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216 Turner Road
Colchester

Archaeological Desk-Based Assessment
SLR Ref : 406-04059-00002

June 2013



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Status of report For Client Review

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Date 24th May 2013

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11th June 2013 revision of development layout (Figure 3) and related description

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SLR is grateful for the assistance of Dan Wild (Fed3 Projects) during the course of the assessment.

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1.0 SUMMARY

SLR has been commissioned by MedicX Limited to provide this archaeological desk-based assessment of their proposed development of a c.0.52ha site at Turner Road, Colchester (the 'Site': NGR 599831, 227007; Figures 1 and 3).

The proposed development consists of a two-storey care home with access road, car-parking and small gardens at the margins.

There are no designated or non-designated assets recorded within the Site.

Within the Study Area there are three listed buildings and one scheduled monument.

There is little evidence of earlier prehistoric activity within the study area. The Site appears to lie north of the urban area and outlying industrial and funerary zones of Roman Colchester and of the medieval town, the rural hinterland of Colchester: later prehistoric and Roman ditched plots and trackways have been found in the vicinity.

Later assets in the Study Area include possible Civil War earthworks and industrial infrastructure.

The site is small and has been previously developed, and although the possibility of archaeological remains being present within the Site cannot be ruled out, significant direct impacts on buried archaeological remains are considered unlikely.

The designated assets are distant from the Site, and would be screened from it by intervening trees built-up areas and landform. No significant indirect impacts are predicted.

In consequence no further archaeological work or other mitigation is recommended.

2.0 BACKGROUND

SLR has been commissioned by MedicX Limited to provide this archaeological desk-based assessment of their proposed development of a c.0.52ha site at Turner Road, Colchester (the 'Site': NGR 599831, 227007; Figures 1 and 3).



Figure 1
Site location

Contains Ordnance Survey data © Crown copyright and database right 2013

Work has been carried out in accordance with relevant planning policy and guidance¹.

2.1 Methodology

Data from the following sources and located within 1km of the Site boundary (the 'Study Area') have been acquired and assessed:

- Essex County Council Historic Environment Record ('HER');

¹ The National Planning Policy Framework (NPPF);
IfA 2011 *Standard and Guidance for Archaeological Historic Environment Desk-Based Assessment*;
English Heritage 2010, *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*;
English Heritage 2011, *The Setting of Heritage Assets: English Heritage Guidance*.

- Colchester Urban Archaeology Database ('UAD');
- Reports of Colchester Archaeological Trust ('CAT') identified as relevant by the UAD;
- web portals including The National Heritage List for England (NHLE); and
- on-line historic mapping.

The HER and UAD records have been provided as a gazetteer (Appendix A) and all assets mapped in Drawings 1 and 2).

A synthesis of the historic environment baseline is provided as a narrative in chronological sequence, in Section 3.

Potential impacts are assessed in Section 4 in the following stages:

- assessment of the heritage significance of potential archaeological remains within the Site; and
- assessment of the heritage significance and setting of designated heritage assets within the study area; and
- assessment of potential direct impacts on undesignated heritage assets and indirect impacts on designated heritage assets.

3.0 ARCHAEOLOGICAL BASELINE

3.1 The Site

The Site is known as 'Longview', and occupies 0.53ha on the east side of Turner Road. It contains low-rise buildings of 1960s date and later, surrounded by a car park to the north and grassed areas to the west and at the other margins. There is direct access to the buildings from the northern boundary.

It is presumed that the Site name refers to views towards the east and south.

It is bounded by the woodland of the High Woods Country Park to the east, built-up areas to north and south, and the Colchester General Hospital site to the west, beyond Turner Road.

3.2 Geology and topography of the Study Area

The highest point of the Study Area lies in its north-west quadrant, sloping down to the east over the High Woods Country Park and southwards towards the valley of the River Colne, which is the only significant watercourse within the area.

The immediately sub-surface geology of the Study Area is mainly London Clay, with overlying superficial deposits of sands and gravels of the Kesgrave and Lowestoft formations under the built-up areas east of High Woods and under the Hospital site. North-west of the Hospital is clay and silt of the Lowestoft formation. Along the southern edge of the Study Area is a small area of Head on the north side of the railway, with mainly terrace deposits of the River Colne south of the railway.

