

**SPECIFICATION FOR A PROGRAMME OF ARCHAEOLOGICAL MONITORING
AT 85-87 SPITAL ROAD, MALDON, ESSEX CM9 6EA**

Site Code: SR14

NGR: TL 843120453



Touchstone Archaeology

JUNE 2017

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**Archaeological Monitoring and recording to Land at 85-87 Spital Road, Maldon,
Essex CM9 6EA**

NGR: TL 843120453

Site Code: SR14

1. Summary

Touchstone Archaeology carried out an archaeological watching brief on the site of 85-87 Spital Road, Maldon, Essex between October 2016 and April 2017. A Planning Application (MAL/14/00410) to construct a new house and garage was submitted to Maldon District Council, whereby the local authority requested that an Archaeological Watching brief be undertaken in order to determine the possible impact of the development on any archaeological remains. The work was carried out in accordance with Brief prepared by Historic Environment Advisor Maria Medlycott (MAL_00410_14_SpitalRoad_Maldon_brief dated 19th September 2014). The result of the watching brief was negative of archaeological features or deposits. The natural geology of London Clay and river terraces were reached at an average depth of between 0.1m and 0.8m below the modern ground surface. The Archaeological Watching brief has therefore been successful in fulfilling the primary aims and objectives of the Specification.

2. Introduction

Touchstone Archaeology was commissioned by Hunnaball Design and Technical Services on behalf of their client to carry out an archaeological watching brief at the above site. The watching brief was carried out from the October 2016 to April 2017 in accordance with the requirements set out within an Archaeological Brief (MAL_00410_14_SpitalRoad_Maldon_brief dated 19th September 2014).

3. Site Description and Topography

The proposed development site is situated on the south side of Spital Road (TL 843120453), to the west of the town of Maldon and within grounds that previously formed part of the C12th St Giles Leper Hospital (7713/7714-SAM) and the C17th Spital Farm. It lies on London Clay, river gravel terraces and local deposits of till at a height of 12m AOD (Fig.6).

4. Planning Background

The Maldon District Council granted planning permission (MAL/14/00410) for the construction of a new dwelling and garage at 85-87 Spital Road, Maldon, Essex CM9 6EA.

On the advice of the Historic Environment Adviser, a programme of archaeological works in the form of a watching brief was attached to the consent.

The results from the watching brief will be used to inform Maldon District Council of any further archaeological mitigation measures that may be necessary in connection with the development proposals.

5. Archaeological and Historical Background

The exact date of the foundation of the hospital is unknown, however, King Henry II's first grant was in the spring of 1164. The conveying of the grant has suggested that Henry II was the nominal founder, but the advowson belonged to the Mantell, Lord of the Manor, who had probably granted the site as a dependence of the Augustinian Bicknacre Priory. The Inquisition of 1402 stated that the Hospital of St Giles was founded by one of the Kings of England for the maintenance of a chaplain to celebrate divine service daily, and the relief of the leprous burgesses of the town, then a common disease throughout Europe, and that the master should have in aid of the maintenance of the lepers all forfeitures of unsound bread, ale, flesh and fish in the town. The Crown

took a keen interest in the hospital throughout its life and was involved in several disputes associated with it. In 1481 Edward IV granted the hospital and its lands to the Abbey and Convent of Beeleigh. At the time of the dissolution the hospital was closed and the lands rented to William Stokes. By 1768 the site had become Spital Farm and the hospital converted into a barn. The barn, having become ruinous was removed revealing the remains of the hospital. The Maldon Corporation restored the ruins in 1927.

6. Aims and Objectives

The aims and objectives of the watching brief were to ascertain whether or not archaeological remains and deposits were present, particularly in connection with the C12th Leper Hospital and the subsequent C17th Spital Farm.

The National Planning Policy Framework (NPPF) and Heritage Assets clarify a developer's responsibility in paragraphs 128 and 141.

Paragraph 128 states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 141 states:

Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of

the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The aims set out in the Brief (September 2014) required a phased approach to the mitigation of the development site commencing with a WSI followed by a watching brief to all groundworks associated with the construction of the house and garage, with the results influencing the possibility of further work on the site such as further mitigation or excavation depending upon the amount and significance of any possible archaeological remains.

