

DOCUMENT VERIFICATION

Site Name

LAND AT 3-31 RUNWELL ROAD, WICKFORD,
ESSEX SS11 7HG

Type of project

ARCHAEOLOGICAL INVESTIGATION

Quality Control

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**An Archaeological Investigation Of Land At 3-31 Runwell
Road, Wickford, Essex, SS11 7HG**

Site Code: WKDS08

Central National Grid Reference: TQ 748 937

Written and Researched by Tristan Adfield

**Pre-Construct Archaeology Limited,
April 2008**

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**Commissioning Client: C.g.M.s Consulting on behalf of Explore
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1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological investigation at land at 3-31 Runwell Road, Wickford, Essex SS11 7HG, which took place between 31st March and 4th April, 2008. The work was commissioned by Duncan Hawkins, C.g.M.s Consulting, on behalf of Explore Living plc.
- 1.2 The site had one 2nd to 3rd century Roman ditch and two medieval gullies. The large number of posts across the site have been interpreted as being associated with 18th century livestock management structures. The 19th century sequence of farm buildings set out in the desktop assessment followed by destruction and demolition is borne out by the archaeological record.

2 INTRODUCTION

- 2.1 An archaeological strip, map and record investigation of land at 3-31 Runwell Road was undertaken between 31st March and 4th April, 2008 by Pre-Construct Archaeology Limited in Wickford, Essex SS11 7HG (Figure 1).
- 2.2 The site was situated within the car park of a showroom, situated on the Runwell Road to the south, with tennis courts to the northeast, an electrical power station to the northwest and a MOT Garage to the west (Figure 2).
- 2.3 The site is located at National Grid Reference TQ 748 937.
- 2.4 The work was commissioned by Duncan Hawkins C.g.M.s Consulting on behalf of Explore Living plc. The project was managed for Pre-Construct Archaeology by Peter Moore and supervised by the author.
- 2.5 The site was assigned the code WKDS08.

