

**BEALINGS,
CHURCH ROAD,
STANSTED,
ESSEX**



PLANNING REF: UTT/20/2612/FUL

OASIS ID: independ1-429653

SITECODE: BLST20

NGR REF: TL 51407 24768

ARCHAEOLOGICAL EVALUATION

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SEPTEMBER 2021

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Summary

An Archaeological Evaluation was conducted by Independent Archaeology Consultants for the construction of a new dwelling at Bealings, Church Road, Stansted, Essex. IAC was commissioned by the client to undertake the programme of archaeological evaluation prior to the construction.

None of the two evaluation trenches contained features or finds of archaeological interest, and both trenches were backfilled once the documentation had been completed.

1 INTRODUCTION

- 1.1 An Archaeological Evaluation was conducted by Independent Archaeology Consultants for the construction of a new dwelling with associated drives, gardens and car parks at Bealings, Church Road, Stansted, Essex. The site works were carried out on 27 August 2021. IAC was commissioned by the client to undertake the programme of archaeological works, which was linked to a planning condition for the site.

2 SITE LOCATION AND DESCRIPTION

- 2.1 The proposed development site was located at Bealings, Church Road, Essex. The site was located about 3km west of Stansted Airport. To the west and south of the site were existing residential areas while Church Road was located in the east. To the north of the site was Stansted Mountfitchet Train Station.

3 GEOLOGY AND TOPOGRAPHY

- 3.1 The development site centered at NGR: TL 51407 24768 and enclosed an area of some 1455m² at an average height of ca. 75m AOD. The geology of the site consisted of glaciofluvial deposits of sand and gravel over Seaford chalk formations (British Geological Survey 2021).

4 PLANNING BACKGROUND

- 4.1 Planning Permission has been granted (UTT/20/2612/FUL) for a new development at Bealings, Church Road, Stansted, Essex. The proposed development entailed the construction of a new dwelling with associated carpark and new services. The development site was located in the central parts of the village of Stansted, and was at the time of the archaeological fieldworks still unoccupied.

- 4.2 The proposed development site was located in an area of high archaeological potential. Essex Historic Environment Record indicated that the plot was on the site of a former property of medieval or post medieval date. The site was also at the location of a former residence called “Burnells”, which is shown on the first edition OS maps from the 1870’s.
- 4.3 Therefore, an archaeological evaluation was required prior to any construction within the site. This condition was mentioned in the planning permission for the site and was in line with standards described in the NPPF 2021.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The remains of Stansted Mountfitchet medieval castle are located in central Stansted, and the bailey was on higher ground than the ring. The ring was circular, surrounded by a rampart containing lower courses of a flint rubble wall, 8 and a half feet high and 12ft wide at the summit in places, and surrounded by a dry ditch 70ft wide from crest to crest and 10ft deep from the summit of the scarp. In the centre were slight traces of a small round enclosure, probably the site of the keep (EHER 4551 and EHER 36531).
- 5.2 Roman pottery has been found in a gravel pit at Castle Hill close to the former castle site (EHER 4552) and an old iron key, possibly from the castle, has also been found at Castle Hill (EHER 4553).
- 5.3 Stansted Hall was built in the time of Sir Thomas Middleton, who purchased the estate in 1615. It was abandoned and later demolished, excepting one of the towers, in the early 19th century. There is nothing to be seen above ground today, except slightly uneven ground in a pasture field, probably indicating buried foundations (EHER 4557).
- 5.4 A Neolithic chisel of flint has been found in Stansted (EHER 4632).
- 5.5 A post medieval house called the “Burnells” was once located within, or close to, the development site. The site of Burnells is marked on 1st ed OS Map, (surveyed 1876), on southern side of the railway line and to the west side of Church Road (EHER 4656).
- 5.6 A Middle Bronze Age cremation burial was found while grading soil on a new housing estate at a depth of 18" to 2ft in 1950. It inverted over calcined bone and the container was made of a buff brown paste (EHER 4662).
- 5.7 An ancient sword blade was found at Castle Hill in 1886 (EHER 4729).
- 5.8 An observation of identified post medieval deposits west of the public entrance area of Stansted Mountfitchet Castle was made in 1986 (EHER 6718).

