **Site details for HER**

Name: The Grist Mill, Spring Lane North, Colchester, Essex, CO3 4AR

Client: Ms D Richards

Local planning authority: Colchester BC

Planning application ref: 211410

Development: Erection of extension

Date of fieldwork: 3 September, 2021

Event ref: ECC 4646

OASIS: johnnewm1-426026

Grid ref: TL 97303 25718

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*Summary: Colchester, The Grist Mill, Spring Lane North (ECC 4646, TL 97303 25718) monitoring of shallow ground works for a small extension at the site of a former mill that was largely destroyed in the late 19<sup>th</sup> century and adjacent to the River Colne at Lexden Bridge revealed 19<sup>th</sup> century brick foundations for a small extension to the mill. As the foundations have been piled these earlier wall lines have been left in situ (John Newman Archaeological Services for Ms D Richards).*

## 1. Introduction & background

1.1 Hall Duncan Associates on behalf of their client Ms D Richards 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 211410. The monitoring requirements were set out in a Brief set by Mr S Wood of Colchester BC 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. This development concerns the erection of a small extension at The Grist Mill, Spring Lane North, Colchester.

1.2 The Grist Mill on Spring Lane North is located adjacent to the River Colne to the north-west of Colchester in an area that historically was rural but is now close to the suburban expansion of the town which is in part now constrained by main road lines. The site is also adjacent to the course of the River Colne on its western side, which gave the power to run the mill, and it is clear from the mapped sources that this water course has been modified with mill channels and leets creating in effect an artificial island setting. Local drift geology is described by the British Geological Survey as being River Terrace Deposits comprising sands and gravels with alluvial material nearby along the river at c8m OD.

1.3 Archaeological interest in this site derives from it being the location of a medieval corn mill that was built between 1403 and 1431 and it remained a corn mill until c1830 when it became an oil mill and major rebuilding would have taken place. This oil mill burnt down in 1878, fire being a common hazard in water and wind mills. However some structures survived and it is likely that the present dwelling incorporates elements of the 19<sup>th</sup> century mill, however no external evidence indicates survival of the 19<sup>th</sup> century structure. Around the present building other evidence for the buildings that have been erected at this site since the 15<sup>th</sup> century may therefore survive below ground level.

## 2. Monitoring methodology

2.1 The monitoring of the ground works for the small rear extension, which were excavated using a small 360 machine, was carried out over a single day under dry weather conditions and the upcast spoil was inspected closely as the work progressed. This extension will be built on a raft based on mini-piles (see Fig.4) so following the removal of a patio/drive surface a small 360 machine fitted with a flat bucket was closely supervised over a single day for the soil strip. Any indistinct areas were cleaned by hand as were the exposed brick foundations and a number of digital images were taken to record the monitoring. The exposed foundations were recorded in plan and a sample section of the foundation area was also recorded.

## 3. Results

3.1 As noted above the previous patio/drive surface was removed beforehand. Then 460mm of largely re-deposited subsoil mixed with modern building debris from previous works at the site and the patio sub-base was carefully stripped to allow for hand cleaning and recording of the exposed red brick foundations (see Appendix I).

Context No	Type	Description	Date
0001	Foundation	Short length of red brick foundation on NW-SE alignment, red bricks 9.25in. x 4.50 in. x 2.75 in. (236mm x 118mm x 72 mm)	19 <sup>th</sup> C
0002	Foundation	Square/rectangular red brick foundation running out of north side of extension area	19 <sup>th</sup> C
0003	Fill	Small 1020mm wide area enclosed by walls of 0002, not disturbed though brick and tile fragments were visible	19 <sup>th</sup> C
0004	Foundation	Short length of red brick foundation running NW-SE from east side of 0002	19 <sup>th</sup> C
0005	Foundation	Red brick foundation running NE-SW from east end of 0004	19 <sup>th</sup> C

Table 1: Context list

(All brick sizes as per 0001, some foundations part covered with mortar)

3.2 As outlined in table 1 (see also Fig. 3) short lengths of red brick foundation were revealed in the northern part of the stripped area. While foundation 0002 enclosed a small square or rectangular area which may have originally been a functional space as perhaps a brick lined tank or something similar the use of this feature (0003) could not be ascertained as soil stripping stopped at this point. Following cleaning and recording all of these foundations were left in situ.

## 4. Conclusion

4.1 This monitoring was able to examine and record foundations which must be related to the 19<sup>th</sup> century re-development of The Grist Mill given the size of the bricks. From an examination of the Ordnance Survey map of 1880 which was created before the slightly later large scale destruction of the mill the exposed foundations appear to be from a small annex/outbuilding for the works (see Fig. 4). It can also be confirmed that these foundations have been left in situ with the mini-piles avoiding any damage and no evidence was seen for pre-19<sup>th</sup> century activity at the

site. Any such evidence for earlier activity would be below what are probably deep overburden deposits.

(Acknowledgements: JNAS is grateful to Debbie Richards and to Graham and Max on site for their close cooperation during the monitoring)

