

**LAND TO THE REAR OF 144 HIGH
STREET, MALDON, ESSEX**

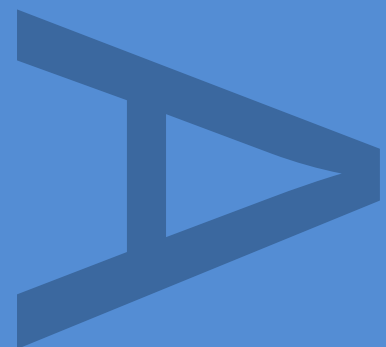
AN ARCHAEOLOGICAL EVALUATION

**LOCAL PLANNING AUTHORITY:
MALDON DISTRICT COUNCIL**

PCA REPORT NO: R11555

SITE CODES: MD47

NOVEMBER 2013



PRE-CONSTRUCT ARCHAEOLOGY

LAND TO THE REAR OF 144 HIGH STREET, MALDON, ESSEX

AN ARCHAEOLOGICAL EVALUATION

Local Planning Authority: Maldon District Council

Planning Reference: Pre-Planning

Central National Grid Reference: NGR TL 8541 0686

Site Code: MD47

Report No. R11555

Written and researched by: Matthew Lees October 2013
Pre-Construct Archaeology Ltd

Project Manager: Mark Hinman

Commissioning Client: Mr Labbett of Bygone Properties

Contractor: Pre-Construct Archaeology Ltd
Central Office
7 Granta Terrace
Stapleford18
Cambs, CB22 5DL

Tel: 01223 845522
Fax: 01223 845522
E-mail: mhinman@pre-construct.com
Website: www.pre-construct.com

©Pre-Construct Archaeology Ltd

November 2013

The material contained herein is and remains the sole property of Pre-Construct Archaeology Ltd and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Ltd cannot be held responsible for errors or inaccuracies herein contained.

Contents

1	INTRODUCTION	4
2	GEOLOGY AND TOPOGRAPHY	5
3	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	6
4	ARCHAEOLOGICAL METHODOLOGY	8
5	RESULTS	10
6	CONCLUSIONS AND RECOMMENDATIONS	11
7	ACKNOWLEDGEMENTS	12
8	REFERENCES	13
	APPENDIX 1: CONTEXT INDEX	16
	APPENDIX 2: PLATES	17
	APPENDIX 3: OASIS FORM	19
	APPENDIX 4: ESSEX HISTORIC ENVIRONMENT RECORD/ ESSEX ARCHAEOLOGY AND HISTORY SUMMARY SHEET	21

Figures

Figure 1: Location Plan	14
Figure 2: Trench Location	15

Plates

Plate 1: 144 High Street (Photo taken from rear of building)	17
Plate 2: East facing view of trenches	17
Plate 3: Southeast view of trench showing waterlogged conditions	18
Plate 4: Northeast facing view of trench showing natural geological horizon (102) and edge of Pit [104] (In middle ground)	18

Abstract

This report documents the results of an archaeological evaluation on land to the rear of 144 High Street, Maldon, Essex, carried out on 24th October 2013. A single cross-shaped trench was machine excavated with the intent of evaluating the archaeological potential of the land to the rear of a 16th - to 17th-century timber framed building. A very large pit of post-medieval date was located within the majority of the cross shaped trench but is regarded as being of limited archaeological significance.