3.3 Designated heritage assets

There are no designated heritage assets within the Site.

There are three listed buildings and one scheduled monument within the Study Area. In addition at Severalls Hospital, registered park intersects with the northern edge of the Study Area, but the intersection area is so small that the asset has not been further considered in this assessment.

Church Farmhouse (LB1). This building (NHLE reference 1123567) is a grade II two-storey farmhouse of 16th-century origin.

Tubbeswick (LB2). This building (NHE reference 1389621) is a grade II mid-18th century, lobby entrance house associated with Daniel Defoe. The house was leased by Daniel Defoe in 1722 and subsequently rebuilt for his daughter Molly Defoe (the south front has two storeys containing one brick (left of first-floor west window) which is inscribed HDF/ 1752 (Hannah De Foe).

Mayland Hall (LB3). This building (NHLE reference 1230363) is a grade II 15th-century two-storey timber framed house with cross-wings at the north and south ends. The interior has fine ceiling joists, indicating a high status building.

Earthwork in Brinkley Grove (SM1). The NHLE listing description (reference 1002137) is not currently available on-line. The HER (11) describes the visible remains as an undated L-shaped earthwork ditch 60ft wide and 9ft deep with an external and an internal bank 3ft high and respectively 50 and 60ft wide. It may have been uncompleted, or partly destroyed. It has

been interpreted as a Civil War earthwork but excavations have not provided any dating evidence².

3.4 Non-designated heritage assets

There are no non-designated heritage assets recorded within the Site in the datasets obtained for this study.

Within the Study Area, the distribution of known non-designated heritage assets strongly reflects the circumstances of discovery (mainly archaeological work carried out in advance of development), and are located almost exclusively to the west and south of the Site.

During consultation for this study, the UAD advised that:

“The area in question lies predominantly north of the known Roman and Medieval suburbs which extend no further than Cowdray Avenue, and, apart from the Asda cemetery, outside of the known Roman cemetery areas of the town which lie mainly to the south and west and are absent from the east.”

For this reason an account of the development of Roman and medieval Colchester has been omitted from this study.

Reports of the Colchester Archaeological Trust are summarised in Appendix 1.

3.5 Historic environment synthesis

There is very little evidence for earlier prehistoric occupation or activity within the Study Area. A Bronze Age scraper has been found south of the railway (HER11801), a Bronze Age flint 130m south of the Site (HER17713), and (possibly indicating a more substantial presence) a Bronze Age or Early Iron Age potsherd from 130m west of the site (HER19923).

The topographical location of the Site on a spur overlooking the Colne Valley would have been attractive to hunter-gatherer communities, raising the possibility of activity of that form existing within the Site.

No Roman roads, or projected orientations of any, are recorded in the vicinity of the Site in the HER. A Roman road not recorded in the HER was reported in 1998 (see Appendix A, Table A1, 'ASDA'); its projected course to the north would run approximately along the line of the A134, 300m to the west of the Site.

The Site lies north of the main occupied area of Roman Colchester (which just intrudes within the southern edge of the Study Area (see 3.4)), and apparently beyond a burial and industrial area at its periphery. North and south of the railway, a cemetery of cremations and inhumations has been found (HER11800, 17717, 11799, 11896 and CAT report 'ASDA') with a pottery kiln (HER 13141). There is evidence for Roman activity between this area and the Site: tile including flue tile, and pottery have been found within 130m south of the site (HER 17713) and beyond (HER17714, 17715 and 17716, CAT332).

Evaluation on the opposite side of Turner Road to the Site found no features of archaeological significance (CAT294), suggesting that activity forming part of Roman Colchester itself may not extend as far north as the Site, and that it lies in the rural hinterland

² Essex County Council 2009: *Colchester Borough Historic Environment Characterisation Project*, 120

of the town. West of the General Hospital site Late Iron Age or Early Roman ditches, ditched plots and a trackway and a burial or possible ritual pit have been found (CAT2, 166, 627).