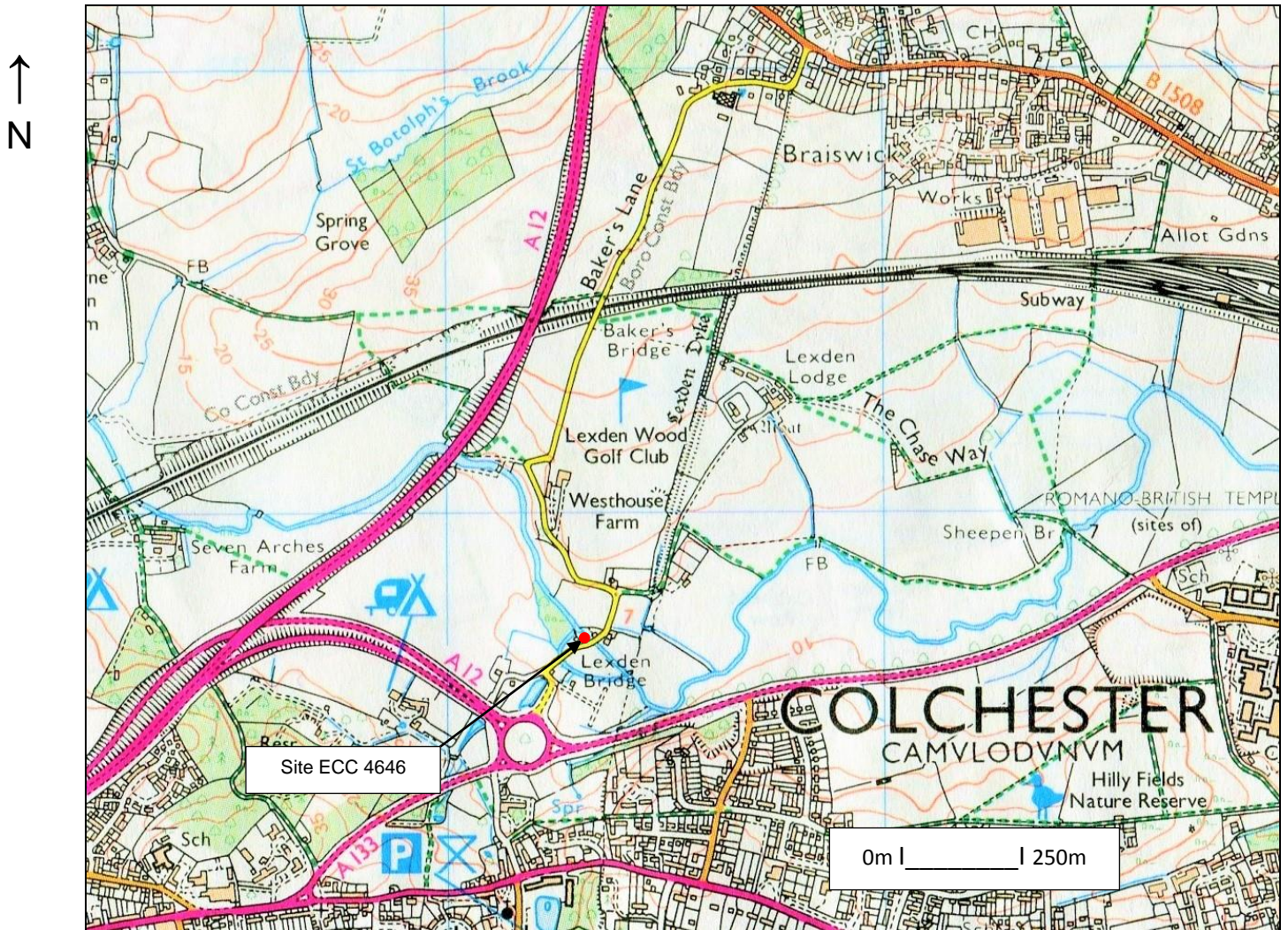


Fig. 1: Site location (Ordnance Survey © Crown copyright 2008  
All rights reserved Licence No 100049722)

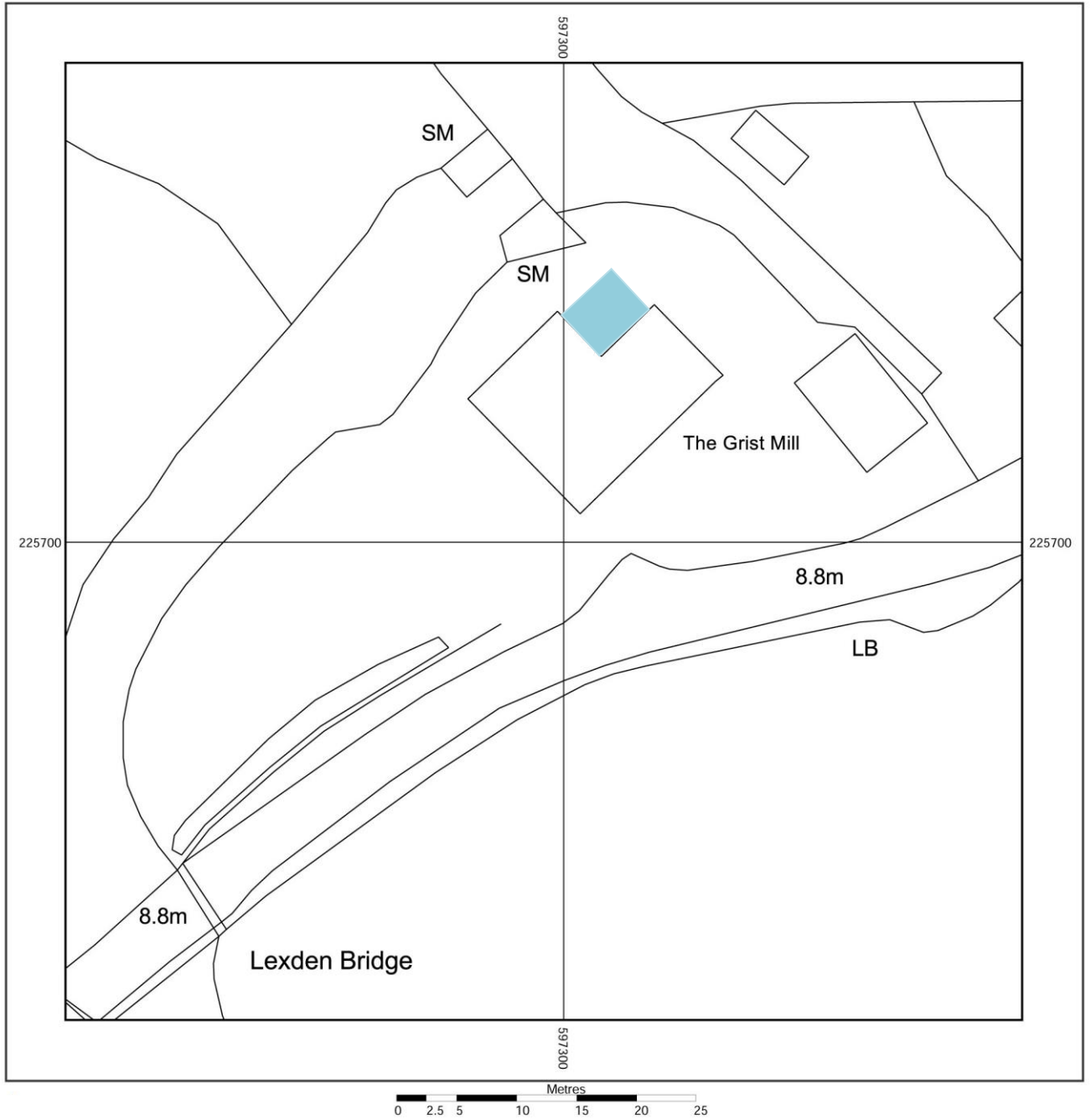


Fig. 2: Location of monitored extension  
(Ordnance Survey © Crown copyright 2021 All rights reserved Licence No 100049722)