1 INTRODUCTION

- 1.1 This document reports the results of an archaeological evaluation undertaken on the land to the rear off 144 High Street, Maldon, Essex, CM9 5BX (centred on Ordnance Survey National Grid Reference (NGR) TL 8541 0686; Figure 1). This work was carried out on the 24th of October 2013.
- 1.2 The work was commissioned by Mr Lambett of Bygone Properties in advance of the development of the land to the rear the a 16th- to 17th-century two storey timber framed building with a cross wing located on High Street, Maldon. The site was occupied by a garden, parking and storage area to the rear of 144 High Street.
- 1.3 The development lies in an area of significant archaeological potential in the core of the medieval and post-medieval town. This is highlighted in Section 3 of this report, which elaborates on the importance of area archeologically. The Essex County Council Historic Environment Officer therefore advised the local planning authority (Maldon District Council) that a full archaeological planning condition was required.
- 1.4 A written scheme of investigation (WSI) for an archaeological evaluation within the development area was prepared by Mark Hinman and Adam Garwood of Pre-Construct Archaeology Ltd (August 2013), in response to a planning condition recommended by Maria Medlycott of the Historic Environment Management Team (HEMT) of Essex County Council, Historic Environment Branch.
- 1.5 The work reported upon here was designed to contribute to an understanding of the character, condition, date and extent of any archaeological remains within the development area, and to provide a comprehensive appraisal of the significance of any remains within a local, regional and national context as appropriate. This has been achieved through the recording of a cross-shaped series of evaluation trenches located within the development area, which demonstrated a paucity of archaeological of significant archaeological remains, the only features present being a very large post-medieval pit.

2 GEOLOGY AND TOPOGRAPHY

- 2.1 The underlying geology of the site is Eocene London Clay, comprising fine sandy, silty clay and silty clay formed in deep seas 34-56 million years ago (British Geological Survey 2013).
- 2.2 The site is located towards the east end of Maldon High Street, on the south-west side of the road. It lies at an elevation of approximately 18m above Ordnance Datum (OD), with land sloping up to the north-west towards a high point at the church and top of Market Hill, and down to the east and south-east towards the Hythe and the river Chelmer.
- 2.3 The natural geological horizon within the trenches was mid-yellowish orange silty clay.

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1 The following archaeological background is taken verbatim from the archaeological brief (Medlycott September 2013) and utilises information taken from the Essex Historic Environment Record (EHER), held at Essex County Council, County Hall, Chelmsford.

3.2 The development area lies to the rear of 144 High Street, Maldon (EHER 38367), a 16th- and early-17th-century two-storey timber-framed building with a cross-wing.

3.3 Maldon itself is a historic market town. There is evidence for prehistoric settlement at the top of the High Street and a substantial late Iron Age and Roman settlement has been excavated on the low-lying ground to the east at Elms Farm, Heybridge. There is early Anglo-Saxon settlement evidence from the Elms Farm/ Crescent Road area of Heybridge, and Middle Saxon settlement (7th to 8th century) has been recorded on the Croxley Works Site, Church Street, Maldon. In AD 913, King Edward the Elder and his entourage camped at Maldon while a defensive burh (typically consisting of a earthen bank and ditch) was built at Witham. In 916 he ordered a burh to be built at Maldon itself, as part of his campaign to recover eastern England from Danish control. The remnants of the Maldon burh were identified in the 18th century by the antiquarians Joseph Strutt and Nathaniel Salmon. These remains took the form of an earthwork on the west side of the town, on top of the ridge. The late Saxon town developed around the east gate of the burh, along the main road that led from the burh down to the hythe. There was a small market-place, probably a church (on the site of medieval All Saints' Church) and at least two main phases of late Saxon timber buildings on the south side of the High Street. There may well have been a quay at the hythe, and the church of St Mary located adjacent to the estuary is of Saxon origin. There was a royal mint in Maldon, one of only three in the county, from as early as AD 925. In AD 991, a Viking fleet sailed up the Blackwater estuary and landed on an island to the east of the town. The resulting battle between Vikings and Saxons is the most significant historical event to take place in the Maldon area, and is recorded in a famous Anglo-Saxon poem. Maldon town itself appears to have escaped the destruction of the battle.