- 5.9 The Thatch, a Grade II 17th century timber framed building, is located in Stansted (EHER 35515).
- 5.10 At 11 Bentfield Hall Cottage and 13 Cambridge Road there is a 18th century timber framed house, faced in brick. The structure is a Grade II listed building (EHER 36480).
- 5.11 The so-called Bell and Feathers Inn is a mid-19th century red brick building, with 17th century wing to NW. The structure is a Grade II listed building (EHER 36481).
- 5.12 At 23 and 25 Cambridge Road there is a 17th and 18th century timber framed house, with a 19th century shop front. The structure is a Grade II listed building (EHER 36482).
- 5.13 At 29 Cambridge Road there is a 18th century timber framed house. The structure is a Grade II listed building. (EHER 36483).
- 5.14 At 31 and 33 Cambridge Road there is an early 18th century to early 19th century timber framed house with 19th century shop front. The structure is a Grade II listed building (EHER 36484).
- 5.15 At 35 Cambridge Road there is a 18th century timber framed house, The structure is a Grade II listed building (EHER 36485).
- 5.16 The so-called Forge House is a Grade II listed 17th century timber framed building (EHER 36486).
- 5.17 The so-called Western House is a 17th century timber framed building with a brick front from 1726. The structure is a Grade II listed building (EHER 36492).
- 5.18 At 4 to 8 Cambridge Road there is a late 19th century red brick commercial building, and shopping parade with 20th century shop fronts. The structure is a Grade II listed building (EHER 36501).
- 5.19 Hunters Moon is a 18th century to early 19th century brick house. The structure is a Grade II listed building (EHER 36502).
- 5.20 The so-called Adlington is a 17th to 18th century timber framed house. The structure is a Grade II listed building (EHER 36504).
- 5.21 The so-called York House is a 18th century or earlier timber framed house. The structure is a Grade II listed building (EHER 36506).
- 5.22 At 2 to 4 Chapel Hill is a 17th century timber framed house. The structure is a Grade II listed building (EHER 36513).

- 5.23 The so-called Chapel Hill House is an early to mid-19th century timber framed house. The structure is a Grade II listed building (EHER 36514).
- 5.24 The Supreme Ballroom is Grade II listed public building. It is a mid-19th century building, built in 1854 to house the Stansted Literary Institute (EHER 36516).
- 5.25 The so-called Bridge House is an early 16th century timber framed house. The structure is a Grade II listed building (EHER 36518).
- 5.26 North Lodge to Stansted Hall is a mid- to late 19th century red brick lodge. The structure is a Grade II listed building (EHER 36519).
- 5.27 The so-called Ravens is a 16th century timber framed house. The structure is a Grade II listed building (EHER 36522).
- 5.28 At 5, 5a and 5b Grove Hill is located a 18th to 19th century timber framed house. The structure is Grade II listed building (EHER 36525).
- 5.29 At 2 to 4 Grove Hill is located a 17th century timber framed house. The structure is a Grade II listed building (EHER 36527).
- 5.30 At 6 to 8 Grove Hill is located a 17th century range of timber framed buildings. The range is a Grade II listed building (EHER 36529).
- 5.31 At 30 Lower Street is located a 18th to early 19th century timber framed house. The structure is a Grade II listed building (EHER 36535).
- 5.32 At 40 Lower Street is a 17th century timber framed building, jettied at the front. The structure is a Grade II listed building (EHER 36536).
- 5.33 At 44 Lower Street is a 17th century timber framed house with a 19th century red brick front on ground floor. The structure is a Grade II listed building (EHER 36538).
- 5.34 The so-called Dog and Duck Inn is a 17th to 18th century timber framed building. The structure is a Grade II listed building (EHER 36540).
- 5.35 At I Lower Street is a 19th century red brick front with shop front at S end. The structure is Grade II listed (EHER 36541).
- 5.36 The so-called Queens Head Inn is a 17th century timber framed and 19th century brick house incorporated to form an inn. The structure is a Grade II listed building (EHER 36542).
- 5.37 At 5 to 7 Lower Street is a mid-19th century pair of red brick houses with 19th century shop window. The structure is a Grade II listed building (EHER 36544).