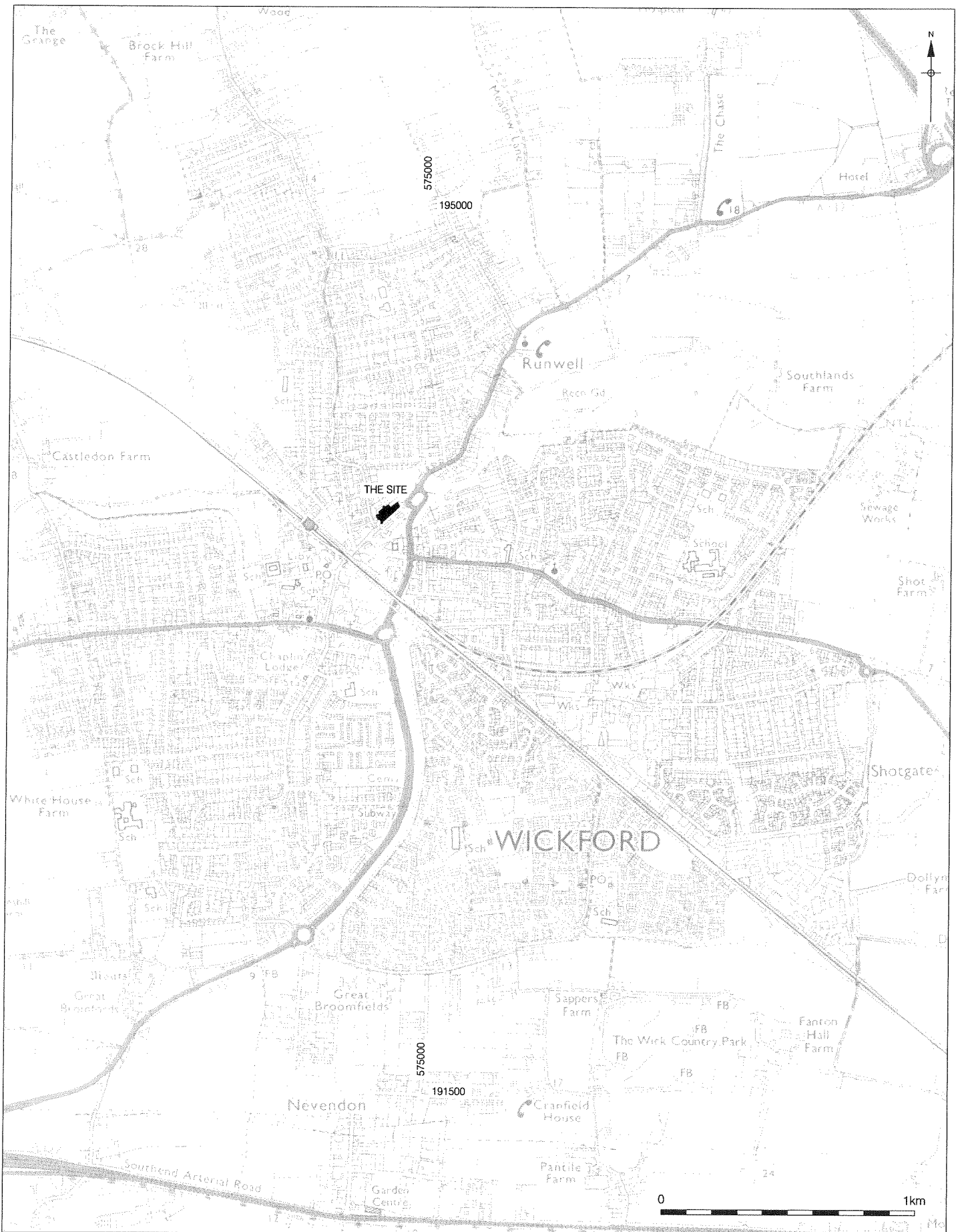
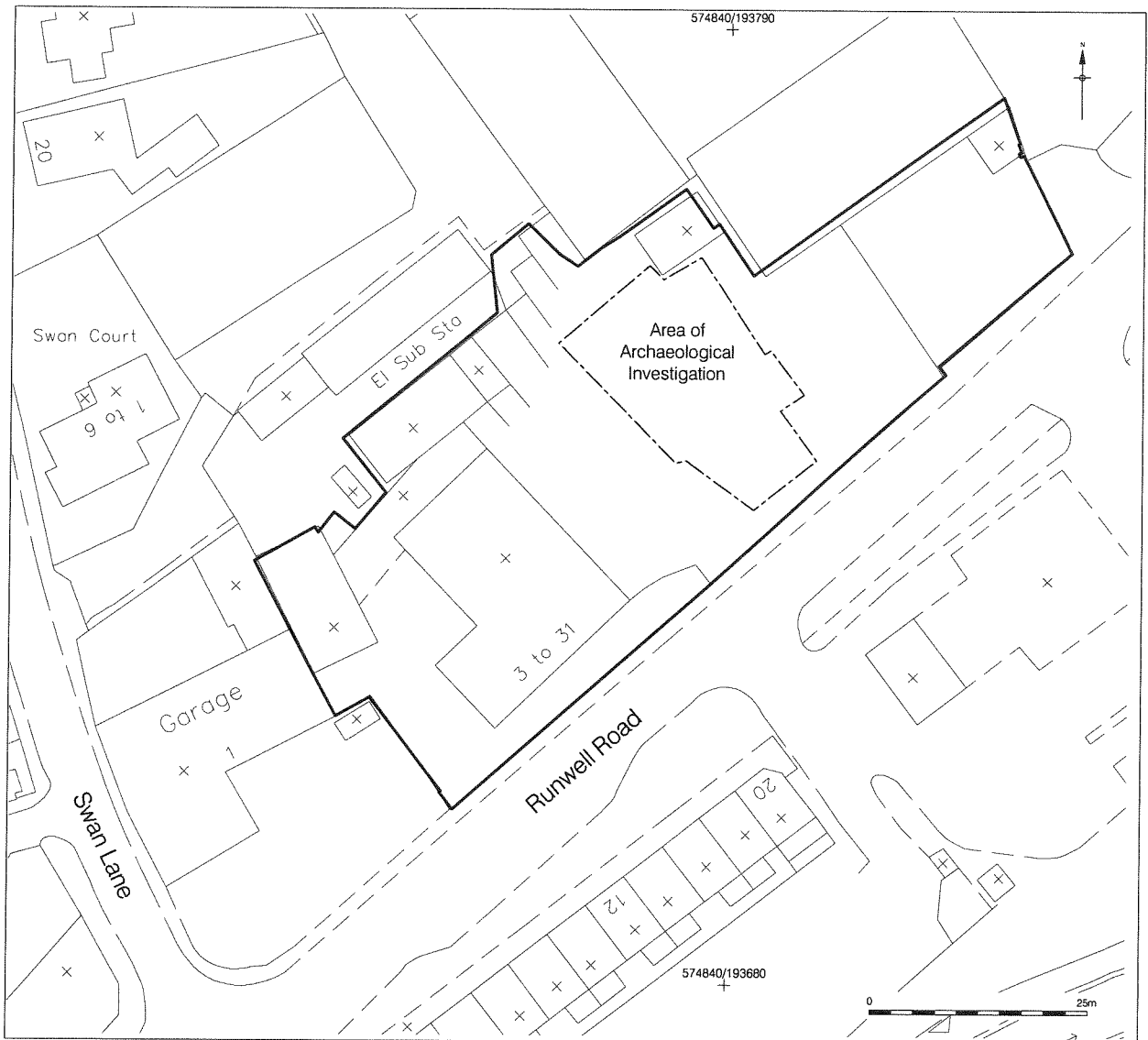