- 3.4 At the time of the Norman Conquest, Domesday Book (AD 1086) records Maldon as being second in importance only to Colchester in the county. Maldon and Colchester were then the only boroughs in Essex, a status later confirmed for Maldon by a charter dating to AD 1171. The town also retained its mint until at least 1100 and was an important port (chiefly concerned with the transshipment of goods from London). The wealth of Maldon is indicated by the presence of three parish churches within the urban area: All Saints', St Peter's and St Mary's. Maldon and Colchester are the only towns in Essex to have more than one church in the early medieval period. In addition to the churches, there was also a friary in the town, a leper hospital and the Chapel of St Mary. The basic layout of the medieval built-up area had been established in the Saxon period and was expanded and in-filled during the medieval period. It can be sub-divided into four areas: the urban core which roughly approximated to All Saints' parish (which included the market-place), the High Street, the Hythe, and Fullbridge at the crossing of the River Chelmer. No. 144 High Street falls within this historic core.
- 3.5 Maldon stayed within its medieval limits until the 18th century, although within the existing built-up area there was considerable building work, involving the erection of new buildings and the subdivision/ conversion of older ones. The Reformation and the growth of non-conformism led to striking changes in the town, including the closure of the friary and St Giles' Hospital (and probably the chapels of St Mary and St Helen). St Peter's and St Mary's churches suffered structural neglect. During this period, new religious establishments included the Independent/ Congregational Chapel and the Friends Meeting House.
- 3.6 There have been numerous excavations within the historic core of Maldon, which have confirmed the widespread survival of archaeological features and deposits (albeit with areas of later disturbance). These include excavations immediately adjoining the site at the rear of 140/142 High Street (EHER 18271), which recorded 1.8m of topsoil and subsoil build-up, together with one post-medieval and a number of other undated features. To the south of the site, monitoring at 168-170 High Street (EHER 14753-4) revealed features dating to the 13-14th centuries. Trenching across the road at the Old Gasworks site revealed 12- to 16th-century rubbish pits. There was therefore a strong possibility of archaeological features and deposits surviving on the present site, relating both to the 16th-century occupation of No. 144 and to any earlier buildings that may have existed on the site.

4 ARCHAEOLOGICAL METHODOLOGY

- 4.1 A cross shaped series of trenches measuring c.11m along the northwest to southeast axis, and c.14m along the northeast to southwest axis, were excavated in order to investigate the land to the rear of 144 High Street, Maldon (Figure 2). The original design was for the trench to consist of one 15m long northwest to southeast component and one 10m long northeast to southwest component; but this was not possible due to the constraints of the development area.
- 4.2 The trenching was carried out under archaeological supervision using a mechanical 'Mini' Digger with a 1.2m wide toothless ditching bucket. Topsoil, made ground and subsoil deposits were removed in spits down to the level of the undisturbed natural geological deposits (up to 1.5m in places) where potential archaeological features could be observed and recorded.
- 4.3 A complete excavation plan and heights above ordnance datum (m OD) was prepared using a Leica 1200 Global Positioning System (GPS) rover unit with real time kinematic differential correction, giving three dimensional accuracy of 20mm or less.
- 4.4 All aspects of the excavation were conducted in accordance with the Institute for Archaeologist's *Code of Conduct and the Standard and Guidance for Archaeological Field Evaluations* (2008), and *Standards for Field Archaeology in the East of England* (Gurney 2003; East Anglian Archaeology Occasional Paper 14). *Reference was also made, where appropriate, to Research and Archaeology: A Framework for the Eastern Counties, 1. Resource Assessment and 2. Research Agenda and Strategy* (East Anglian Archaeology Occasional Papers 3 (Glazebrook 1997) and 8 (Brown and Glazebrook 2000)), and *Research and Archaeology Revisited: a Revised Framework for the East of England* (East Anglian Archaeology Occasional Paper 24 (Medlycott 2011)). Field excavation and recording techniques are detailed within the *PCA Fieldwork Induction Manual* (Operations Manual I) by Joanna Taylor and Gary Brown (2009).
- 4.5 Deposits or the removal of deposits judged by the excavating archaeologist to constitute individual events were each assigned a context numbers and recorded on individual pre-printed forms. Archaeological events recognised by the deposition of material are signified in this report by round brackets (thus), whilst events constituting the removal of deposits are referred to here as 'cuts' and signified by square brackets [thus]. The record numbers assigned to cuts and deposits are entirely arbitrary and in no way reflect the chronological order in which events took place. Artefacts recovered during excavation were assigned to the record number of the deposit from which they were retrieved.