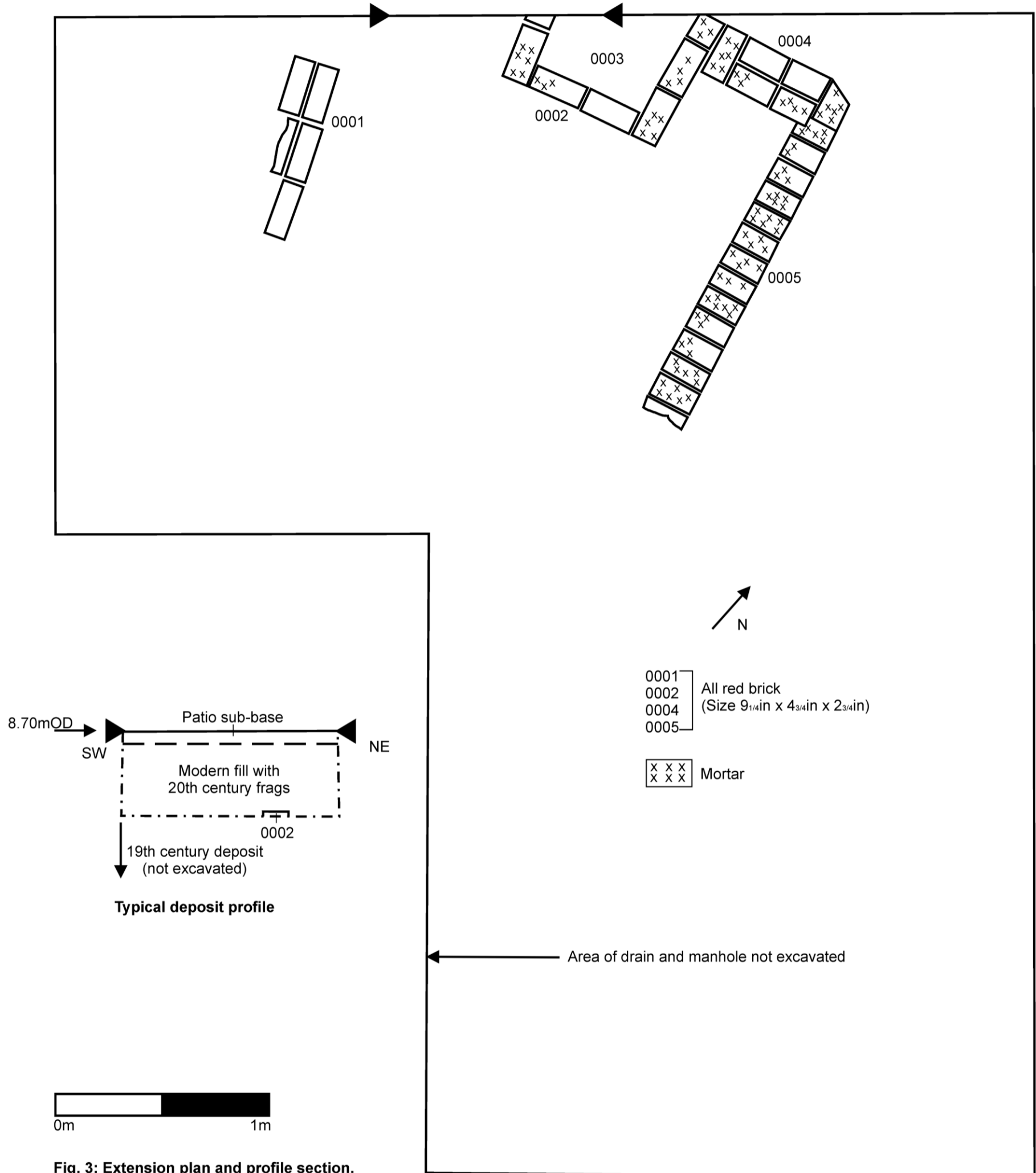


Fig. 3: Extension plan and profile section.



Fig. 4: Extract from Ordnance Survey map of 1880  
(Area of exposed foundations arrowed)



**The Grist Mill, Spring Lane North,  
Colchester, Essex**

**Planning application: 211410**

**Written Scheme of Investigation for  
Archaeological Monitoring**

## **Site details**

Name: The Grist Mill, Spring Lane North, Colchester, Essex, CO3 4AR

Client: Ms D Richards

Local planning authority: Colchester BC

Planning application ref: 211410

Proposed development: Erection of extension

CBC Brief ref: 2021-07-07 The Grist Mill, Spring Lane North, Colchester-CBC  
Archaeological Brief

Proposed date for ground works: tbc

HER ref: tbc

OASIS ref: johnnewm1-426026

Grid ref: TL 97303 25718

Current land use: Garden

## **Contents**

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

Proposed extension plan

Selection strategy

## 1. Introduction

1.1 Hall Duncan Associates on behalf of their client Ms D Richards have commissioned John Newman Archaeological Services (JNAS) to undertake the archaeological monitoring (watching brief) of ground works required under a condition for a programme of archaeological works of the planning decision notice for application 211410. 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 S Wood, archaeological officer at Colchester BC, to satisfy this condition. The WSI will also set out how potential risks will be mitigated. This proposed development concerns the erection of an extension at The Grist Mill, Spring Lane North, Colchester.