Cropmark rings located on the light soils in the currently built-up area north-east of the Site (HER2645) may have been prehistoric house sites, and the trackway and linear features at the same location would be consistent with late pre / Rom agricultural features.

Roman coins have been found north of the Site (HER11797).

A medieval settlement focus at Mile End is indicated by the ruined site of St Michael's Church (HER11670) and by subsequent historic mapping (Figure 2), approximately 500m south-west of the Site, while listed buildings at Church Farmhouse (LB1) and Tubbeswick (LB2, 18th century) 900m to the north-west, and Mayland Hall (LB3), approximately 800m to the east indicate dispersed hamlets which are characteristic of this 'ancient countryside' landscape³, as are the high number of footpaths (surviving particularly in the open land to the east of the Site).

There are two earthworks which possibly relate to the Siege of Colchester (1648): the scheduled SM1 earthwork in Brinkley Grove, 900m north of the Site beyond High Wood, and HER46623 an earthwork north of the railway, 650m south-west of the Site.

The Ordnance Survey 1in:1mile map dated 1805 (Figure 2) shows Mile End as a historic settlement strung out along a north road from Colchester; at that date the Roman topography was very apparent in the street pattern of central Colchester.

Turner Road and High Wood had been established by that date. Emanuel Bowen's map of Essex, dated 1764 shows a label 'High Wood'; although the label is closer to the river than the current extent, this may be due to crowding of space on the map. High Wood contains areas of ancient woodland, further suggesting that the woodland is of some antiquity⁴.

The area of polygonal fields between High Wood and the railway has been identified as an area of pre-18th century irregular enclosure⁵, but beyond this area and High Wood, little remains of the earlier historic landscape within the Study Area.

³ O. Rackham, 1986: *The History of the Countryside*, Figure 1.3.

⁴ Essex County Council 2009: *Colchester Borough Historic Environment Characterisation Project*, 120.

⁵ Essex Country Council *Historic Landscape Characterisation* data supplied by HER, parcel 26064.