Figure 1
 Site Location
 1:25,000 at A4



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Figure 2
Trench Location
1:800 at A4

3 PLANNING BACKGROUND

- 3.1 In November 1990 the Department of the Environment issued Planning Policy Guidance Note 16 (PPG16) "Archaeology and Planning" providing guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.
- 3.2 In considering any planning application for development, the local planning authority is bound by the policy framework set by government guidance, in this instance PPG16, by current Structure and Local Plan policy and by other material.
- 3.3 The site has the benefit of planning consent, for 84 apartments with associated parking (APPEAL REF: AP/V1505/A/06/2026185). This consent is subject to an Access and Observation Watching Brief condition which states:
6. THE DEVELOPER SHALL AFFORD ACCESS AT ALL REASONABLE TIMES TO ANY ARCHAEOLOGISTS NOMIATED BY THE LOCAL PLANNING AUTHORITY, AND SHALL ALLOW THAT PERSON TO OBSERVE THE EXCAVATIONS AND RECORD ITEMS OF INTEREST AND FINDS.
- 3.4 However it was agreed by Duncan Hawkins with Essex County Council that the area of the manor house be subjected to a strip, map and record archaeological investigation, rather than a watching brief, so as to maximize the archaeological recovery of the medieval to post-medieval site occupation sequence.

4 GEOLOGY AND TOPOGRAPHY

- 4.1 The British Geological Survey, 1:50,000 series map (Sheet 258/259 Southend and Foulness) shows the underlying geology of the site to consist of London Clay capped by Head deposits. This sequence has been confirmed in a geotechnical investigation.
- 4.2 Overlying the natural sequence is modern made ground 0.35 to 1.4m thick, principally comprising levelling layers and the remains of demolished buildings.
- 4.3 The study site is broadly level at street level of between 6.4 and 6.7m AOD, and is located approximately 35m from the north bank of the River Crouch.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 GENERAL OVERVIEW

- 5.1.1 The archaeological and historical background to this site has been described in a desk-based assessment of the site by C.g.M.s Consulting (Hawkins 2008), and is summarised here.

5.2 PREHISTORIC (450,000 BC – AD 43) AND ROMAN (AD 43 – 410)

- 5.2.1 There has been no archaeological evidence for Palaeolithic, Mesolithic or Neolithic periods within a 1km radius of the site. The archaeological potential of the study site for early prehistoric periods can be taken as low. There have been Bronze Age finds within the Wickford area, which included one a barbed and tanged flint arrowhead, and a socketed axe, and half of a convex bronze disc. Also a small quantity of Iron Age pottery has been found in the general area. The overall potential of archaeological material is low in prehistoric period. The Roman period has a projected road alignment passing to the west of the study site, in the area of Station Avenue (SMR Ref: 7564; TQ 743 941). There has been numerous finds from the Roman period in the general area including pottery from 2nd century and 2 coins. So there may be small to medium quantities of Roman finds present, as well as a land division. Overall the archaeological potential for the study area is moderate.

5.3 ANGLO-SAXON AND EARLY MEDIEVAL

- 5.3.1 There have been few finds of Anglo-Saxon or early medieval date within a 1km radius of the site. There has been two sherds of Saxon pottery recovered during an archaeological evaluation of the land to rear of the Castle Public House, at The Broadway, Wickford (SMR Ref: 17697; TQ 74764 93560). Overall potential for this period is low.

5.4 LATE MEDIEVAL, POST-MEDIEVAL AND MODERN (AD 11th century – 21st century)

- 5.4.1 There is recorded evidence for four manors around Wickford in the late 11th century and a small nucleated settlement had probably been developed at the crossing of the River Crouch by the 12th century.
- 5.4.2 The site appears to have been the site of 'Stilemans', which may have originated as a post Norman Conquest Estate Centre. The place name is first recorded in the 15th century. A medieval Manor House was recorded as having been taken down in about 1727 by Morant (written in 1763-8). The site was then occupied by an 18th century farm complex, which has also been demolished between 1960 and 1972, following fire damage in 1939.
- 5.4.3 The earliest map is 1777, showing the site as begin built up, but very small in detail. The 1839 map of Wickford records the site as '81 Stylemans Homestead' occupied by William Cockerton. The 1839-1874 maps show the detail of site and the buildings that occupied the site. The site was added to in 1898 with an additional barn in the north

east of the site. Then the site is unchanged until the 1960's when the building was demolished due to a fire in April 1939 and left in disrepair. After the buildings were demolished the site became a car park lot with a car sales building in 1983.