1.2 The monitoring will comply with the detailed standards, information and advice to be found in Standards for Field Archaeology in the East of England, East Anglian Archaeology Occasional Papers 14, 2003 and The Chartered Institute for Archaeologists' Standard and Guidance for an archaeological watching brief (revised 2014, updated 2020) will be used for additional guidance in the execution of the project and in drawing up the report.

## 2. Location, Topography & Geology

2.1 The Grist Mill on Spring Lane North is located adjacent to the River Colne to the north-west of Colchester in an area that historically was rural but is now close to the suburban expansion of the town which is in part now constrained by main road lines. The site is also adjacent to the course of the River Colne on its western side, which gave the power to run the mill, and it is clear from the mapped sources that this water course has been modified with mill channels and leets creating in effect an artificial island setting. Local drift geology is described by the British Geological Survey as being River Terrace Deposits comprising sands and gravels with alluvial material nearby along the river at c8m OD.

## 3. Archaeological & Historical Background

3.1 The relevant CBC brief outlines the historical background to this site and to summarise a medieval corn mill was built here between 1403 and 1431 and it remained a corn mill until c1830 when it became an oil mill. This oil mill burnt down in 1878, fire being a common hazard in water and wind mills. However some structures survived and it is likely that the present dwelling incorporates elements of the 19<sup>th</sup> century mill. Around the present building other evidence for the buildings that have been erected at this site since the 15<sup>th</sup> century may therefore survive.

3.2 The Brief issued by CBC confirms that this development may reveal deposits of archaeological significance though potential disturbance to local heritage assets can be mitigated by their investigation and recording as ground works progress through a programme of continuous monitoring.

## 4. Aims of the Site Monitoring

4.1 As outlined in section 3 above this site has the potential to contain features and deposits of late medieval to Post medieval date. Therefore this monitoring will aim to record all possible details of the exposed overburden and depth of deposit as revealed within the ground works and evidence for the character and date of any past activity that is revealed.

## 5. Methodology

5.1 Being close to the river foundations on piles will be employed for this extension, therefore the main ground disturbance will be the related ground beam works. These works will be monitored as they progress and if any archaeological features are revealed these will be cleaned, investigated by hand and recorded in plan, section and by photography by the monitoring archaeologist. Any upcast spoil will also be examined both visually and with a metal detector for archaeological finds as works progress to this point. Any unexpected or exceptional findings will be reported back to the relevant Colchester BC Archaeological Officer as will notice of when the site works are scheduled to start. In addition if the monitoring records are positive a request will be made to Colchester BC for a search of the immediate area around The Grist Mill on the relevant urban archaeological database.

5.2 Site records will be made under a continuous and unique numbering system of contexts under an overall site event number gained from the Colchester BC Archaeological Officer before site works commence. All contexts will be numbered and finds recorded by context. Conventions compatible with the CBC HER will be used throughout the monitoring. Site plans will be drawn at 1:10, 1:20 or 1:50 as appropriate and related to the proposed development, and sections at 1:10 or 1:20 (all on plastic drawing film) and related to OS map cover. A photographic record of high resolution digital images will be made of the site and any exposed features (using a Lumix DMC-FZ5 camera).

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 ground beam trench foundations with sections at appropriate points. Contained features such as pits and post holes will be at least 50% excavated and linear features at least 10% excavated again within the trench foundations. Full excavation and recording will be carried out for structural features such as hearths, furnaces or kilns and bonded features, such as walls, will be cleaned and investigated in relation to any other features including sectioning within the trench foundations. Any evidence regarding ground conditions from any previous test bores/pits will also be assimilated into the final report. Where appropriate 40 litre palaeoenvironmental samples will be taken for processing and assessment by a specialist conversant with regional archaeological standards and research agendas if suitable deposits are revealed. If human burial evidence is

## John Newman Archaeological Services

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revealed the relevant Colchester BC Archaeological Officer will be informed and a Ministry of Justice licence obtained before excavation, recording and removal of the remains which may entail enlarging the trench. Any such work will incur an additional cost. The possibility of modifying the ground work design to leave any such remains in situ will also be examined (in this case the possibility of finding burials is assessed as being very low given the location and limited planned ground works).

5.4 All finds will be collected and processed unless any variation is agreed with the relevant Colchester BC Archaeological Officer and an accession number will be requested from the Colchester and Ipswich Museums Documentation Officer beforehand. 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 Colchester and Ipswich museum service under their site event and accession numbers for future reference in accordance with the *Guidelines on the Preparation and Transfer of Archaeological Archives to Colchester & Ipswich Museums (2008)*. If this is not possible then the relevant Colchester BC 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 Colchester BC.

5.5 An archive of all records and finds will be prepared consistent with the principles and guidelines in *MoRPHE* and this will be deposited with the Colchester and Ipswich museum service within 6 months of working finishing on site under the relevant event 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 and guidelines in *MoRPHE* and the requirements outlined in section 5.6 of the Brief, the report will also include this WSI as an appendix. The report will summarise the methodology employed and relate the archaeological record directly to the level of visibility given the nature of the underlying natural deposits and the width and depth of the relevant ground beam trench with a measured drawing to relate the extension to nearby mapped features. A drawn section will also be completed for the report and an enquiry will be made regarding any ground testing results that can be incorporated. The report will also give an objective account of the deposits and stratigraphy recorded and finds recovered with an inventory of the latter and the findings will be discussed in relation to a search of the Colchester urban data base for the area around this site. 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). A draft copy of the report will be presented to the Archaeological Officer at Colchester

# John Newman Archaeological Services

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BC within 3 months of the completion of the site works. Once accepted a final pdf version will be sent to the EHER in addition to a pdf version for the client for submission to the relevant LPA. The site monitoring will be registered on the OASIS online archaeological record before field work starts 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 county journal. The reporting will be commensurate with the findings from the monitoring and at its most basic level will detail the planning details, event/accession/OASIS references, date(s) of fieldwork, recorder/organisation carrying out the monitoring, location, area(s) examined in relation to the ground disturbance with related photographic images, circumstances and characteristics of the deposits exposed (depth and profile of deposits) and any finds that are revealed. If required a vector plan will be provided.