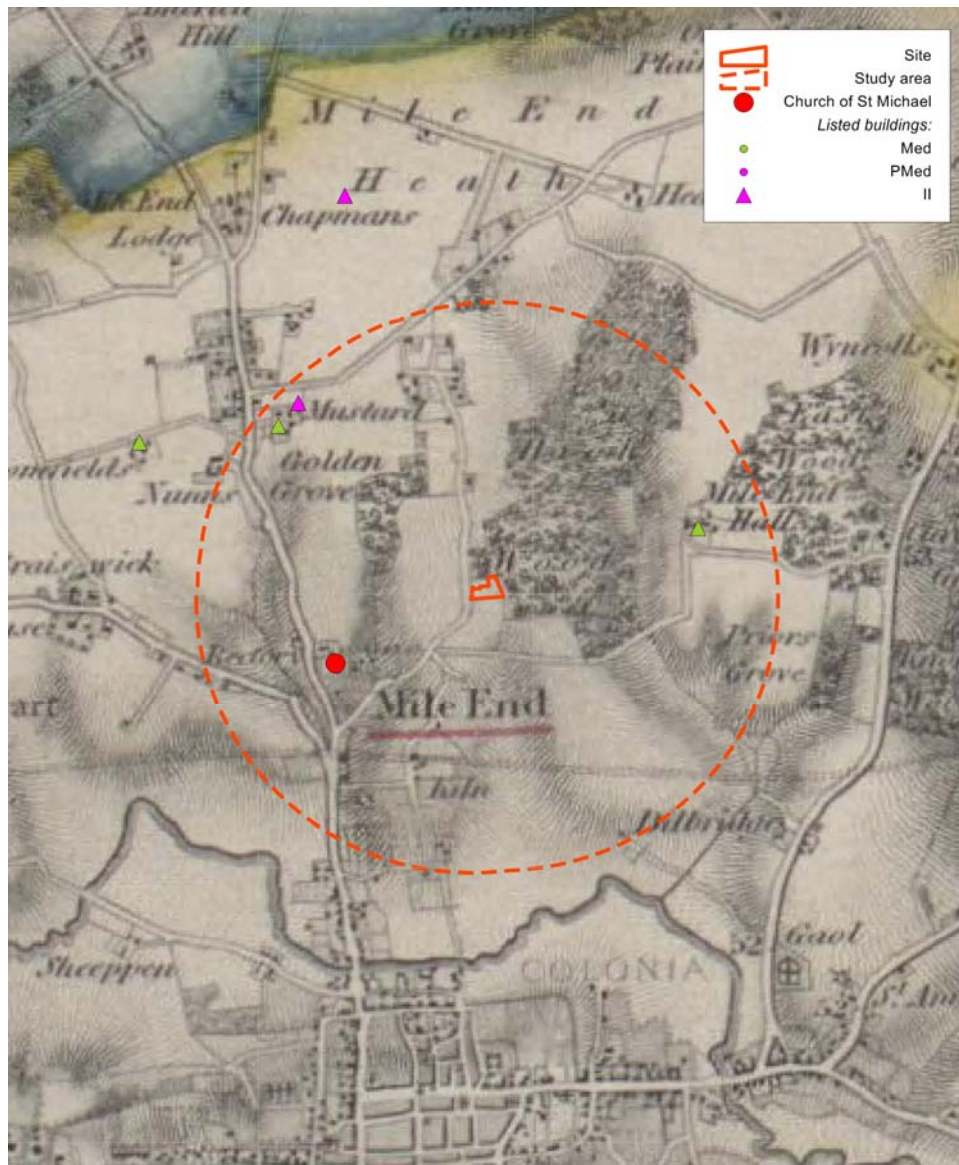


Figure 2
Colchester and environs in 1805

The key later developments within the Study Area as indicated by historic Ordnance Survey mapping were the construction of the Great Eastern Railway c. 1840⁶, and the subsequent extension of Colchester's suburban residential and industrial areas, including what is now the Colchester General Hospital from 1935.

A number of 19th century brick kilns lay on the south edge of the Area, and several pillboxes were constructed in this area in World War II.

⁶ *The London and north-Eastern Railway Encyclopedia* (History of the Great Eastern Railway's Constituent Companies) referenced at <http://www.lner.info/index.shtml>.

4.0 IMPACT ASSESSMENT

4.1 The proposed development

The proposed development is a two-storey Care Home with access road on the south side and a small car-park to the north.

It would have small gardens at the periphery, with trees planted, chiefly at the northern and southern margins (Figure 3).

Most of the site would be disturbed in the development.