- 5.4.4 Overall potential for late medieval to present day is very good. The site was formerly occupied by a late medieval manorial complex, which was replaced in the mid 18th century by a farm complex. Evidence for building foundations, floors and associated features (wells, cess pits etc) may be present.

6 ARCHAEOLOGICAL METHODOLOGY

6.1 The area of the site is to be developed for 84 apartments with associated parking to be constructed on piled foundations. Lee Demolition is demolishing the area on behalf of Explore Living plc in accordance with the proposed development plan. The agreed area of archaeological investigation measuring 19m by 31m was excavated by machine using a flat bladed bucket under archaeological supervision. The site was surveyed and tied to the National Grid by Pre-Construct Archaeology Ltd's surveyor.

6.2 The objective of the investigation was to address the following research aims, outlined in the Archaeological Method Statement (Pre-Construct Archaeology Ltd 2007):

General aims:

- To locate and record any surviving archaeological remains.
- To determine, as far as reasonably practicable, the extent, date, character and significance of any surviving archaeological remains.

Site specific aims:

- To clarify the impact of modern construction on any archaeological deposits.
- To clarify the presence, development and economy of the medieval manorial buildings and late post-medieval farm complex.

6.3 Individual descriptions of all archaeological strata and features excavated and/or exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film; both plans and sections were drawn at a scale of 1:20 and 1:10 respectively. Both "single-" and "multi context" recording were utilized as appropriate.

6.4 OD levels were measured and a temporary benchmark was established on site. The depths of the archaeological features identified during the investigation were measured from the established TBM.

6.5 Due to the flooding by perched water during ground reduction a strip along the northeastern side of the site could not be examined and had to be machine excavated as a sump. This did however allow an extensive section (Figure 3) to be recorded at a later date.

7 SUMMARY OF THE ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1 - Natural

- 7.1.1 The earliest deposit was a natural layer of sandy clay [2], which was seen right across the whole site at a level of between 6.61m OD and 6.46m OD.

7.2 Phase 2 - Roman

- 7.2.1 The earliest feature was a ditch [49] on a southwest-northeast alignment. This was truncated by a modern intrusion in the southwest, a wall to the south and by machining along the site's northeast boundary where it was recorded in section (Figures 3 & 4). It measured over 13m long by 2.14m wide and had a depth of over 0.55m at a level of 6.58m OD. The fill of the ditch was [48], a firm mid grey clay with the occasional large pebbles and a large amount of fairly abraded 2nd to 3rd century Roman pottery and occasional fragments of ceramic building materials and burnt flint. The wares represent mostly local coarse wares of storage jars and small pots of a probable middle Roman date.

7.3 Phase 3 - Medieval

- 7.3.1 Two parallel gullies lay to the north of the Roman ditch on east-west alignments. The northernmost of these features was [51], a gully only 0.32m wide and 0.16m deep, at height of 6.57m OD. This was truncated and covered by demolition layer [3] to the west and was truncated by machining to the east; it was therefore seen in plan for only a 2.7m length and was not seen in the northeastern section. The fill [50] contained within the gully cut was a firm mid blueish/grey clay with occasional round pebbles and an abraded sherd of local medieval greyware of a 12th to 14th century date. Two the south lay gully [58], again truncated to the east and west but continued into the northeast section (Figure 4). It was 0.54m wide, by 0.14m to 0.22m deep and was seen over a 7.40m long distance at a level of 6.42m OD. This contained the fill [57], which is, a firm mid blueish/grey clay with occasional rounded pebbles. While no artefacts were recovered from this feature it is attributed to the medieval period as it was parallel to gully [51].

7.4 Phase 3 Post-Medieval (18th century)

- 7.4.1 Several lines and groups of posts were seen on the northern half of the site, one group on an east-west alignment ([30]-[36] and [52]), and one on a north-south alignment ([53], [33], [52], [27] and [22]) and another grouping ([22]-[26]), as well as a few unassociated posts. These do not seem to form a substantial building and have no other associated features so may represent animal stockades. Pottery collected from fill [61] of posthole [63] while containing a sherd of late 12th to 14th century local greyware, also contained a late 18th developed creamware and a sherd of 17th to 19th century Post-Medieval redware pottery, giving a suggested 18th century date for this phase of activity.