## 6. Risk Assessment

6.1 Protective clothing will be worn on site (hard hat, high visibility vest/coat, steel-toe cap boots, and 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 including provision for COVID requirements. 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's agent and ground test reports examined. Gloves, hand wash/wipes and a face mask will 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 Close liaison will be maintained with the contractor on site with regard to the depth and stability of the footing trenches and any potential health and safety considerations.

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

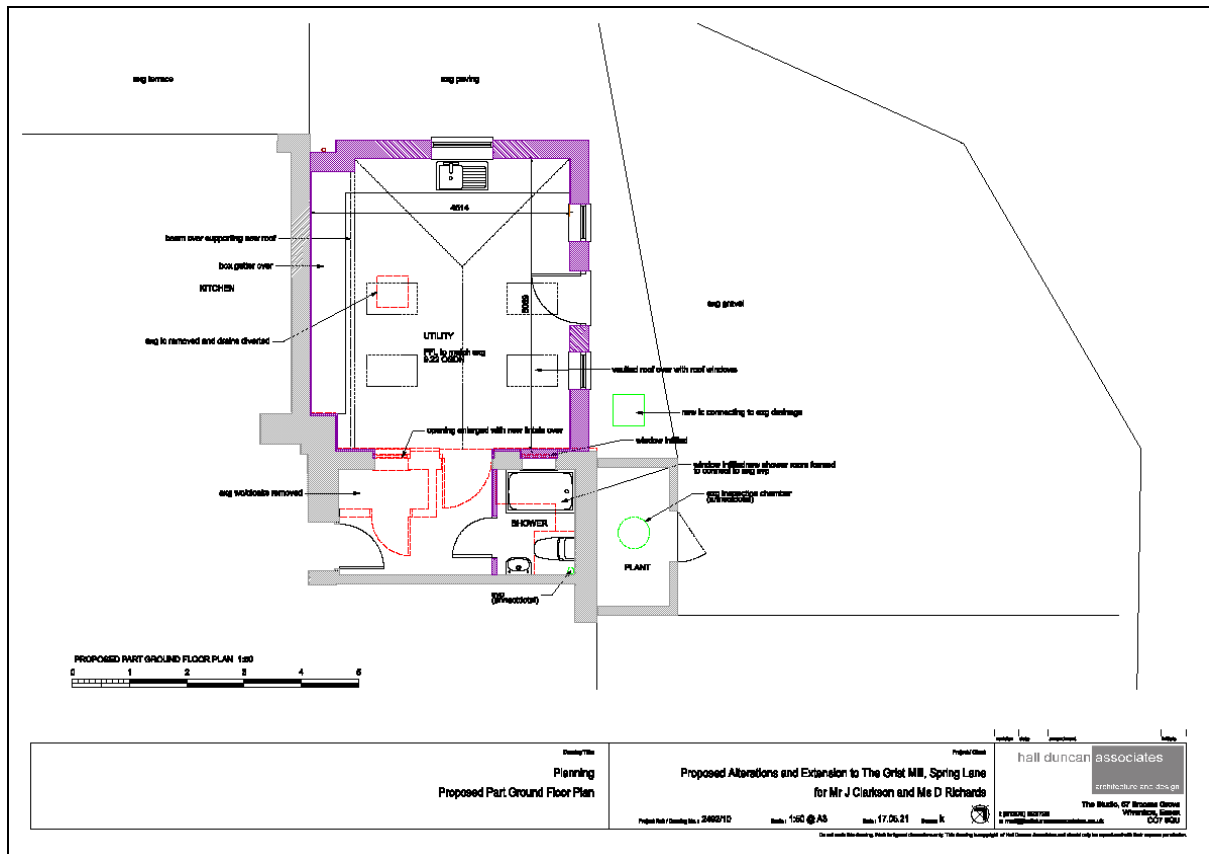
(All of the specialists are conversant with current works within their areas of study in East Anglia and work regularly in the region).

Conservation:

Conservation Services

# John Newman Archaeological 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)
Roman small finds:	N Crummy (Freelance)
Roman pottery & CBM	Colchester Archaeological Trust
Post Roman small finds:	JNAS



Planned extension works

# Monitoring at 2 The Grist Mill, Spring Lane North, Colchester 14/07/2021 v1 Selection Strategy

## Project Information

### Project Management

<b>Project Manager</b>	John Newman
<b>Archaeological Archive Manager</b>	John Newman
<b>Organisation</b>	John Newman Archaeological Services

### Stakeholders

Stakeholders	Date Contacted
<b>Collecting Institution(s)</b>	Colchester and Ipswich Museums tbc
<b>Project Lead / Project Assurance</b>	John Newman
<b>Landowner / Developer</b>	Ms D Richards
<b>Other</b>	

### Resources

#### Resources required

Describe the resources required to implement this Selection Strategy, particularly if unusual resources are required.

The aim of the monitoring is to investigate the recorded site of a water mill site with later medieval origins and which developed and expanded until the later 19<sup>th</sup> century.

### Context

Name: The Grist Mill, Spring Lane North, Colchester, CO3 4AR

Client: Ms D Richards

Local planning authority: Colchester BC

Planning application refs: 211410

Proposed development: Erection of extension

Proposed date for monitoring: tbc

Brief ref: 2021-07-07 The Grist Mill Spring Lane North Colchester CBC Archaeology brief

Grid ref: TL 97303 25718



*Standards for Field Archaeology in the East of England (EAA Occ. Papers 14, 2003)* and nationally in *Standards and Guidance for Archaeological Field Evaluation (Chartered Institute for Archaeologists 2014)*.

*Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post Excavation* (English Heritage, 2011, second edition)

*Management of Research Projects in the Historic Environment (MoRPHE*

*Guidelines on the Preparation and Transfer of Archaeological Archives to Colchester & Ipswich Museums* (2008)

Regional Research Framework (EAA Occ. Papers 3, 8 & 24, 1997, 2000 & 2011).

For burials the application to the M of J will follow details as outlined by The Secretary of State, in exercise of the power vested in him/her by section 25 of the Burial Act 1857 (20 & 21 Vic., cap.81).

## 1 – Digital Data

### Stakeholders

John Newman

### Selection

#### Location of Data Management Plan (DMP)

Digital data will be selected in line with local museum guidelines and ADS guidelines to include data generated by JNAS both on site and during reporting, data from any specialists involved and a vector plan in dxf format if relevant for a development of this size.