- 4.6 Metal detecting was carried out during the excavation of the trenches and archaeological features and spoil were scanned for metal objects
- 4.7 High resolution digital photographs were taken throughout the fieldwork (See Plates 1-4), and were used to keep a record of the evaluation.
- 4.8 The records for all the excavated deposits were completed and checked for internal consistency. Written and drawn records have been completed on archival quality paper and are fully indexed.
- 4.9 All records have been entered into a computerised relational database (Microsoft Access). This will allow integration of the contextual, artefactual and environmental data with the site base plan through 'Computer Aided Design' (AutoCad).
- 4.10 Text sections for all features analysed have been written and detailed in the results section below (Section 5).

5 RESULTS

- 5.1 The main result of the evaluation was identifying a large Pit [104] measuring over 6m wide by over 11m long, and which was probably originally either sub-circular or sub-rectangular in plan (Fig. 2). Due to the depth of the trench, waterlogging and size of the machine employed, it was not possible to fully excavate this feature, but it can nevertheless be confidently dated by the recovery of a substantial quantity of post-medieval brick and tile. Given that these finds are comparatively recent, it was decided in consultation with the Archaeological Development Control Officer that it was not necessary to investigate further (see section 5.2).
- 5.2 Pit [104] has been interpreted as either a pond, large cess or rubbish pit, or perhaps a backfilled quarry pit, and contained fill (103) which was a silty clay with a high density of oyster shell and post-medieval building material. The feature was not excavated due to the depth of the trench, height of the accompanying spoil heaps, and the quantity of water within the trench.
- 5.3 While the interpretation of Pit [104]'s function remains uncertain, it is clear that it was backfilled, at least in its later stages of disuse, in the post-medieval period. This was demonstrated by the large quantity of post-medieval brick and tiles and oyster shells within fill (103). These oysters were likely sourced from the nearby estuary, and where both an important food source and tradable commodity, with the shells often used for the creation of lime.
- 5.4 No other archaeological remains were found within the trench.

6 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 The large Pit [104] located within the development area is likely to be associated with the activity of the extant timber framed building at 144 High Street, Maldon. This feature is tentatively interpreted here as a large pond, or as either a rubbish or cess pit, or perhaps as a quarry pit for clay extraction.
- 6.2 Due to the type of feature identified it was not considered necessary, upon consultation with Maria Medlycott of Essex County Council, to further investigate the feature. This was due to the difficulties of excavation and the feature not being considered significant enough to require excavation.
- 6.3 Maria Medlycott, Development Control Officer at Essex County Council, has recommended that no further archaeological work will be required within the development area investigated in this evaluation. Therefore the archaeological condition on the planning application will be considered discharged. This will require confirmation by Maria Medlycott of Essex County Council following submission of this report.

7 ACKNOWLEDGEMENTS

PCA would like to thank Mr Labbett of Bygone Properties for commissioning to work and Maria Medlycott for monitoring the evaluation. The Author would like to thank Mark Hinman for managing the project, Nathalie Barrett for survey processing and Josephine Brown of the PCA CAD Department for preparing the figures.