7.5 Phase 4

- 7.5.1 The posts were subsequently sealed by a cobble surface [47] which was seen in a 13.20m by 11.24m area between the truncation associated with demolition layer [3] and the machine excavation to the northeast. The pebbles were medium sub-rounded flint stones packed in a mid yellowish/brown clay matrix.
- 7.5.2 Immediately to the southeast of this cobbling, and interpreted as being contemporary with it, were a number of 19th century brick building structures. The largest building [15]/[16]/[20] consisted of a "T" shaped grouping of brick foundations. The main axis of at least 3 rooms lies on a southwest-northeast alignment, with a small rear extension. The outer walls are generally 0.49m wide on bed headers over basal edge headers. All of the internal space within this building was filled with [67], a dirty brickearth, over the natural [2] which may have been partly removed before construction. Two floors were seen inside this building, the first [68] was an uneven gravel containing a mid yellowish/brown silty/mortar/sand which was interpreted as a floor foundation layer. The second floor [64] was interpreted as a surface as it contained relatively little gravel and more mortar, was seen to be cut by a small pit [66] with a burnt ash fill (Figure 4). The relationship between the two floors could not be established.
- 7.5.3 Building [8] lay to the south and as a small rectangular structure was probably a shed or outhouse. Two brick walls lay to the northwest of the main building but their purpose is not known.
- 7.5.4 Two sewer pipes crossing the site run under the main and outhouse building making them contemporary with its construction or at least occupation.

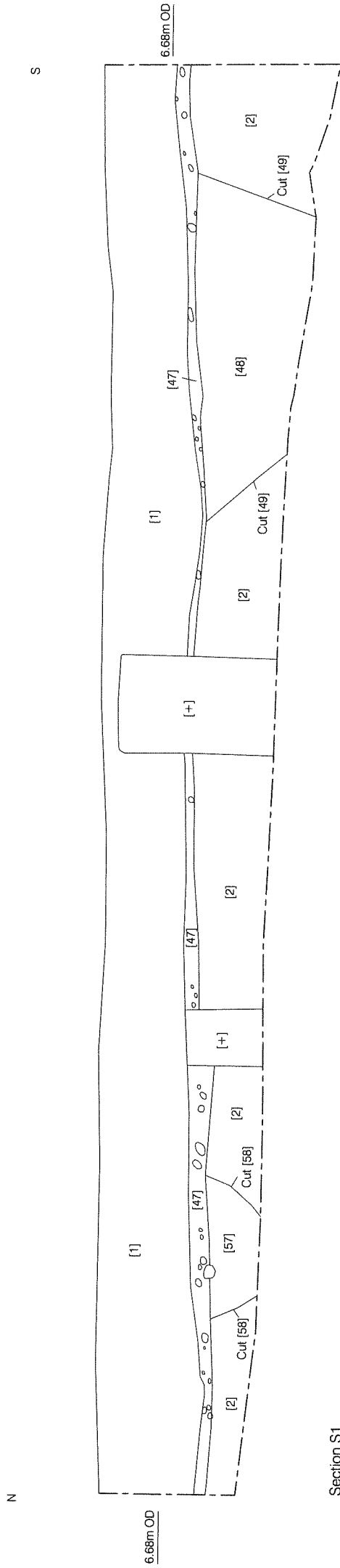
7.6 Phase 5

- 7.6.1 This phase represents the demolition of the building and the truncation of the ground to the northwest. It is interpreted that layer [3], a brick rubble layer, represents a levelling layer building up the northwest of the site using material from the now demolished buildings. A number of loose timber plank remnants were also found beneath this layer. This demolition layer was subsequently cut by sewer connections and covered by more made ground [1] and a concrete slab for the car park.

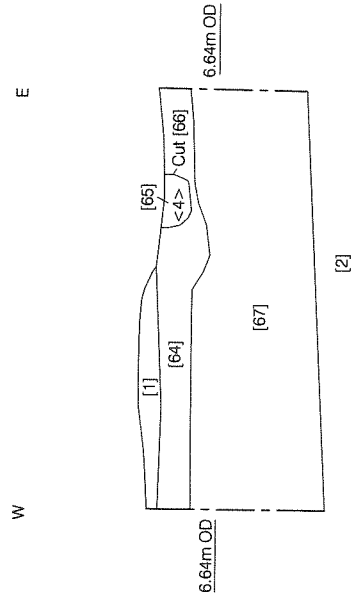


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Figure 3
Plan of recorded features
1:200 at A4



Section S1
WKDS08
West Facing



Section S2
WKDS08
South Facing



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Figure 4
Sections 1 and 2
1:25 at A4

8 INTERPRETATION AND CONCLUSIONS

- 8.1 The presence of a single Roman ditch with abraded pottery dating to the 2nd-3rd century would confirm the desktop assessment for the Roman period as likely to produce some artefacts and boundary ditches. This single feature may represent a boundary near a farm or settlement.
- 8.2 Only the presence of two gullies and a few sherds of abraded pottery attest to any medieval activity on the site.
- 8.3 During the 18th century there was a lot of activity requiring lines, groups and single posts which has been interpreted as having to do with livestock management.
- 8.4 It was during the 19th century that a building was built, along with outhouse and associated cobbled yard surface on the site. It is this group of buildings and features which were identified and dated in the desktop assessment report to around 1839-1874. And it is these buildings which were burnt down in 1939 and subsequently demolished in the 1960's, a sequence matched in the archaeological record.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Duncan Hawkins of C.g.M.s Consulting on behalf of Explore Living plc for commissioning the project and Lee Demolition who carried out the work.

