

# **The Pipeworks, Eye Road, Hoxne, Suffolk**

**Planning application: 0397/13 (DC/21/02566)**

**HER Ref: HXN 084**

## **Archaeological Monitoring Report**

**(Continuous observation of ground works)**

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

(September 2022)

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## **Site details for HER**

Name: The Pipeworks, Eye Road, Hoxne, IP8 4AA

Client: Ms A Tonkin

Local planning authority: Mid Suffolk DC

Planning application ref: 0397/13 (also DC/21/02566)

Development: Conversion of former commercial works to residential (in reality the dilapidated workshop was demolished though a large brick built kiln and associated chimney are to be retained)

Date of fieldwork: 15 March, 18 April & 23 June, 2022

HER Ref: HXN 084 (also HXN 031)

Grid ref: TM 1756 7678

OASIS ref: johnnewm1-504096

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*Summary: Hoxne, The Pipeworks, Eye Road (HXN 084 TM 1756 7678) monitoring of groundworks for the conversion of a former commercial works to residential use, including the demolition of a dilapidated workshop, revealed later Post medieval brick, pipe and tile debris to a depth of between 1100mm to 2000mm from production of these items in this area which has extensive evidence of clay extraction for these products. The development area examined indicated that quarrying work had covered this site and no evidence was revealed for activity of pre-Post medieval date (John Newman Archaeological Services for Ms A Tonkin).*

## 1. Introduction & background

1.1 Ms A Tonkin 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 0397/13 (also DC/21/02566). The monitoring requirements were set out following planning advice in a Brief issued by Dr H Cutler of the Suffolk CC Archaeological Service (SCCAS) to satisfy this condition and JNAS produced the relevant written scheme (Appendix II) to gain the conditional discharge allowing works to start on site. This development concerns the erection of a residential dwelling following the demolition of a dilapidated workshop at The Pipeworks, Eye Road, Hoxne (see Fig. 1) with the adjacent large brick built kiln and associated chimney to retained.

1.2 Hoxne parish is located in north central Suffolk to the east of Eye. The village has a historic settlement pattern focused on the parish church but also scattered around Cross Street and Heckfield Green and with other farms and cottages along the various roads and lanes in this large parish with the planned development site at The Pipeworks, Eye Road being some 900m south-west of the parish church and c100m west of the Gold Brook. To the south of The Pipeworks Fairstead Farm is a grade II listed building of 17<sup>th</sup> century date with 16<sup>th</sup> century origins, this farmstead being typical of a scattered settlement pattern of medieval to earlier Post medieval date.

1.3 The British Geological Survey describes the site as being on the margin between Lowestoft Formation till deposits and Croxton Formation sand and gravel material at c30m OD.

1.4 The relevant SCCAS brief notes the proximity of this site to the internationally famous Hoxne brick pits where John Frere recovered Palaeolithic tools (HER HXN 001) from clear ancient geological horizons within quarrying works which was extracting brickearth deposits from a silted lake in the late 18<sup>th</sup> century thereby helping to start early hominoid studies from a scientifically recorded basis. In close proximity the large and important early 5<sup>th</sup> century Hoxne Roman hoard (HER HXN 019) was also recovered in the early 1990s.

1.5 Additionally an historic building record (Alston, 2016) has been carried out at The Pipeworks in order to create a full above ground structural record prior to other works starting. This report concludes that the majority of the standing structure is of 1930 or later date though historic maps indicate brick works at this area on both sides of the Eye Road from at least before 1880 though not shown on the tithe map of 1843. The dilapidated condition of the workshop was also noted though the large brick/tile/pipe kiln and associated chimney were seen to be in a much better condition and will be retained. However the adjacent workshop structure was seen to be in such poor condition this was demolished to allow the new residential development to go ahead.

## 2. Monitoring methodology

2.1 Initial works at the site entailed the excavation of a large pit for a treatment plant plus some trenches to link the new build to the plant. This plant pit was too deep to enter. Following these works and the demolition of the workshop foundation trenches were excavated broadly on the previous footprint and these were monitored as they progressed and the trenches entered to examine indistinct areas, this later monitoring was carried out over two visits. The upcast spoil was examined visually, and the overall project was photographed as the works continued (see Appendix I) though extensive lengths of the trench were too wet to enter and the water obscured the base. In addition some small test pits were opened by hand in 2019 to test the then existing foundations, these were photographed at the time (see Appendix I) but they add little to an understanding of deposits at the site and the results became irrelevant once the decision to demolish the workshop was made.