8 REFERENCES

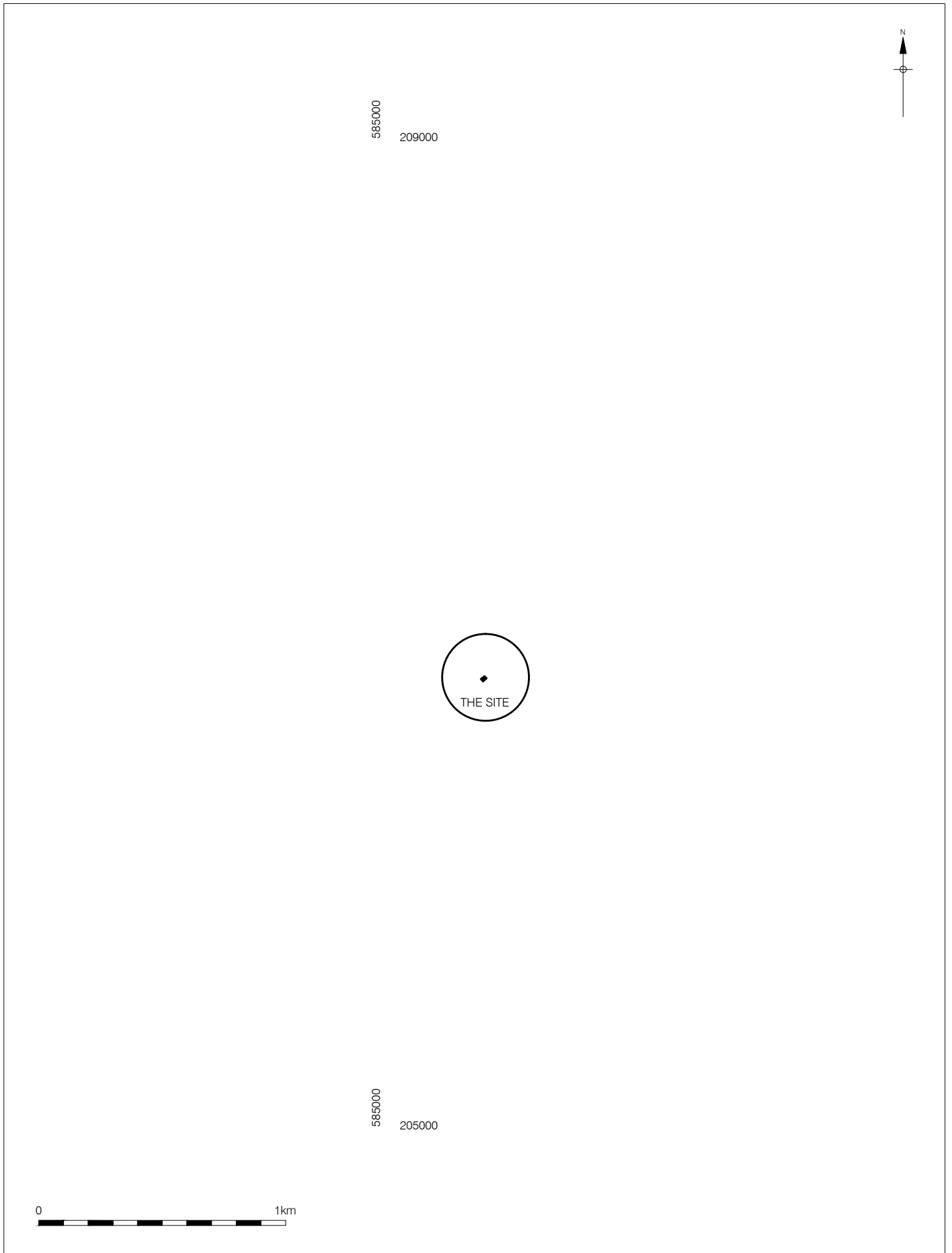
Hinman, M and A. Garwood. 2013 *Written Scheme of Investigation for Archaeological Trial Trenching to the of 144 High Street, Maldon, Essex.*

Brown, N. and Glazebrook, J. (eds.) 2000 *Research and Archaeology: a Framework for the Eastern Counties, 2. Research Agenda and Strategy.* East Anglian Archaeology Occasional Paper No. 8

Glazebrook, J. (ed.) 1997 *Research and Archaeology: a Framework for the Eastern Counties, 1. Resource Assessment.* East Anglian Archaeology Occasional Paper No. 3

Medlycott, M (ed.) 2011 *Research and Archaeology Revisited: a Revised Framework for the East of England.* East Anglian Archaeology Occasional Paper No. 24

Medlycott, M. 2013 *Brief for Archaeological Trial Trenching on land adjacent to the rear of 144 High Street, Maldon..*