7. Methodology

The Brief called for a watching brief comprising of all groundworks associated with the construction of the house and garage. This comprised of several field visits between October 2016 and April 2017. The first visit was to monitor the excavation of the garage foundation trenches, the second visit the garden planters, the third visit the piled foundations to the house, the fifth visit the connecting groundbeam trenches between the piled foundations and the sixth visit the service trenches.

A 360° tracked mechanical excavator with a flat-bladed ditching bucket was used to remove the topsoil and subsoil to the depth required. The trenches to the garage, the planters and the service trenches were to a depth of 0.4m and did not reach natural geology (the strip foundations to the garage were stopped and changed for a piled foundation). The twenty-nine trenches (some 45cm and some 60cm in width) connecting the piled foundation were excavated to a depth of between 1.0m and 1.5m, exposing the natural geology of clay, sand and gravel at between 0.2m and 1.0m. All archaeological work was carried out in accordance with the specification. A single context recording system was used to record the deposits, and context recording numbers were assigned to all deposits for recording purposes. These are used in the report and shown in **bold**. All archaeological work was carried out in accordance with IFA standards and guidance.

8. Monitoring

Curatorial monitoring was available during the course of the watching brief.

9. Results

The watching brief provided a negative result for any archaeological features or deposits.

9.1 The garage

The garage trench, located at the NW entrance of the site reached a depth of 0.4m at which time excavation was stopped in favour of piled foundation. The brief excavation revealed made up ground over a modern gravel surface that was probably the original driveway of the existing house built between 1954 and 1979 (OS 1954, OS 1979).

9.2 The planters and service trench

The garden planter foundations and service trench, located at the SE end of the garden reached a depth of 0.4m and revealed made up ground.

9.3 The house

The house trenches, located towards the centre of the site reached a depth of between 1.0m and 1.5m. A common stratigraphic sequence was recognised across the site and comprised of levelling layers of red CBM and demolition **(101)** and silt, clay and CBM **(102)** overlaying a dark brown/black garden topsoil **(103)** and a dark brown stony soil **(104)**. The natural geology of a grey silty clay **(106)** and an orange/brown sandy clay **(107)** sealing pockets of light grey medium stoned gravel **(108)**, orange/brown sandy gravel **(109)**. In trench 21 there was a small deposit of oyster shells **(105)** and in trenches 14 and 25 there was a blue/green clay with gravel inclusions at the base **(110)**. Modern drains were uncovered in trenches 5 and 6 at 0.7m depth. Trench 18 contained four courses of C20th red brick construction with glazed brown clay pipe and

a concrete slab foundation of 0.5m and in trench 19 there was a concrete slab of 0.2m interpreted as an outbuilding, drainage pipe and garden path.

10. Discussion

The site formed part of the C12th Leper Hospital and the C17th Spital farm before a house was constructed between 1954 and 1979. The levelling layers were probably associated with the modern construction and the topsoil and garden layers are consistent with gardens and cultivation shown from the 1874 OS map. It is probable that the area was historically subject to agriculture, cultivation or gardens. The natural geology was encountered at between 0.2m on the southwest side of the site and 1.0m on the northeast side (Fig. 8-16).

11. Finds

There were no finds present.

12. Conclusion

The archaeological watching brief has been successful in fulfilling the primary aims and objectives set out in the planning condition and the archaeological specification and the result is a negative result for archaeological features and deposits

13. Acknowledgements

Touchstone Archaeology would like to thank the client, Laurance Hunnaball of Hunnaball Design and Technical Services for commissioning the project and for the cooperation and assistance of Fourways Trading and Dixon Piling. Thanks are also extended to Maria Medlycott, Historic Environment Advisor, Place Services, for her help and advice and to Bartek Cichy for the Map overlays. The fieldwork was supervised, the project managed and the report written by Zoe Schofield of Touchstone Archaeology, assisted by fellow archaeologist Peter Cichy.

Zoe Schofield

Touchstone Archaeology

15th June 2017

14. References

Institute for Field Archaeologists (IfA), Rev (2008). *Standard and Guidance for archaeological field evaluation*

ECC HER data 2016

OS Mapping 1874-2014

WSI SR14



Heritage Category: Scheduling
List Entry No : 1020915

County: Essex
District: Maldon
Parish: Maldon

Each official record of a scheduled monument contains a map. New entries on the schedule from 1988 onwards include a digitally created map which forms part of the official record. For entries created in the years up to and including 1987 a hand-drawn map forms part of the official record. The map here has been translated from the official map and that process may have introduced inaccuracies. Copies of maps that form part of the official record can be obtained from English Heritage.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions. All maps and grid references are for identification purposes only and must be read in conjunction with other information in the record.