## 3. Results

3.1 The treatment plant (see Fig. 2) was 2200mm in diameter and it revealed 200mm of topsoil above 1800mm of mid brown sandy subsoil that contained numerous peg and pan tile fragments and ceramic field drain fragments of late Post medieval date. At the base of the pit a blue/grey clean sandy clay deposit could be seen but this material was not disturbed. The trenches designed to connect the new dwelling to the plant were 600mm wide and 1000mm to 1100mm deep and again they indicated the presence of a deep deposit with a mix of subsoil and later Post medieval brick, tile and pipe fragments.

3.2 In total 74m of foundation of 600mm wide and 1400mm to 1600mm deep trench were opened. Following the removal of the workshop the trenches revealed subsoil containing brick and tile fragments of later Post medieval date to a depth of 1400mm again with a glimpse of blue/grey sandy clay at the base, this material was only disturbed to a shallow depth and was obscured throughout much of the trench length.

## 4. Conclusion

4.1 While the area around the quarry pits at Hoxne is very important for Palaeolithic studies the ground disturbed during this residential development at The Pipeworks revealed evidence of apparent quarrying work to anything between 1100mm and 2000mm in the Post medieval period. No undisturbed deposits were revealed in the treatment plant area and the trenching works so it can be confirmed no deposits of archaeological importance have been affected in an area where Post medieval extraction works have been carried out.

Alston, L      2016      'The Pipeworks, Hoxne, Suffolk,' (OASIS Suffolk!-254418)

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(Acknowledgements: JNAS is grateful to Anna Tonkin and everyone on site for their close cooperation with regard to this site monitoring).