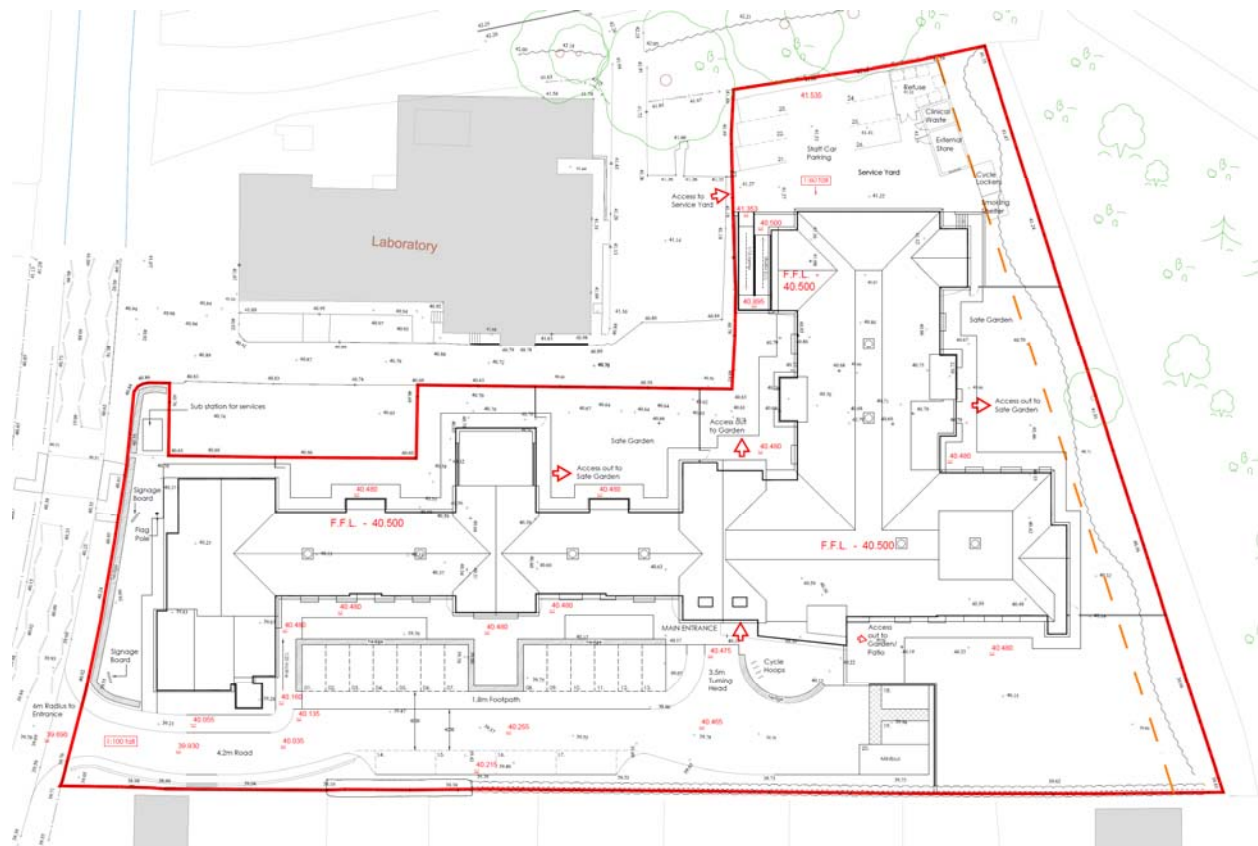


Figure 3
The proposed development

4.2 Heritage significance

The listed buildings within the study area are all grade II. NPPF implies that such grading indicates a degree of heritage significance which is less than the highest⁷.

The scheduled monument SM1 in Brinkley Grove is of the highest heritage significance (see footnote 5).

Although no archaeological remains were identified within the Site in the Baseline section, the Site nevertheless has the potential to contain, or have contained such remains.

⁷ NPPF, Paragraph 132.

Its topographical location suggests that it could have attracted hunter-gatherer activity in earlier prehistoric times.

The most likely remains to be encountered are land-boundaries and perhaps settlement of late-prehistoric or Roman date forming Colchester's agricultural hinterland.

The absence of remains found on the opposite side of Turner Road may have been the result of recent disturbance.

The existing buildings on the Site are likely to have caused damage to, or removed any archaeological remains present, but survival beneath their footprint cannot be entirely ruled out.

The heritage significance of any archaeological remains which may be present is therefore predicted to be of local and therefore low heritage significance, on a scale of low, medium and high.

4.3 Indirect impacts

The original settings of the designated heritage assets within the study area have been radically altered by the expansion of adjacent extensive built-up areas. It is predicted that there would be no intervisibility between the proposed development and the designated heritage assets within the study area due to intervening landform, buildings and the adjacent woodland in High Woods Country Park, and therefore no impact on their heritage significance caused by visual change within their setting.

For some developments other factors can affect setting such as traffic noise or air quality. It is predicted that the proposed development would not cause any change of this kind which would result in significant change in the settings of the designated heritage assets considered

4.4 Direct impacts

NPPF (paragraph 135) states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

The new building would cause damage to, or destroy any archaeological remains which may be present in any areas of ground disturbance.

However, given the small scale of the development, the likely disturbance from former building, the lack of evidence for archaeological remains on the Site and the absence of significant findings from the evaluation of the adjacent site to the west, significant impacts are considered unlikely.

It is therefore recommended that no further archaeological work be carried out on the project.