- 5.38 The so-called Savages is a 16th and 17th century timber framed house. The structure is a Grade II listed building (EHER 36545).
- 5.39 The so-called Tudor House is a late 16th century timber framed house. The structure is a Grade II listed building (EHER 36547).
- 5.40 The Porch is a 16th to 17th century or earlier timber framed house. The structure is a Grade II listed building (EHER 36548).
- 5.41 At 31 Lower Street is a 18th century timber framed house. The structure is a Grade II listed building (EHER 36550).
- 5.42 The Old Bakery is a 17th century timber framed house. The structure is Grade II listed (EHER 36552).
- 5.43 At 47 Lower Street is an early 19th century timber framed house. The structure is a Grade II listed building (EHER 36554).
- 5.44 At 61 Lower Street is a 18th century red brick house with 19th century timber framed additions at rear. The structure is Grade II listed (EHER 36557).
- 5.45 A late 18th century red brick tower windmill exists in Stansted. It last worked in 1910 and was restored in 1929 (EHER 36559).
- 5.46 At 10 Mill Side there is an early to mid-19th century timber framed house. The structure is Grade II listed (EHER 36560).
- 5.47 St Theresa's Catholic Church in Stansted is a late 18th century to early 19th century timber framed building. The church is a Grade II listed building (EHER 36562).
- 5.48 At 14 Mill Side there is an early to mid-19th century timber framed house. The structure is a Grade II listed building (EHER 36563).
- 5.49 At 20 to 26 Mill Side there is an early 19th century brick terrace. The structure is Grade II listed (EHER 36564).
- 5.50 At 28 to 30 Mill Side there is a pair of mid-19th century red brick houses. The structures are Grade II listed (EHER 36566).
- 5.51 The Church of St John the Evangelist is located in central Stansted. It is a late 19th century church by W. D. Caroe. The structure is a Grade II listed building (EHER 36601).
- 5.52 The Vicarage is an early 19th century stuccoed and Grade II listed building (EHER 36603).

- 5.53 A late 19th century drinking fountain exists in central Stansted. It is a Grade II listed monument (EHER 36624).
- 5.54 At 5 Silver Street there is an early 19th century timber framed house. The structure is a Grade II listed building (EHER 36626).
- 5.55 In Silver Street there is also a preserved milepost. It is a late 19th century cast iron mile post with triangular section and inscribed sides. The post is a Grade II listed monument (EHER 15735).
- 5.56 To the east of 5 Silver Street there is an early 19th century stable block. The structure is a Grade II listed building (EHER 36629).
- 5.57 At 15 Silver Street there is an early 19th century timber framed house. The structure is a Grade II listed building (EHER 36631).
- 5.58 At 12 to 16 Silver Street there is a 18th century timber framed house. The structure is a Grade II listed building (EHER 36634).
- 5.59 At 32 to 36 Silver Street there is an early to mid-19th century terrace. The structure is a Grade II listed monument (EHER 36636).
- 5.60 At 52 Silver Street there is an early to mid-19th century house. The structure is a Grade II listed building (EHER 36637).
- 5.61 Kings Arms Hotel is a mid- to late 19th century building. Prior to demolition of a part of the building a full building record was completed. The remaining part is a Grade II listed structure (EHER 36658).
- 5.62 At 1, 2 and 3 Station Road there is a 17th and 18th century timber framed range with a 19th century shop front. The structure is Grade II listed (EHER 36660).
- 5.63 A spigot mortar base is known from Church Road. The structure is listed as a monument of importance (EHER 17904).
- 5.64 A tiny Roman silver mouse terminal was found by a Mr Moran during metal detecting in 1995 (EHER 18567).
- 5.65 An area at Caste Lotus Garage was subject to an archaeological watching brief in 1998, but nothing of archaeological importance was being found. The same area was also the subject of a trial trench evaluation in 2014, but again nothing was being found (EHER 18551).
- 5.66 At 22 Sunnyside an animal bone was found during the digging of a posthole in 1993 (EHER 18552).