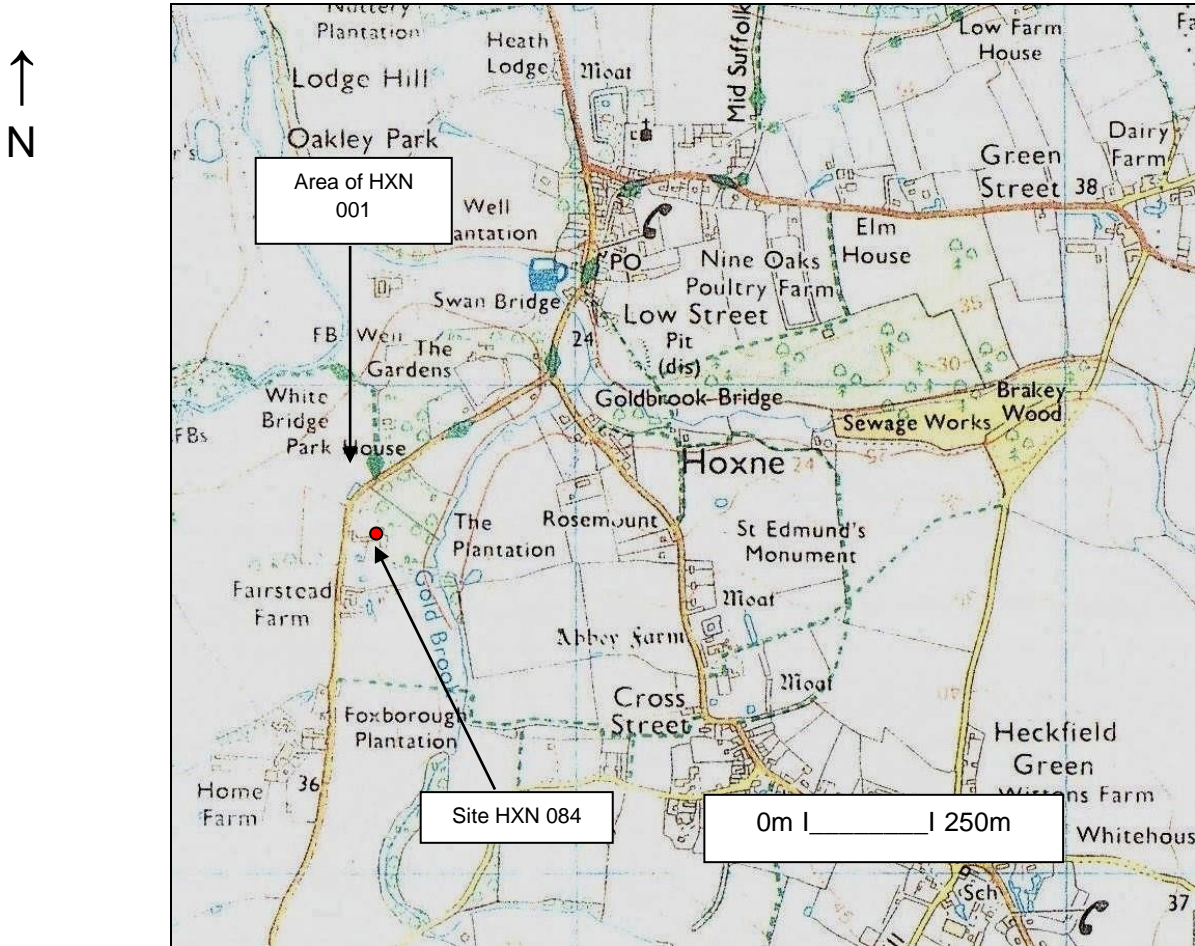


Fig. 1: Site location (Ordnance Survey © Crown copyright 2006  
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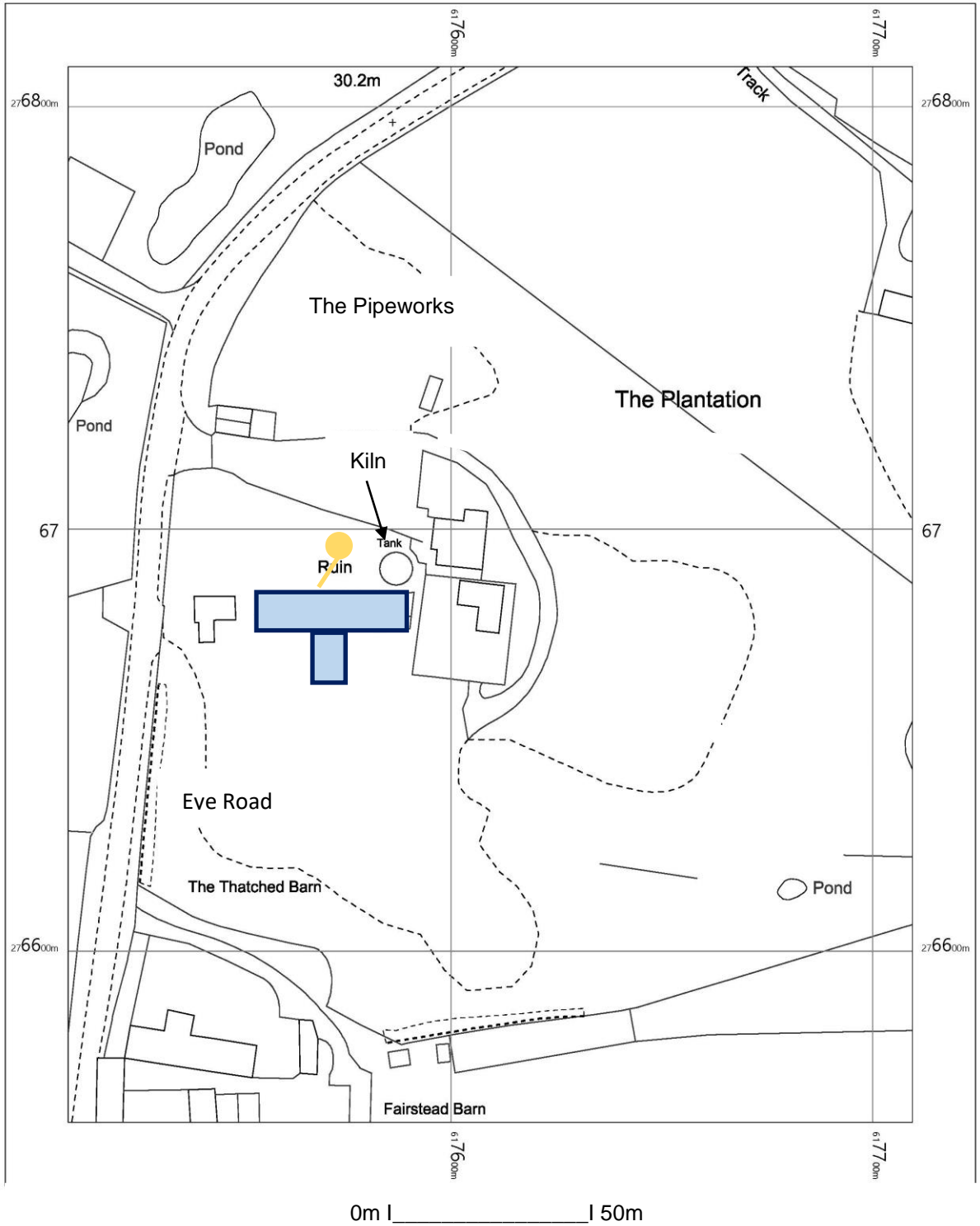