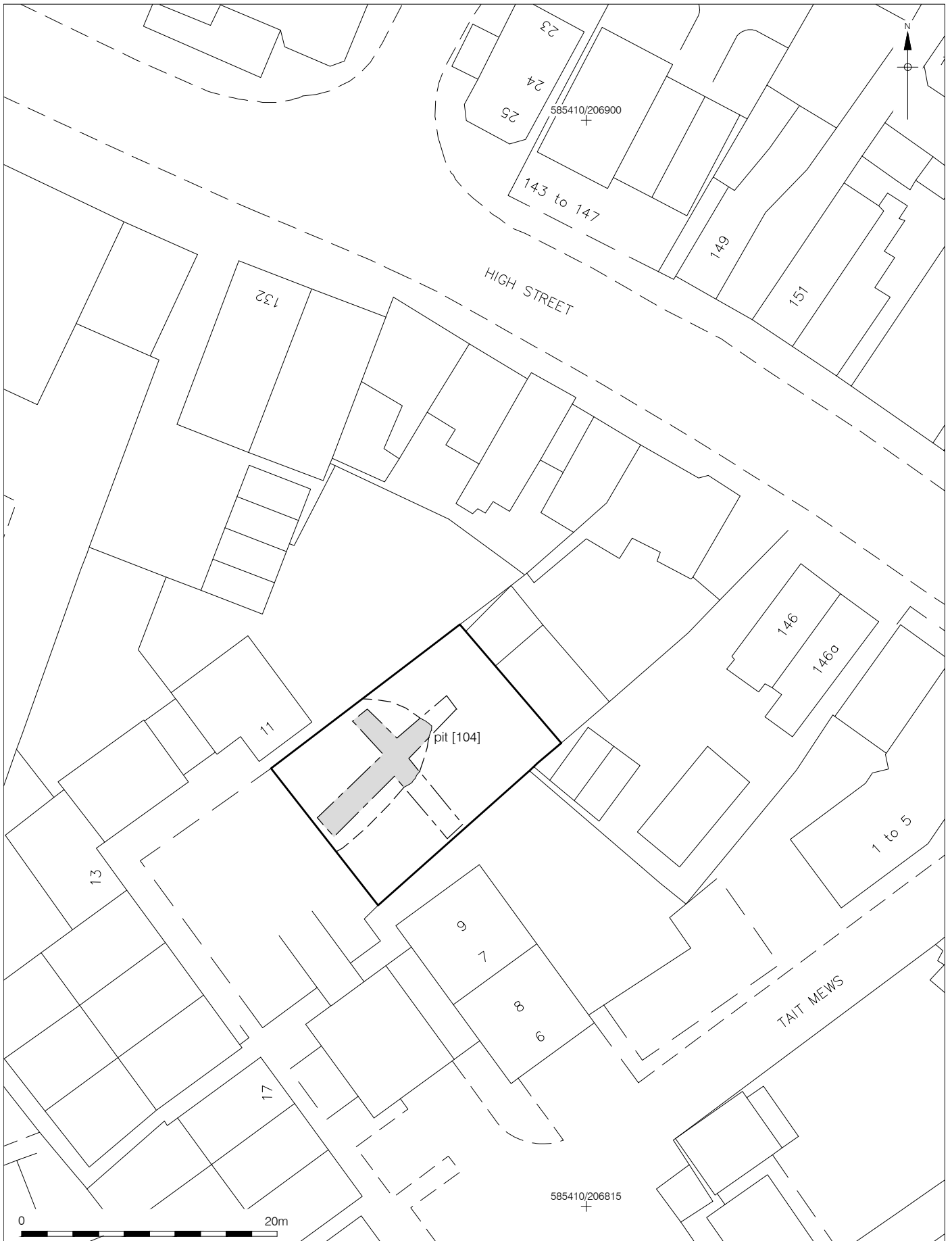


Figure 2
 Detailed Site location and Trench Plan
 1:400 at A4

APPENDIX 1: CONTEXT INDEX

Context No.	Cut	Type	Description	Finds?
(100)	-	Topsoil	Dark blackish brown very humic silt	N
(101)	-	Subsoil	Mid yellowish grey silty clay	N
(102)	-	Natural Geology	Mid-yellowish orange silty Clay	N
(103)	[104]	Pit	Backfill fill of Pit [104] containing large quantities of post-medieval building material and oyster shells	Y
[104]	[104]	Pit	Cut of large pond/quarry pit/rubbish or cess pit	N