5.0 CLOSURE

This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of MedicX; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

**Table A1
Colchester Archaeological Trust Reports**

CAT Reference	Date of report	Name of area	Summary of results
2	1997	A134 new road	<ul style="list-style-type: none"> No archaeological features at north end (largely beyond Study Area) West of the General Hospital site: Late Iron Age to Early Roman ditches and trackway indicating settlement or other focus close by; immediately below topsoil or modern deposits
165	2001	Land west of Colchester General Hospital	<ul style="list-style-type: none"> HER reference 19923 Widespread evidence from evaluation of late Iron Age / early Roman ditched plots with gulleys No coherent layout identified due to evidence being derived from evaluation trenches
294			<ul style="list-style-type: none"> No features or finds of archaeological significance, possibly due to former disturbance;
332	2005	Corner of Mile End Road and Bruff Close	<ul style="list-style-type: none"> No archaeological features The topsoil contained a small quantity of Roman ceramic building material and pottery, suggesting a Roman building nearby Topsoil also contained peg-tiles and floor tiles were also present, possibly derived from the adjacent Church of St Michael to the north (HER11670)
ASDA	1996 (magazine article)	ASDA Superstore	<ul style="list-style-type: none"> Unpublished West end of site identified a small largely cremation cemetery 1st-3rd centuries Roman cremation cemetery sited adjacent to west side of a north/south aligned Roman road 19th century brick kiln HER reference to earlier finds: 17714, 17715, 13141, 11800, 17717, 11799
627	2011	Northern Urban Growth Area Extension (NGAUE)	<ul style="list-style-type: none"> Only Area 5 lay within the Study Area Within this area T196 revealed a pit containing fragments from sixteen different smashed Roman pots and cremated human bone: a Roman cremation burial or possible ritual

Table A2
HER records within Study Area

HER Ref	SLR Summary description	NGRE	NGRN
2645	Cropmark rings, trackway and linears	600523	227631
10907	WWII pillbox destroyed	600190	226240
10908	WWII pillbox with spigot mortar now destroyed	600180	226270
10919	WWII pillbox destroyed	599420	226420
10920	WWII pillbox recorded	599270	226390
10921	WWII pillbox with machine gun setting	599040	226380
11670	14 th century church; largely demolished 1870 leaving some walls which include Roman brick; first chapel built c.1360; now landscaped and possibly levelled; see 11670-11672, 12507, 13260	599287	226747
11797	Roman coins of Trajan	599760	227680
11798	Roman coins of Nero	598930	226630
11799	Roman two cremations	599390	226390
11800	Roman cemetery (cremations and possibly one inhumation implied)	599621	226442
11801	Bronze Age scraper	599600	226200
11896	Roman occupation and burials	599102	226286
11964	17 th -century timber building (demolished)	599388	226270
13141	Roman pottery kiln reported	599621	226442
15070	Early 19 th century brick kiln excavated	599621	226442
15342	Before 1923: three brick-kilns and two clay pits	599446	226189
15344	1894-WWII brick kiln	599651	226303
15345	1830s-1911 brick kilns, road is 'Brick Kiln Lane'	599766	226549
15656	1840 Victoria Hotel for railway; re-used then enlarged as lunatic asylum; 1868 Infirmary added 1899 school and workshops added; 1985 all demolished	599102	226286
15659	1935; developed and still in use as hospital; recommended for listing grade II and conservation area	599600	227044
17713	Bronze Age flint + Roman tile flue tile and ?pottery	599800	226850
17714	Roman tile and pottery	599780	226600
17715	2 worked flint flakes + Roman site + medieval / post-medieval sherd	599580	226670
17716	Roman tile	599490	226660
17717	Roman inhumation + two cremations + finds scatters, undated ?inhumation	599442	226427
19104	Evaluation - post-med pottery	599357	226528
19923	Bronze Age / Early Iron Age sherd + Late Iron Age / Early Roman linear features + two medieval ditches	599297	227353
21154	WWII ammunition shelter	600020	226260
46623	Post-medieval siegework	599400	226450