## De-Selected Digital Data

De-selected data will be chosen in consultation with the Archaeological Officer at CBC and will be kept on an external hard drive by JNAS.

--

## Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

## 2 – Documents

### Stakeholders

John Newman and Mr S Wood of CBC

--

### Selection

Describe your Selection Strategy for the Documents elements of the archaeological archive. To do this you must:

As outlined above following local museum and ADS guidelines in consultation with Mr S Wood of CBC.

--

### De-Selected Documents

Describe the procedure for dealing with De-selected material and what specialist advice has informed this procedure.

In consultation with Mr S Wood with regard to the date, context and significance of any material considered for de-selection.

--

## Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

## 3 – Materials

**Note:** This step should be completed for each material component of the archaeological archive. Copy this table for the various materials as required, providing the 'Material Type' and a section identifier (eg. '3.1') for each.

**Material type**

**Section 3.**

### Stakeholders

Name the individual(s) responsible for the Materials Selection decisions (i.e. Archaeological Archive Manager, Project Manager, Repository Representative).

### Selection

Describe your Selection Strategy for each material type and or object type. To do this you must:

- 3.1 State the Selection Strategy you are applying to each category of material, how this will be done, and why.
- 3.2 Identify the selection review points during the project (e.g. project planning, data gathering, analysis and reporting and archive compilation).
- 3.3 Reference all relevant standards, policies or guidelines (e.g. thematic, period, and regional, Research Frameworks, repository deposition policies) and specialist advice sought.
- 3.4 Identify any selection decisions that differ from standard guidelines and explain why.

The Materials Selection Template may be useful in structuring this section.

### Uncollected Material

If you are practicing selection in the field, describe the process that will be applied. To do this you must:

- Detail how you will characterise, quantify and record all uncollected material on site.
- Explain how you will dispose of, or re-distribute, uncollected material.

### De-Selected Material

Describe what you will do with the de-selected material. All processed material should have been adequately recorded before de-selection.

## Amendments

Detail any amendments to the above selection strategy here.

Date	Amendment	Rationale	Stakeholders

## Materials Selection Template

This table may be inserted into Section 3 of the main [Selection Strategy Template](#) to help present differing selection strategies for different material types

Find Type	Selection Strategy	Stakeholders	Review Points

GENERAL

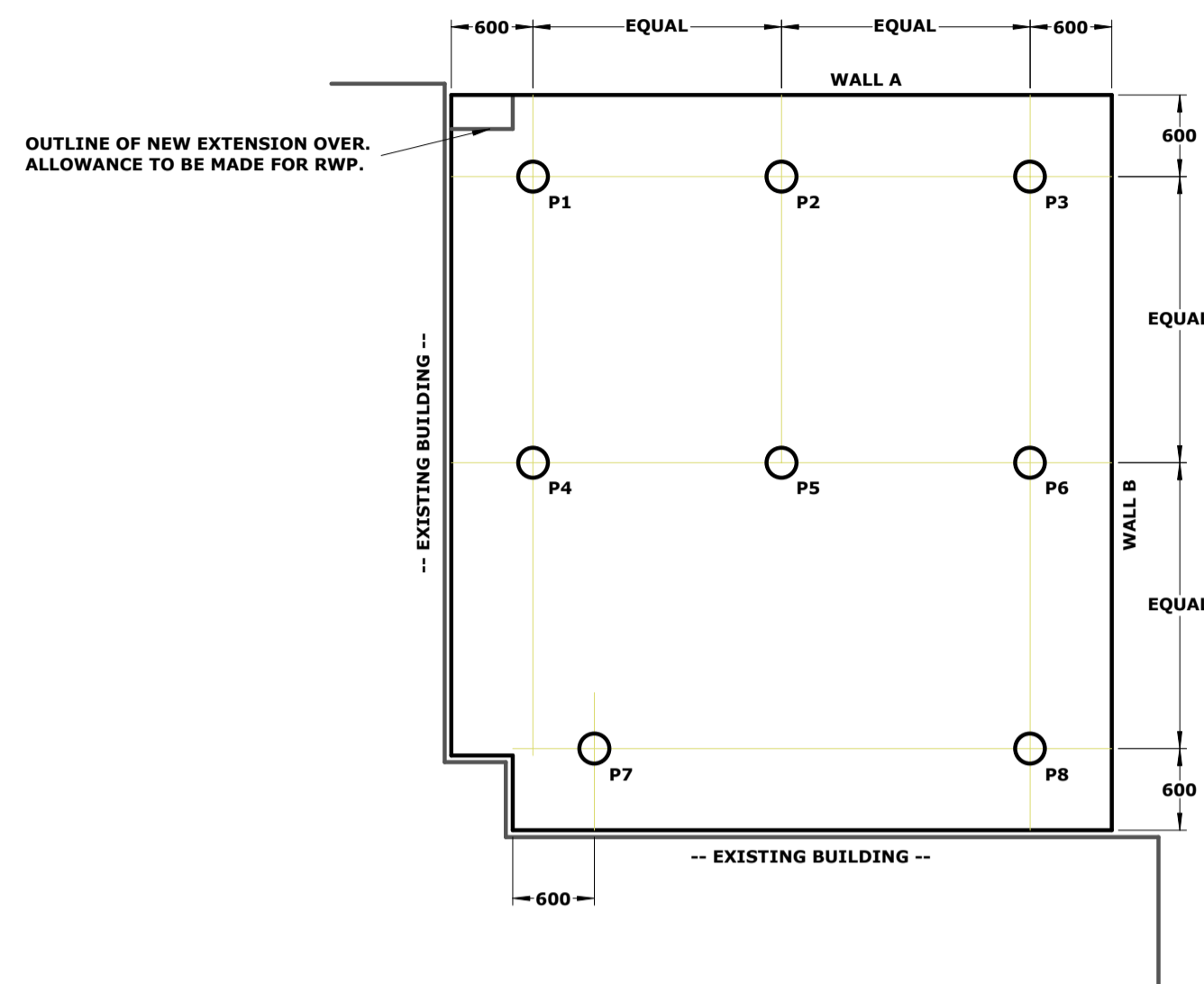
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECT'S AND SUB-CONTRACTORS' DRAWINGS AND SPECIFICATIONS.
2. THIS DRAWING MUST NOT BE SCALED.
3. ANY DISCREPANCIES FOUND ON THIS OR ANY OTHER RELEVANT DRAWING ARE TO BE REPORTED TO, AND RESOLVED WITH, THE CLIENT BEFORE THE COMMENCEMENT OF ANY WORK RELEVANT TO THE DISCREPANCY.
4. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING STABILITY OF ALL EXISTING STRUCTURES AND EARTHWORKS ON THE SITE AND ANY ADJOINING PROPERTY; IF NECESSARY SUITABLY FOUNDED PROPPING, BRACING AND SHORING SHALL BE PROVIDED TO ACHIEVE THIS.
5. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF THE WORKS.
6. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT BRITISH STANDARDS.
7. ALL SUB-CONTRACTORS' DRAWINGS & DETAILS SHALL BE SUBMITTED TO THE CLIENT & ENGINEER FOR COMMENT PRIOR TO MANUFACTURE OR FABRICATION. THESE COMMENTS WILL NOT ABSOLVE THE SUB-CONTRACTOR OF ANY CONTRACTUAL RESPONSIBILITIES.
8. UNLESS NOTED OTHERWISE ALL DIMENSIONS IN mm.
9. THIS DRAWING IS FOR THE PRIVATE AND CONFIDENTIAL USE OF THE CLIENT AND SHALL NOT BE REPRODUCED OR USED BY THIRD PARTIES WITHOUT WRITTEN AUTHORITY FROM DESIGN EFP LIMITED.