- 9.2 The author would like to thank Matt Harrison for helping with the excavation recording on site, Jem Rogers for the surveying, Bernie Sudds and James Gerard for finds identification, Jenni Simmonds and Josephine Brown for CAD and Peter Moore for project management and editing.

10 BIBLIOGRAPHY

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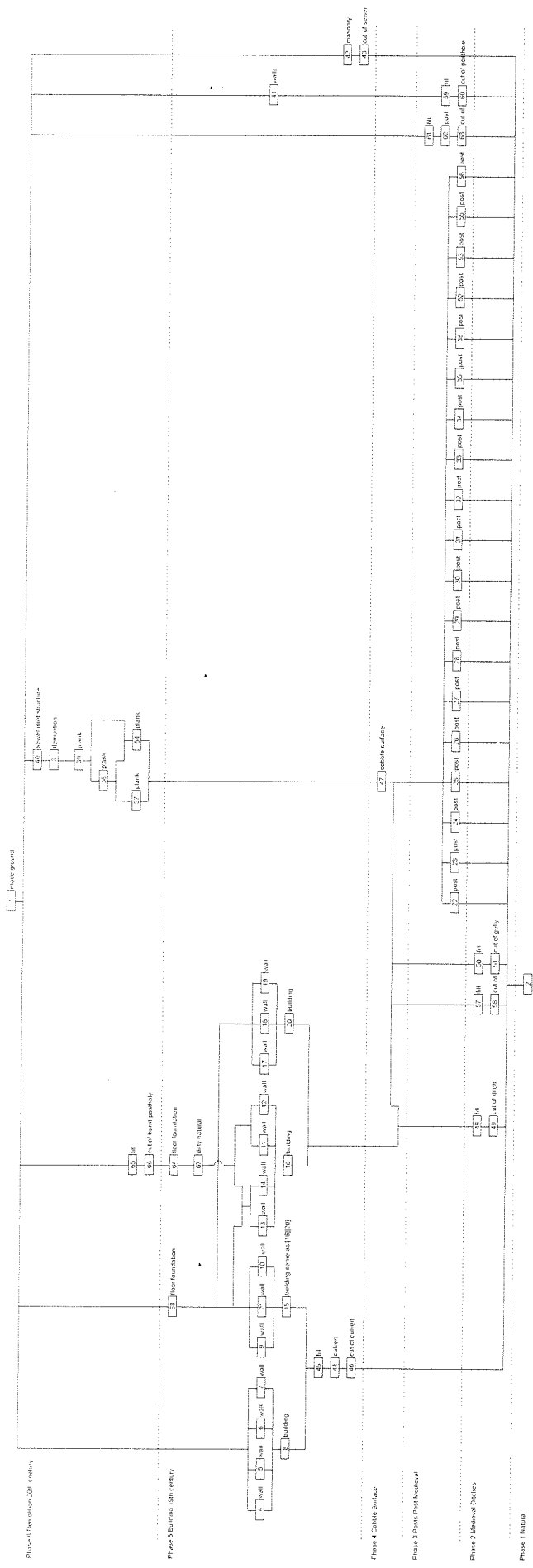
Appendix 1 - Context Register