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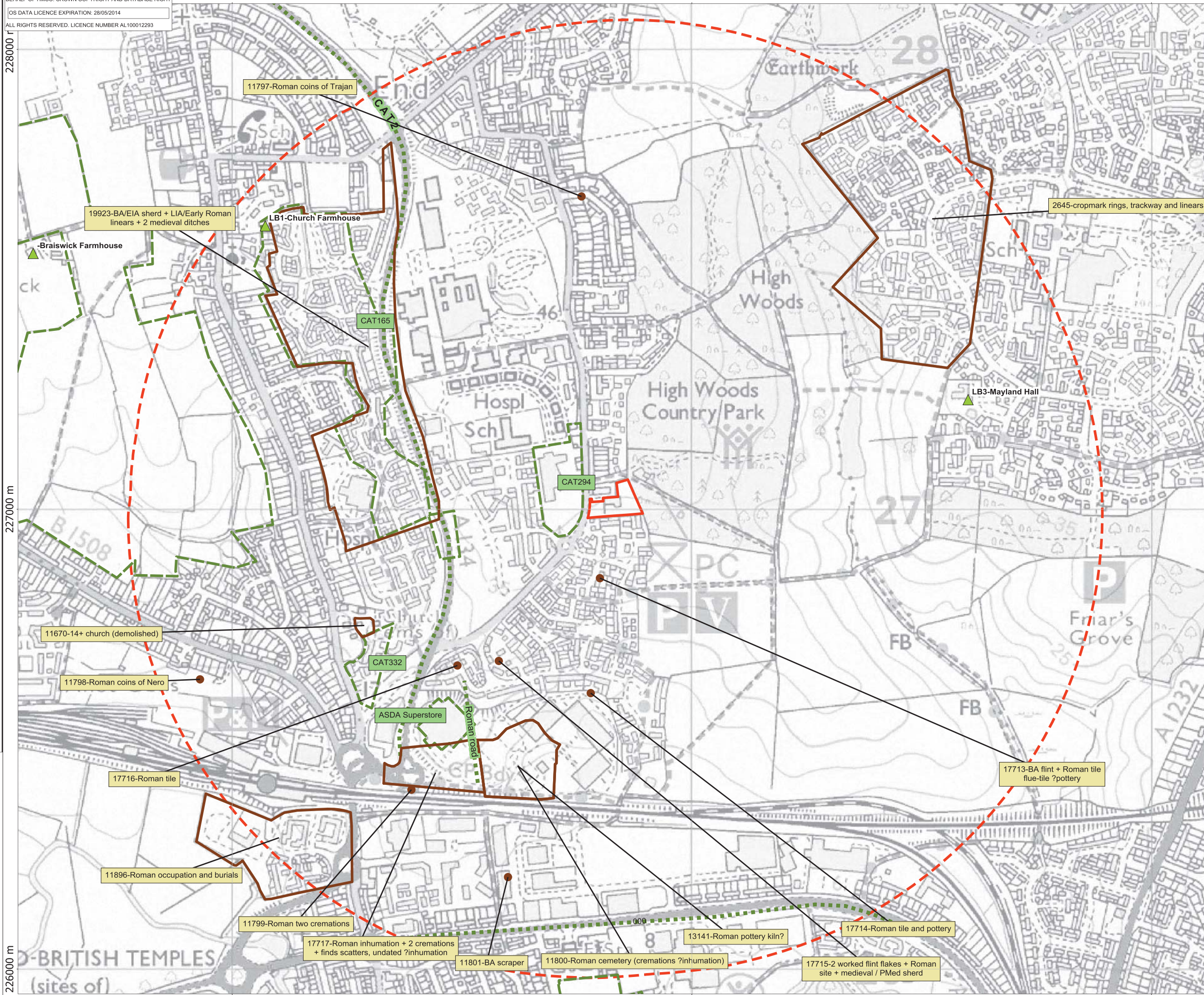
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LEGEND