- 5.67 A watching brief on a sewer trench at Mountfichet Castle showed only topsoil in section in one part and in another part showed three layers all connected to road construction. The trench was 12m by 0.75m (EHER 18553).
- 5.68 An early 20th century portland stone war memorial stands in the Memorial War Garden in central Stansted (EHER 39336).
- 5.69 At 29 Lower Street Roman building material including tile has been found by the owner of the property (EHER 18557).
- 5.70 A building survey of the former buildings and structures associated with the 19th century Rochford nurseries in Foresthall Road was carried out in 2007. The nursery was demolished 2006/7 (EHER 46208).
- 5.71 Excavations by trial trenching at Mont House in 2006 revealed modern features (garden features and pits) which contained some medieval and post medieval pottery (EHER 46616).
- 5.72 Extensive fieldwalkings were made for the expansion of Stansted Airport between 1985 and 1988 (EHER 46783).
- 5.73 A camp for German prisoners during WW2 was once located outside Stansted. The site is today a monument (EHER 46826).
- 5.74 In November 2008 Archaeological Solutions carried out a programme of historic building recording at the former Peter Kirk School building in Stansted. The purpose of the work was to investigate and clarify the origins and development of the existing building prior to residential conversion, as well as accurately recording the building in its current state (EHER 46836).
- 5.75 An archaeological evaluation was carried out in 2015 by Pre-Construct Archaeology on land at 21 Cambridge Road. No archaeological deposits were uncovered (EHER 48680).
- 5.76 An archaeological evaluation was carried out on land at Magna Carta School, Stansted in 2017. The evaluation revealed two phases of activity, both within the post medieval period. The first relates to a former subsoil containing post medieval bricks and tiles and the second relates to a series of 6 shallow parallel ditches, thought to be the remains of ridge and furrow. Few finds were recovered (EHER 49009).
- 5.77 Stansted Mountfichet Station was built in 1845, the two-storey station house, on the down side platform, is of red brick with white brick dressings under a slate roof with clay ridge tiles. The original single storey lean-to on the south-west side has been partly extended to two storeys and a two-storey extension to the north-east end was added, probably in the 1850s (EHER 41103).

5.78 A Quaker Meeting House was built on the site of an earlier meeting house in central Stansted, and the burial ground dates back to 1703. The later meeting house was constructed in 1967 and is a prefabricated flat-roofed timber building typical of the era. In 1994 it was encased in brick, and a pitched slate roof was added (EHER 49140).

6 METHODOLOGY

6.1 Opening up of Evaluation Trenches

Based on the layout of the site it was proposed that two evaluation trenches would be opened up across the site. It was suggested that both trenches were going to be 16m long and 1.8m wide. The trenches were opened up under constant archaeological supervision using a flat bladed ditching bucket fitted on a tracked machine. The total length of trenching was therefore 32m, totalling 58m², or ca. 4% of the 1455m² large development area.

The location of the trenches targeted areas of proposed future ground disturbance. The location of the trenches were slightly flexible and took into consideration potential above- and below-ground constraints and/or hazards, such as trees, utility trenches, overhead cables and areas of modern disturbance. The evaluation area was searched for live cables and other potential threats prior to the evaluation, and the management of spoil heaps was planned carefully.

The evaluation trenches were excavated to the upper interface of the natural deposits. The trenches were not backfilled without the approval of the archaeological officer from Essex County Council. The field evaluation was not carried out at the expenses of any heritage assets beneath the ground.

6.2 Metal Detecting

Thorough metal detector sweeps of deposits, features and spoil heaps were carried out in advance of, and during, the excavation process.

6.3 Hand Excavation

All potentially man-made features were cleaned, photographed, hand excavated and documented. Apparently natural features (such as tree throws) were sampled sufficiently to establish their origin and to characterise any related human activity. Hand excavation and feature sampling was sufficient to establish the date, character and relationships with other features. Deposits and layers (including buried horizons of top- and subsoils) were sampled sufficiently to enable a confident interpretation of their character, date and relationships.

6.4 Recording

A numbered single context-based recording system, written on suitable forms and indexed appropriately, was used for all elements of the archaeological recording programme.

Measured plans were produced to show all exposed features (including natural features, modern features, etc.) and excavated areas. Plans and sections in the scales 1:10, 1:20 and 1:50 were produced for all excavated features and deposits. These were accurately tied in to trench plans/trench location plans, that in turn were accurately related to the Ordnance Survey grid and to suitably mapped local features (boundaries, buildings, roads, etc.). All sections and plans were related accurately to Ordnance Datum. A photographic record comprising digital photos formed part of the excavation record. A selection of digital photos was also used in this report.