Fig.2: Location of monitored area  
(Blue- new dwelling on site of workshop, brown- treatment plant)  
(Ordnance Survey © Crown copyright All rights reserved Licence No 100049722)



## Appendix I- Images



Kiln from northeast



Workshop from east





TP at eastern end of workshop TP on northern side of workshop TP at western end of workshop



Treatment plant area from northeast





Treatment plant pit



New build area from southwest following demolition of workshop





Western foundation trench



North central part of foundations from west



Southwest corner of foundations



Northeast corner of foundations from west





Eastern foundation trench

**The Pipeworks, Eye Road,  
Hoxne, Suffolk**

**Planning application: 0397/13**

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

## **Site details**

Name: The Pipeworks, Eye Road, Hoxne, Suffolk, IP8 4AA

Client: Ms A Tonkin

Local planning authority: Mid Suffolk DC

Planning application ref: 0397/13 (also DC/21/02566)

Proposed development: Conversion of former commercial works to residential dwelling

Brief ref: SCCAS\_Monitoring Brief \_Pipeworks, Hoxne\_0397\_13

Proposed date for ground works: tbc

HER ref: HXN 031

OASIS ref: johnnewm1-504096

Grid ref: TM 1756 7678

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2. Location, Topography & Geology
3. Archaeological & Historical Background
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## 1. Introduction

1.1 Roberts Molloy Associates on behalf of their client Ms A Tonkin have commissioned John Newman Archaeological Services (JNAS) to undertake the archaeological monitoring of ground works that are required under a condition for a programme of archaeological works for the planning decision notice for application 0397/13 (more recently DC/21/02566). This written scheme of investigation (WSI) details the background to the archaeological condition and how JNAS will implement the requirements set in a Brief from Dr H Cutler 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 a commercial brick/pipe manufacturing works to residential use at The Pipeworks, Eye Road, Hoxne.

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 Hoxne parish is located in north central Suffolk to the east of Eye. The village has a historic settlement pattern focused on the parish church but also scattered around Cross Street and Heckfield Green and with other farms and cottages along the various roads and lanes in this large parish with the proposed development site (PDS) at The Pipeworks, Eye Road being some 900m south-west of the parish church and c100m west of the Gold Brook. To the south of The Pipeworks Fairstead Farm is a grade II listed building of 17<sup>th</sup> century date with 16<sup>th</sup> century origins, this farmstead being typical of a scattered settlement pattern of medieval to earlier Post medieval date.

2.2 The British Geological Survey describes the site as being on the margin between Lowestoft Formation till deposits and Croxton Formation sand and gravel material at c30m OD.

## 3. Archaeological & Historical Background

3.1 The relevant SCCAS brief notes the proximity of this site to the internationally famous Hoxne brick pits where John Frere recovered Palaeolithic tools from clear geological horizons thereby helping to start early hominoid studies from a scientifically recorded basis. In close proximity the large and important early 5<sup>th</sup> century Hoxne Roman hoard was also recovered in the early 1990s.

3.2 Additionally an historic building record (Alston, 2016) has been carried out at The Pipeworks in order to create a full above ground structural record prior to other works starting. This report concludes that the majority of the standing structure is of 1930 or

later date though historic maps indicate brick works at this site from at least before 1880 though not shown on the tithe map of 1843.

3.2 The archaeological advice 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 the ground works progress through a programme of continuous monitoring by an archaeologist.

## 4. Aims of the Site Monitoring

4.1 As outlined above the planned conversion works have the potential to reveal very early, Palaeolithic, deposits and finds, evidence of Roman activity but more likely deposits related to the later Post medieval brick and pipe works. This monitoring will aim to record all possible details relating to the depth of overburden and evidence, character and date of any past activity that is revealed with the primary aim of gaining more information relating to any past activity.