Site Code	Context No.	Plan	Section / Elevation	Type	Description	Provisional Date	Phase	High mOD	Low mOD
WKDS08 1			1+2	Layer	Made Ground	1960-1972	6	7.23	6.98
WKDS08 2			1+2	Layer	Clay	Natural	1	6.61	6.46
WKDS08 3		3		Layer	Demolition	1960-1972	6	6.7	6.66
WKDS08 4		Surveyed In		Masonry	Foundation Wall	1839-1874	5	6.75	6.7
WKDS08 5		Surveyed In		Masonry	Foundation Wall	1839-1874	5	6.71	6.7
WKDS08 6		Surveyed In		Masonry	Foundation Wall	1839-1874	5	6.74	6.71
WKDS08 7		Surveyed In		Masonry	Foundation Wall	1839-1874	5	6.75	6.74
WKDS08 8		Surveyed In		Structure	Building Structure	1839-1874	5	6.75	6.5
WKDS08 9		Surveyed In		Masonry	Foundation Wall	1839-1874	5	6.8	6.73
WKDS08 10		Surveyed In		Masonry	Foundation Wall	1839-1874	5	6.77	6.73
WKDS08 11		Surveyed In		Masonry	Foundation Wall	1839-1874	5	6.8	6.77
WKDS08 12		Surveyed In		Masonry	Foundation Wall	1839-1874	5	6.8	6.79
WKDS08 13		Surveyed In		Masonry	Foundation Wall	1839-1874	5	6.84	6.79
WKDS08 14		Surveyed In		Masonry	Internal Wall	1839-1874	5	6.8	6.76
WKDS08 15		Surveyed In		Structure	Building Structure	1839-1874	5	6.84	6.35
WKDS08 16		Surveyed In		Structure	Building Structure	1839-1874	5	6.81	6.51
WKDS08 17		Surveyed In		Masonry	Foundation Wall	1839-1874	5	6.75	6.6
WKDS08 18		Surveyed In		Masonry	Internal Wall	1839-1874	5	6.65	6.6
WKDS08 19		Surveyed In		Masonry	Foundation Wall	1839-1874	5	6.8	
WKDS08 20		Surveyed In		Structure	Building Structure	1839-1874	5	6.8	6.5
WKDS08 21		Surveyed In		Masonry	Internal Wall	1839-1874	5	6.81	6.73
WKDS08 22		22		Timber	Post	post-medieval	3	6.53	
WKDS08 23		23		Timber	Post	post-medieval	3	6.56	
WKDS08 24		24		Timber	Post	post-medieval	3	6.52	
WKDS08 25		25		Timber	Post	post-medieval	3	6.49	
WKDS08 26		26		Timber	Post	post-medieval	3	6.64	
WKDS08 27		27		Timber	Post	post-medieval	3	6.46	
WKDS08 28		28		Timber	Post	post-medieval	3	6.65	
WKDS08 29		29		Timber	Post	post-medieval	3	6.54	
WKDS08 30		30		Timber	Post	post-medieval	3	6.37	
WKDS08 31		31		Timber	Post	post-medieval	3	6.43	

Site Code	Context No.	Plan	Section / Elevation	Type	Description	Provisional Date	Phase	High mOD	Low mOD
WKDS08 32		32		Timber	Post	post-medieval	3	6.51	
WKDS08 33		33		Timber	Post	post-medieval	3	6.54	
WKDS08 34		34		Timber	Post	post-medieval	3	6.67	
WKDS08 35		35		Timber	Post	post-medieval	3	6.67	
WKDS08 36		36		Timber	Post	post-medieval	3	6.74	
WKDS08 37		37		Timber	Plank	1960	6	6.62	6.59
WKDS08 38		38		Timber	Plank	1960	6	6.6	
WKDS08 39		39		Timber	Plank	1960	6	6.64	6.61
WKDS08 40		40		Masonry	Sewer Inlet Point	1960+	6	6.82	
WKDS08 41	Surveyed In			Masonry	Building Structure	1839-1874	5	6.92	6.64
WKDS08 42		43		Fill	Sewer Drain	1839-1874	5	6.54	6.43
WKDS08 43		43		Cut	Cut of Sewer Drain	1839-1874	5	6.54	6.21
WKDS08 44	Surveyed In			Masonry	Culvert Drain	1839-1874	5	6.3	6.24
WKDS08 45		46		Fill	Fill of Drain	1839-1874	5	6.3	
WKDS08 46		46		Cut	Cut of Culvert Drain	1839-1874	5	6.3	6.06 (LOE)
WKDS08 47		47	1	Layer	Cobble Surface	post-medieval	4	6.67	6.48
WKDS08 48		49	1	Fill	Fill of Ditch [49]	medieval	2	6.58	6.52
WKDS08 49		49	1	Cut	Cut of Ditch	medieval	2	6.58	6.03 (LOE)
WKDS08 50		51		Fill	Fill of Ditch [51]	medieval	2	6.57	
WKDS08 51		51		Cut	Cut of Ditch	medieval	2	6.57	6.41
WKDS08 52		52		Timber	Post	post-medieval	3	6.55	
WKDS08 53		53		Timber	Post	post-medieval	3	6.56	
WKDS08 54		54		Timber	Plank	1960	6	6.6	
WKDS08 55		55		Timber	Post	post-medieval	3	6.64	
WKDS08 56		56		Timber	Post	post-medieval	3	6.41	
WKDS08 57		58	1	Fill	Fill of Ditch [58]	medieval	2	6.48	
WKDS08 58		58	1	Cut	Cut of Ditch	medieval	2	6.42	6.22 (LOE)
WKDS08 59				Fill	Fill of Posthole [60]	post-medieval	3	6.47	
WKDS08 60		60		Cut	Cut of Posthole	post-medieval	3	6.47	6.41
WKDS08 61				Fill	Fill of Posthole [63]	post-medieval	3	6.38	
WKDS08 62		63		Timber	Post	post-medieval	3	6.38	
WKDS08 63		63		Cut	Cut of Posthole	post-medieval	3	6.38	6.2
WKDS08 64			2	Layer	Foundation Floor	1839-1874	5	6.84	6.81
WKDS08 65			2	Fill	Fill of Posthole [66]	1939	6	6.82	6.81