PILING

1. THE PILING CONTRACTOR SHALL VISIT THE SITE TO ENSURE FAMILIARITY WITH THE CONDITIONS RELATING TO THE PROPOSED WORKS.
2. THE PILING CONTRACTOR SHALL SUBMIT FULL DETAILS OF THE PILE DESIGN TO THE ENGINEER FOR COMMENT A MINIMUM 14 DAYS BEFORE COMMENCEMENT OF THE WORKS.
3. THE TOPS OF THE PILES SHALL BE LEFT IN A SOUND CONDITION WITH THE REINFORCEMENT PROJECTING A MINIMUM OF 60 TIMES THE BAR DIAMETER.
4. THE ENGINEER IS TO BE INFORMED IMMEDIATELY SHOULD ANY PILES MEET AN OBSTRUCTION, BE OUT OF PLUMB OR OUTSIDE 75mm PLAN TOLERANCE.
5. ALL PILING WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE 'SPECIFICATION FOR PILING' AS PUBLISHED BY THE INSTITUTION OF CIVIL ENGINEERS.
6. THE LOCATION OF ALL EXISTING SERVICES SHALL BE CHECKED PRIOR TO SETTING OUT THE PILES; THE ENGINEER SHALL BE NOTIFIED OF ANY CHANGES REQUIRED TO THE PILE SETTING TO AVOID CONFLICT WITH THESE SERVICES.
7. THE PILE DESIGN SHALL INCORPORATE A FACTOR OF SAFETY OF 3.0 TIMES THE SERVICE LOADS INDICATED IN THE PILE LOAD TABLE.

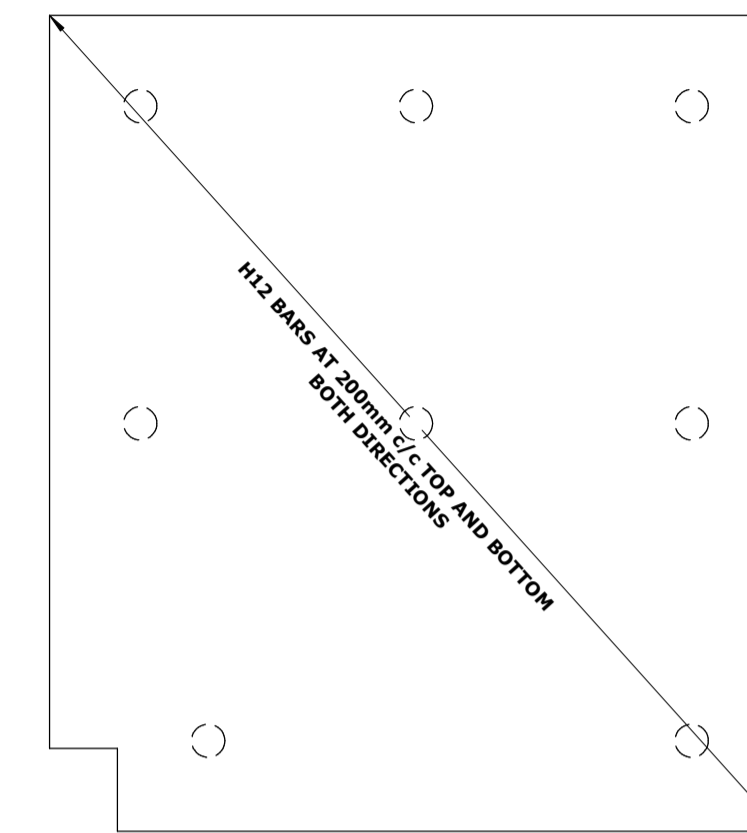
REINFORCED CONCRETE

1. ALL REINFORCED CONCRETE SHOWN ON THIS DRAWING SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH BS 8110 : PART 1: 2001.
2. UNLESS NOTED OTHERWISE ALL REINFORCED CONCRETE SHALL BE GRADE RC40 DESIGN MIX USING A NOMINAL MAXIMUM SIZED AGGREGATE OF 20mm.
3. BLINDING CONCRETE SHALL BE GRADE GEN 1.
4. ALL CONCRETE SHALL BE VIBRATED TO ENSURE ADEQUATE COMPACTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, SUPPORT AND ERECTION OF ALL TEMPORARY FORMWORK.
6. UNLESS NOTED OTHERWISE COVER TO ALL REINFORCEMENT SHALL BE 40mm.