APPENDIX 2: PLATES

Plate 1: 144 High Street (Photo taken from rear of building)



Plate 2: East facing view of trenches



Plate 3: Southeast view of trench showing waterlogged conditions



Plate 4: Northeast facing view of trench showing natural geological horizon (102) and edge of Pit [104] (In middle ground)



APPENDIX 3: OASIS FORM

OASIS ID: preconst1-163140

Project details

Project name	Land to the rear of 144 High Street Maldon, Essex: An Archaeological Evaluation
Short description of the project	Cross shaped evaluation trench to evaluate the land to the rear of 144 High Street, Maldon, Essex.
Project dates	Start: 24-10-2013 End: 24-10-2013
Previous/future work	No / No
Type of project	Field evaluation
Current Land use	Other 13 - Waste ground
Monument type	PIT Post Medieval
Significant Finds	BRICK AND TILE Post Medieval
Significant Finds	OYSTER SHELL Post Medieval
Methods & techniques	"Sample Trenches", "Targeted Trenches"
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Planning condition
Position in the planning process	Pre-application

Project location

Country	England
Site location	ESSEX MALDON MALDON 144 High Street, Maldon, Essex
Postcode	CM9 5BX
Study area	154.00 Square metres
Site coordinates	TL 8451 0686 51 0 51 43 46 N 000 40 19 E Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 17.00m Max: 19.00m

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
Project brief originator	Essex County Council
Project design originator	Mark Hinman
Project director/manager	Mark Hinman
Project supervisor	Matthew Lees
Type of sponsor/funding body	Private company
Name of sponsor/funding body	Mr Labbett

Project archives

Physical Archive Exists?	No
Physical Archive recipient	Colchester Museum
Digital Archive recipient	Colchester Museum
Digital Contents	"Stratigraphic", "Survey"
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	Colchester Museum
Paper Contents	"Stratigraphic", "Survey"
Paper Media available	"Context sheet", "Diary", "Drawing", "Map", "Notebook - Excavation", 'Research', ' General Notes', "Plan", "Survey "

Entered by Matthew Lees (MLees@pre-construct.com)

Entered on 1 November 2013

APPENDIX 4: ESSEX HISTORIC ENVIRONMENT RECORD/ ESSEX ARCHAEOLOGY AND HISTORY SUMMARY SHEET

Site name/Address: Land to the Rear of 144 High Street, Maldon, Essex. An Archaeological Evaluation	
Parish: Maldon	District: Maldon District Council
NGR: TL 8541 0686	Site Code: MD47
Type of Work: Evaluation	Site Director/Group: PCA Central
Date of Work: 24/10/13	Size of Area Investigated: 154SqM
Location of Finds/Curating Museum: Maldon	Funding source: Private Enterprise
Further Seasons Anticipated?: No	Related EHCR No.s: None
Final Report: 'Land to the Rear of 144 High Street, Maldon, Essex: An Archaeological Evaluation'	
Periods Represented: Post-Medieval through to Modern	
SUMMARY OF FIELDWORK RESULTS:	
<p>This report documents the results of an archaeological evaluation on land adjacent to the rear of 144 High Street, Maldon, Essex, carried out on 24th October 2013. A single cross-shaped trench was machine excavated with the intent of evaluating the archaeological potential of the land which was located to the rear of a 16th-17th century timber framed building. A very large pit of post-medieval date was located within the majority of the cross shaped trench.</p>	
Previous Summaries/Reports: None	
Author of Summary: Matthew Lees	Date of Summary: November 2013

PCA

PCA SOUTH

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTH

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

7 GRANTA TERRACE
STAPLEFORD
CAMBRIDGESHIRE CB22 5DL
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WEST

BLOCK 4
CHILCOMB HOUSE
CHILCOMB LANE
WINCHESTER
HAMPSHIRE SO23 8RB
TEL: 01962 826 761
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468333
EMAIL: info.midlands@pre-construct.com