7 RESULTS

Trench 1

- 7.1 Trench 1 was 16m long and 1.8m wide and had a northwest-southeast orientation (Photo 1). The Natural consisted of yellow-white, semi compact gravel with frequent flint. No archaeological features were seen cutting in to the natural deposits.
- 7.2 Overlying the Natural was the up to 0.40m thick subsoil (102) of light brown, soft silty clay. The uppermost deposit in Trench 1 consisted of up to 0.30m thick garden soil of dark brown, soft silty clay (101).

Trench 2

- 7.3 Trench 2 was 16m long and 1.8m wide and had an east-west orientation (Photo 2). The Natural consisted of yellow-white, semi compact gravel with frequent flint. No archaeological features were seen cutting in to the natural deposits.
- 7.4 Overlying the Natural was the up to 0.30m thick subsoil (202) of light brown, soft silty clay. The uppermost deposit in Trench 2 consisted of up to 0.25m thick garden soil of dark brown, soft silty clay (201).

8 DISCUSSION

- 8.1 The Archaeological Evaluation at Bealings, Church Road, Stansted, Essex revealed no features of archaeological interest. The total lack of artefacts, such as pottery and animal bones in the topsoil and the subsoil, indicates that little human activity has occurred within the development site in the past. The area can, therefore, not be regarded as being of archaeological importance.

- 8.2 The future development will therefore most likely have no impact on significant archaeological remains beneath the ground in this part of Stansted, and it is felt that further archaeological investigations within the proposed development area would not add much new information.

9 ACKNOWLEDGEMENTS

- 9.1 Independent Archaeology Consultants would like to thank the client, the ground staff and Katie Lee-Smith at Essex County Council for their kind cooperation during the various stages of this project.

10 BIBLIOGRAPHY

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11 ARCHIVE

The archive consists of the following:

Paper Record

The project brief

The project report

Written Scheme of Investigation

The primary site records

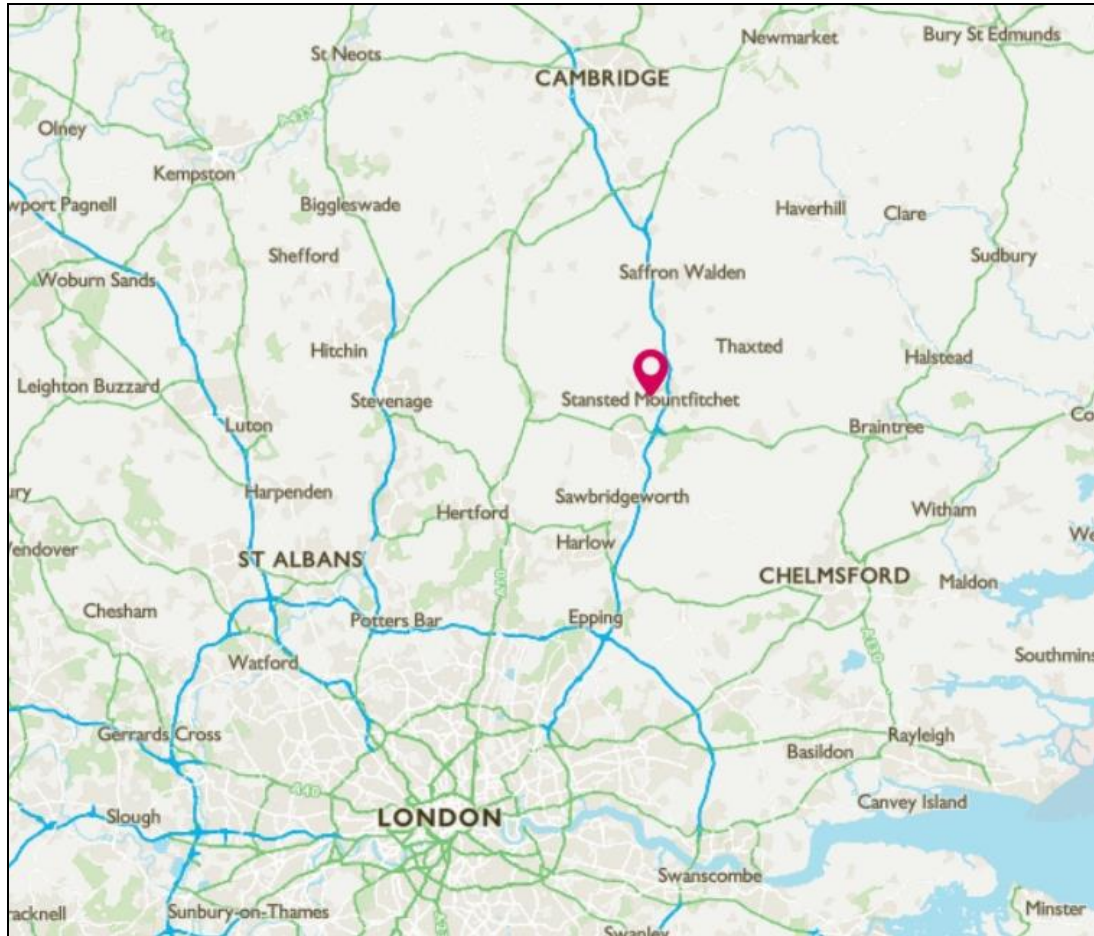
The photographic and drawn records

The archive is currently maintained by Independent Archaeology Consultants.

The archive will be transferred to the archaeological collections of Essex County Council.

APPENDIX 1

FIGURES



Site Location



Trench Locations

APPENDIX 2

COLOUR PLATES



Photo 1: Overview of Trench 1 from north west.



Photo 2: Overview of Trench 2 from west.

APPENDIX 3

OASIS FORM

OASIS ID: independ1-429653

Project details

Project name **Bealing, Church Road, Stansted, Essex**
Short description of the project **An archaeological evaluation for a new development consisting of a single dwelling.**
Project dates **Start: 27-08-2021 End: 28-08-2021**
Previous/future work **No / No**
Any associated project reference codes **UTT/20/2612/FUL - Planning Application No.**
Any associated project reference codes **BLST20 - Sitecode**
Type of project **Field evaluation**
Site status **None**
Current Land use **Vacant Land 2 - Vacant land not previously developed**
Monument type **N/A None**
Monument type **N/A None**
Significant Finds **N/A None**
Significant Finds **N/A None**
Methods & techniques **"Targeted Trenches"**
Development type **Urban residential (e.g. flats, houses, etc.)**
Prompt **Planning condition**
Position in the planning process **After full determination (eg. As a condition)**

Project location

Country **England**
Site location **ESSEX UTTLESFORD STANSTED MOUNTFITCHET Bealing, Church Road, Stansted, Essex**
Postcode **CM24 8PY**
Study area **1455 Square metres**
Site coordinates **TL 51407 24768 51.900390287406 0.20093558606 51 54 01 N 000 12 03 E Point**
Height OD / Depth **Min: 74m Max: 76m**

Project creators

Name of Organisation **Independent Archaeology Consultants**
Project brief originator **Local Authority Archaeologist and/or Planning Authority/advisory body**
Project design originator **Independent Archaeology Consultants**
Project director/manager **Christer Carlsson**
Project supervisor **Christer Carlsson**
Type of sponsor/funding body **Developer**

Project archives

Physical Archive recipient Essex County Council
Physical Contents "other"
Digital Archive recipient Essex County Council
Digital Contents "none","other"
Digital Media available "Images raster / digital photography","Images vector","Text"
Paper Archive recipient Essex County Council
Paper Contents "none","other"
Paper Media available "Context sheet","Photograph","Plan","Report","Section"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
Title Archaeological Evaluation. Bealings, Church Road, Stansted, Essex
Author(s)/Editor(s) Carlsson, C
Date 2021
Issuer or publisher Independent Archaeology Consultants
Place of issue or publication PETERBOROUGH

Entered by Christer Karlsson (contact@independentarchaeology.co.uk)
Entered on 2 September 2021

APPENDIX 4

CONTEXT DESCRIPTIONS

Context nr	Depth (m)	Description	Younger than	Older than
		Trench 1 (16m x 1.8m)		
(101)	0.30	Garden soil of dark brown, soft silty clay	(102)	-
(102)	0.40	Light brown, soft silty clay	Natural	(101)
Natural	-	Yellow-white, semi-compact gravel with frequent flint	-	(102)
		Trench 2 (16m x 1.8m)		
(201)	0.25	Garden soil of dark brown, soft silty clay	(202)	-
(202)	0.30	Light brown, soft silty clay	Natural	(201)
Natural	-	Yellow-white, semi compact gravel with frequent flint	-	(202)