Site Code	Context No.	Plan	Section / Elevation	Type	Description	Provisional Date	Phase	High mOD	Low mOD
WKDS08	66	66	2	Cut	Cut of Posthole	1939	6	6.82	6.73
WKDS08	67		2	Layer	Dirty Brickearth	1839-1874	5	6.73	6.68
WKDS08	68	Surveyed In	2	Layer	Gravel Foundation	1839-1874	5	6.75	

Appendix 2 - Site Matrix



Phase 1 Natural

Phase 2 Metal Deck

Phase 3 Piers Post Review

Phase 4 Cable Surface

Phase 5 Foundation, 20th century

Appendix 3 - OASIS REPORTING FORM

11 OASIS DATA COLLECTION FORM: ENGLAND

[List of Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

11.1.1 Printable version

11.2 OASIS ID: preconst1-40873

Project details

Project name An Archaeological Investigation of Land at 3-31 Runwell Road, Wickford, Essex, SS11 7HG

Short description of the project The site had one 2nd to 3rd century Roman ditch and two medieval gullies. The large number of posts across the site have been interpreted as being associated with 18th century livestock management structures. The 19th century sequence of farm buildings set out in the desktop assessment followed by destruction and demolition is borne out by the archaeological record.

Project dates Start: 31-03-2008 End: 04-04-2008

Previous/future work No / No

Any associated project reference codes WKDS08 - Sitecode

Type of project Field evaluation

Site status Local Authority Designated Archaeological Area

Current Land use Industry and Commerce 3 - Retailing

Monument type DITCH Roman

Monument type FARM BUILDINGS Post Medieval

Significant Finds POTTERY Roman

Methods techniques & 'Survey/Recording Of Fabric/Structure'

Development type Urban residential (e.g. flats, houses, etc.)

Development type Urban residential (e.g. flats, houses, etc.)

Prompt Direction from Local Planning Authority - PPG16

Position in the planning process After full determination (eg. As a condition)

Project location

Country England

Site location ESSEX BASILDON WICKFORD 3-31 Runwell Road

Postcode SS11 7HG

Study area 595.00 Square metres

Site coordinates TQ 748 937 51.6144288472 0.525029839078 51 36 51 N 000 31 30 E Point

Height OD Min: 6.27m Max: 6.61m

Project creators

Name of Pre-Construct Archaeology Ltd
Organisation

Project originator brief CgMs Consulting

Project originator design Pre-Construct Archaeology Ltd

Project director/manager Peter Moore

Project supervisor Tristan Adfield

Type of Developer
sponsor/funding
body

Name of Explore Living plc
sponsor/funding
body

Project archives

Physical Archive Local museum
recipient

Physical Contents 'Ceramics','other'

Digital Archive Local museum
recipient

Digital Contents 'Ceramics','Stratigraphic','Survey'

Digital Media 'Spreadsheets','Survey','Text'
available

Paper Archive Local Museum
recipient

Paper Contents 'Stratigraphic','Survey'

Paper Media 'Context
available sheet','Correspondence','Drawing','Matrices','Photograph','Plan','Report','Unpublished
Text'

Project
bibliography 1

Publication type Grey literature (unpublished document/manuscript)

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Description	Unpublished client report
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Entered on	24 April 2008

Appendix 4 -- Finds List

FINDS LIST

Context	Description	Date
1	12 x Transfer Printed Ware Willow Pattern plate sherds 4 x other Transfer Printed Ware sherds 1 x sherd white ware 2 x sherds Post-Medieval Redware 4 x sherds sponge ware 2 x sherds porcelain tea cup	19 th -20 th C 19 th -20 th C 19 th -20 th C 17 th -20 th C 19 th -20 th C 19 th -20 th C
48	63 x greyware body sherds 2 x greyware base sherds 3 x greyware large storage jar rim sherds 3 x greyware small jar rim sherds 8 x fine whiteware body sherds abraded 2 x CBM fragments 2 x burnt flint fragments	1 st -3 rd C 1 st -3 rd C 1 st -3 rd C 1 st -3 rd C 2 nd -3 rd C
50	1 x Local medieval greyware body sherd	12 th -14 th C
61	1 x Local medieval greyware body sherd 1 x developed creamware sherd 1 x fine Post-Medieval redware	Late 12 th -14 th C 1760-1783 17 th -19 th C
67	1 x Derbyshire Stoneware 2 x Post-Medieval roof tile fragments	1700-1900