## 5. Methodology

5.1 The erection of the planned conversion and extension works will be closely monitored as soon as site works commence with trench fill foundations being anticipated with any other significant ground works also to be monitored. Notice of ground works starting, with a ten day notice period, and then any unexpected findings will be reported back to the relevant Suffolk CC Archaeological Office. Time will be available to investigate any possible archaeological deposits and scan the upcast spoil with a metal detector including a pre-start scan. Care will also be taken to avoid machine activity during inclement weather conditions as this might cause excessive disturbance. 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 500m of this site.

5.2 Site records will be made under a continuous and unique numbering system of archaeological contexts under a HER numbers supplied by Suffolk CC beforehand. 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 areas 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 (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 relevant trenched ground works and associated works that may include narrower service trenches and any soakaway or sewage treatment plants with any features hand excavated. Even if no archaeological deposits are revealed every effort will be made to gain a record of the

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natural occurring deposits and overburden that could help in the understanding of the general history of land use and topography in the area. 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. 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 The particular significance of the Hoxne brick pit area for some of the origins of Palaeolithic studies is noted above and special concentration, investigation and recording of exposed deposits and upcast spoil will be carried out. This will take into account advice issued nationally by Historic England (formerly English Heritage) with regard to the nature of the deposits on site and the location and distribution of any early lithic finds ('Research and Conservation Frameworks for the British Palaeolithic,' English Heritage, 2008 & 'Sites of Early Human Activity,' Historic England, 2018, esp. section 1.6). The aforementioned section 1.6 of the latter advice notes the possibility of in situ material, surface scatters and secondary deposits that have been disturbed. The latter category is most likely to be found at this site but still is of great importance for these early periods so care will be taken to record any finds with regard to their location and depth within the observed foundations and in relation to the relevant exposed deposits. Any such findings will be communicated with SCCAS immediately and this may require a revised WSI and contact with early hominoid specialists to enhance and complete the study of this site.

5.5 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.

5.6 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.

5.7 The monitoring report will be consistent with the principles of *MoRPHE* and this report will summarise the methodology employed and relate the archaeological



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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 and will include the results of monitored test pits in work carried out in 2019. Any interpretation of the monitoring results will be clearly separated from the objective account of the monitoring and its results and will be related to the HBR record. The report will give a clear statement regarding the results of the site monitoring in relation to both the more detailed aims in section 4 above and their significance in the context of the Regional Research Framework (EAA Occ. Papers 3, 8 & 24 1997, 2000 & 2011). A pdf version 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. A summary prepared of any positive results will be sent for 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.