FOUNDATION GENERAL ARRANGEMENT - 1:50

TO BE READ IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS / CALCULATIONS  
UNLESS NOTED OTHERWISE ALL PILES TO BE POSITION 600 FROM EDGE OF SLAB  
SLAB TO BE MINIMUM 250mm DEEP



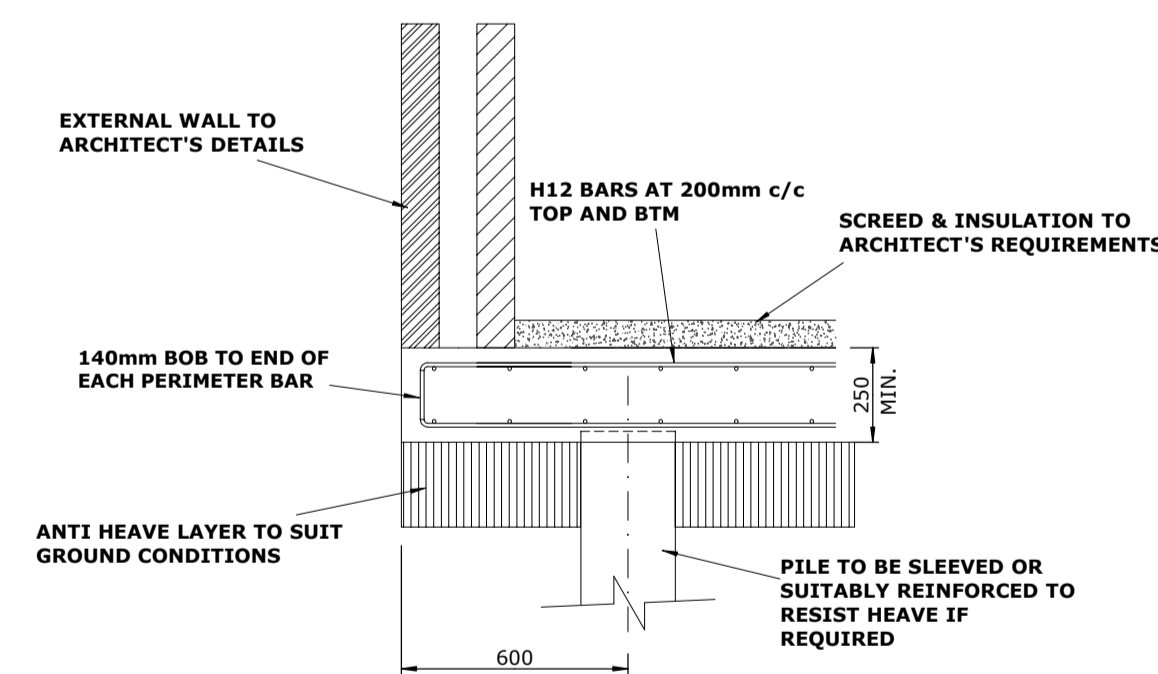
REINFORCEMENT PLAN - 1:50

ALL REINFORCEMENT TO HAVE MINIMUM 40D LAPS  
140mm BOB TO END OF EACH PERIMETER BAR  
RC 28/35 MIX  
TO BE READ IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS / CALCULATIONS  
SLAB TO BE MINIMUM 250mm DEEP

PILE No.	LOAD (kN)
P1	75
P2	75
P3	75
P4	75
P5	75
P6	75
P7	75
P8	75

ALL PILES TO BE DESIGNED TO ACCOMMODATE THE UNFACTORED LOADS INDICATED ABOVE WITH A FACTOR OF SAFETY OF 3.0

PILES TO BE DESIGNED TO RESIST HEAVE, IF SOIL CONDITIONS DICTATE



TYPICAL EDGE DETAIL - 1:20

<b>DESIGN EFP LTD</b> STRUCTURAL ENGINEERING   TEL.....020 8191 8661   EMAIL.....info@designefp.co.uk   WEB.....www.designefp.co.uk	CLIENT GM FOUNDATIONS	PROJECT THE GRIST MILL SPRING LANE	TITLE PROPOSED FOUNDATION PLAN	DRAWN EFP	DATE JUN 2021	SCALE SHOWN AT A1
				DRAWING NO. 021105-01	REV. -	

## Appendix I- Images



General view from north



Brick foundations from east



Brick foundations from north



Brick foundations from southwest



# OASIS ID: johnnewm1-426026

## Project details

Project name	The Grist Mill, Spring Mill Lane, Colchester, Essex- Archaeological Monitoring Report
Short description of the project	Colchester, The Grist Mill, Spring Lane North (ECC 4646, TL 97303 25718) monitoring of shallow ground works for a small extension at the site of a former mill that was largely destroyed in the late 19th century and adjacent to the River Colne at Lexden Bridge revealed 19th century brick foundations for a small extension to the mill. As the foundations have been piled these earlier wall lines have been left in situ.
Project dates	Start: 03-09-2021 End: 03-09-2021
Previous/future work	No / No
Any associated project reference codes	ECC 4646 - Related HER No.
Any associated project reference codes	2114110 - Planning Application No.
Type of project	Recording project
Site status	None
Current Land use	Other 5 - Garden
Monument type	FOUNDATION Post Medieval
Significant Finds	BRICK Post Medieval
Investigation type	""Watching Brief""
Prompt	Planning condition
Project location	
Country	England
Site location	ESSEX COLCHESTER COLCHESTER THE GRIST MILL SPRING LANE NORTH
Postcode	CO3 4AR
Study area	20 Square metres
Site coordinates	TL 97303 25718 51.894510675564 0.867851964581 51 53 40 N 000 52 04 E Point
Height OD / Depth	Min: 7m Max: 8m
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	Landowner
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Colchester and Ipswich Museums
Digital Contents	"Ceramics"
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	Colchester and Ipswich Museums
Paper Contents	"Ceramics"
Paper Media available	"Report"
Project bibliography	
1	
Publication type	Grey literature (unpublished document/manuscript)
Title	The Grist Mill, Spring Lane, North, Colchester, Essex- Archaeological Monitoring Report
Author(s)/Editor(s)	Newman, J
Date	2021
Issuer or publisher	John Newman Archaeological Services
Place of issue or publication	Bramford, Suffolk
Description	Client report in pdf format
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