-  SITE BOUNDARY
-  STUDY AREA
-  GRADE II LISTED BUILDING
-  HER SITE
-  CAT REPORT AREA



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216 TURNER ROAD, COLCHESTER
 ARCHAEOLOGICAL ASSESSMENT

EARLY HISTORIC ENVIRONMENT

DRAWING 1

Scale 1:8,000 @ A3

Date MAY 2013

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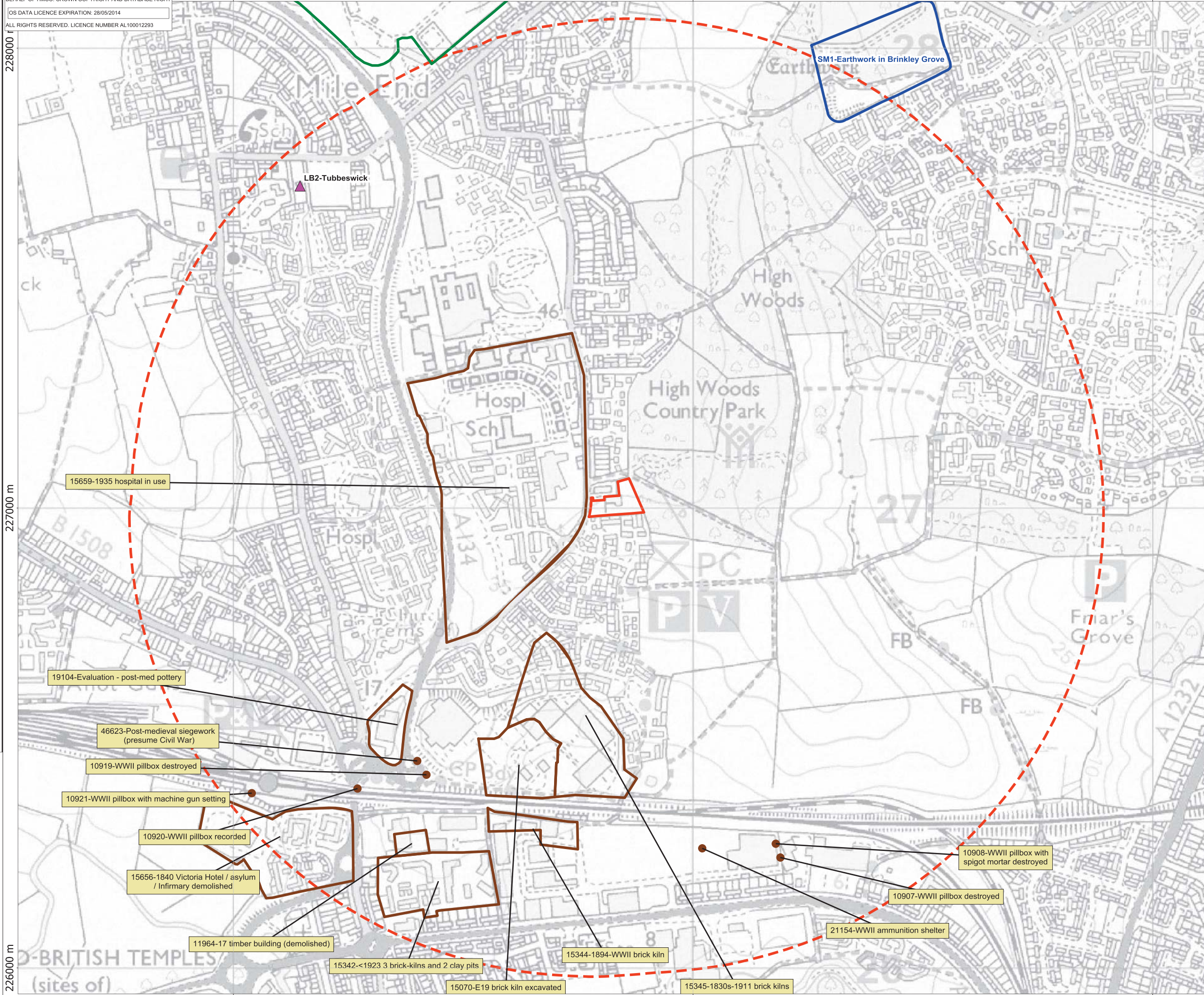
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LEGEND

-  SITE BOUNDARY
-  STUDY AREA
-  GRADE II LISTED BUILDING
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216 TURNER ROAD COLCHESTER
 ARCHAEOLOGICAL ASSESSMENT
 LATER HISTORIC ENVIRONMENT

DRAWING 2

Scale 1:8,000 @ A3

Date MAY 2013

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