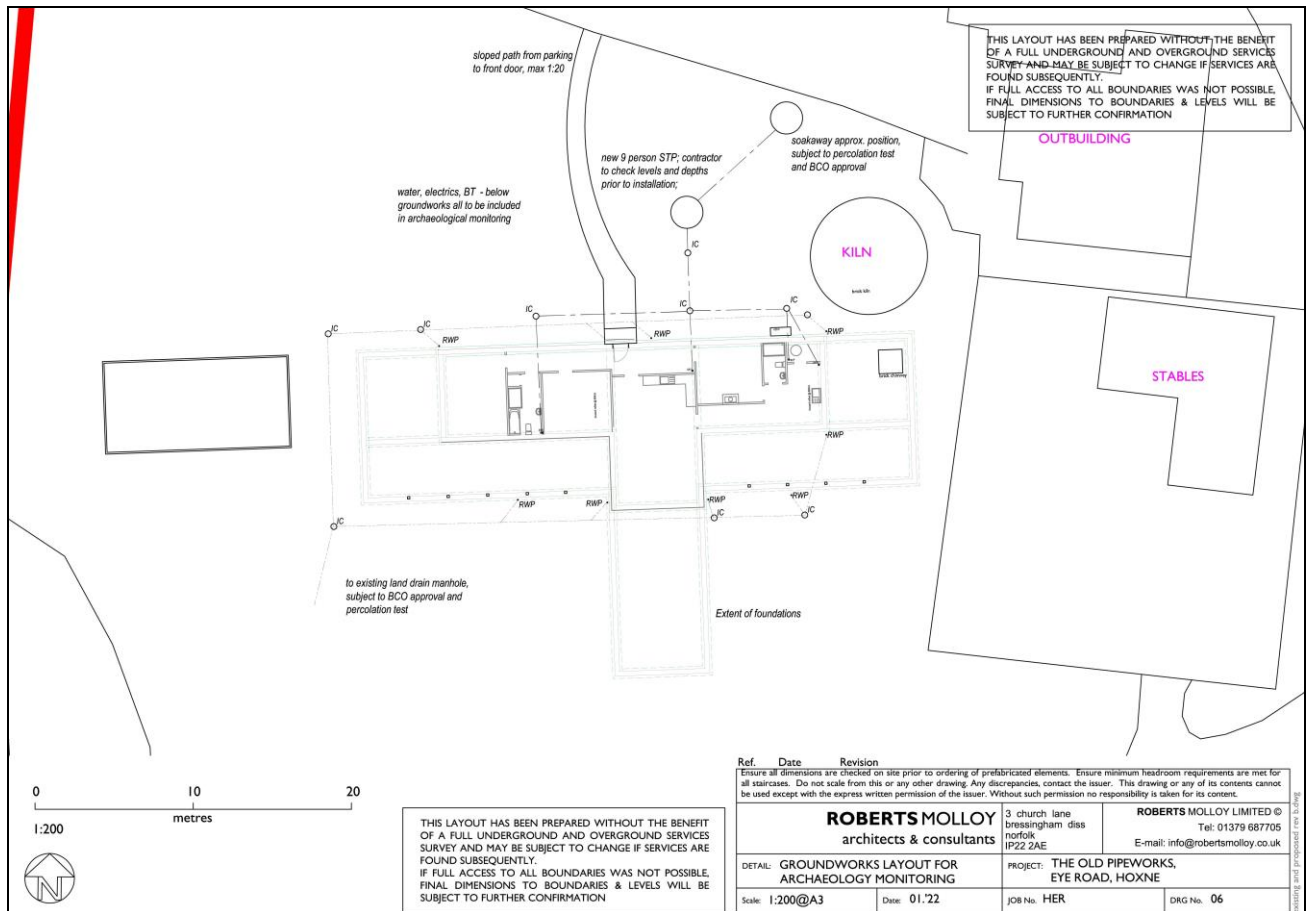
6.5 Deep holes/trenches will only be entered if assessed to be safe and after consultation with the contractor on site, they will not be entered if no-one else is in the vicinity.

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

# John Newman Archaeological Services

Conservation:	Conservation Services
Faunal remains:	J Curl (Sylvanus Archaeology)
Human remains:	S Anderson (Freelance)
Metal detector search	James Armes
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 period ceramics	Colchester Archaeological Trust
Roman period small finds	N Crummy
Post Roman small finds:	JNAS
Ref:	
Alston, L	2016 'The Pipeworks, Hoxne, Suffolk,' (OASIS Suffolk!-254418)



Proposed conversion works

# Summary for johnnewm1-504096

OASIS ID (UID)	johnnewm1-504096
Project Name	Watching Brief at The Pipeworks Eye Road Hoxne Suffolk
Sitename	The Pipeworks Eye Road Hoxne Suffolk
Activity type	Watching Brief, Watching Brief
Project Identifier(s)	HXN 031, HXN 084
Planning Id	0397/13, DC/21/0256
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	John Newman Archaeological Services
Project Dates	15-Mar-2022 - 23-Jun-2022
Location	The Pipeworks Eye Road Hoxne Suffolk NGR : TM 17560 76780 LL : 52.3459097850329, 1.1926690770004 12 Fig : 617560,276780
Administrative Areas	Country : England County : Suffolk District : Mid Suffolk Parish : Hoxne
Project Methodology	Monitoring
Project Results	Hoxne, The Pipeworks, Eye Road (HXN 084 TM 1756 7678) monitoring of groundworks for the conversion of a former commercial works to residential use, including the demolition of a dilapidated workshop, revealed later Post medieval brick, pipe and tile debris to a depth of between 1100mm to 2000mm from production of these items in this area which has extensive evidence of clay extraction for these products. The development area examined indicated that quarrying work had covered this site and no evidence was revealed for activity of pre-Post medieval date.
Keywords	Tile - POST MEDIEVAL - FISH Archaeological Objects Thesaurus Brick - POST MEDIEVAL - FISH Archaeological Objects Thesaurus Drain Pipe - POST MEDIEVAL - FISH Archaeological Objects Thesaurus
Funder	
HER	Suffolk HER - unRev - STANDARD
Person Responsible for work	John, Newman
HER Identifiers	HER Monument No - HER 084
Archives	