List Entry NGR: TL 84328 06484
Map Scale: 1:10000
Print Date: 28 November 2014

Name: The medieval leper hospital of St Giles

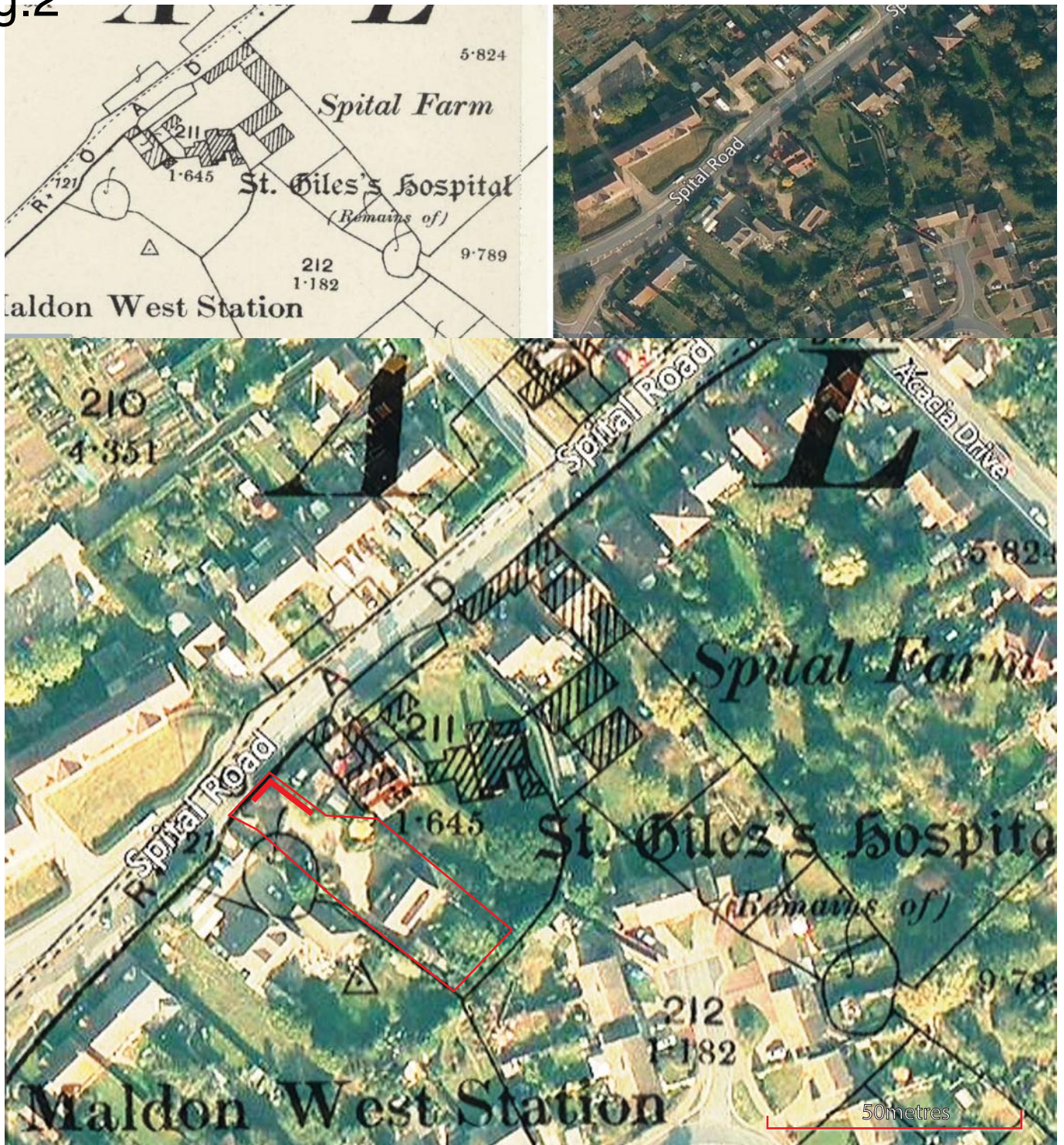
This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Fig.1


 ENGLISH HERITAGE

1 Waterhouse Square, 138 -142 Holborn, EC1N 2ST
 Tel: 020 7973 3000 www.english-heritage.co.uk

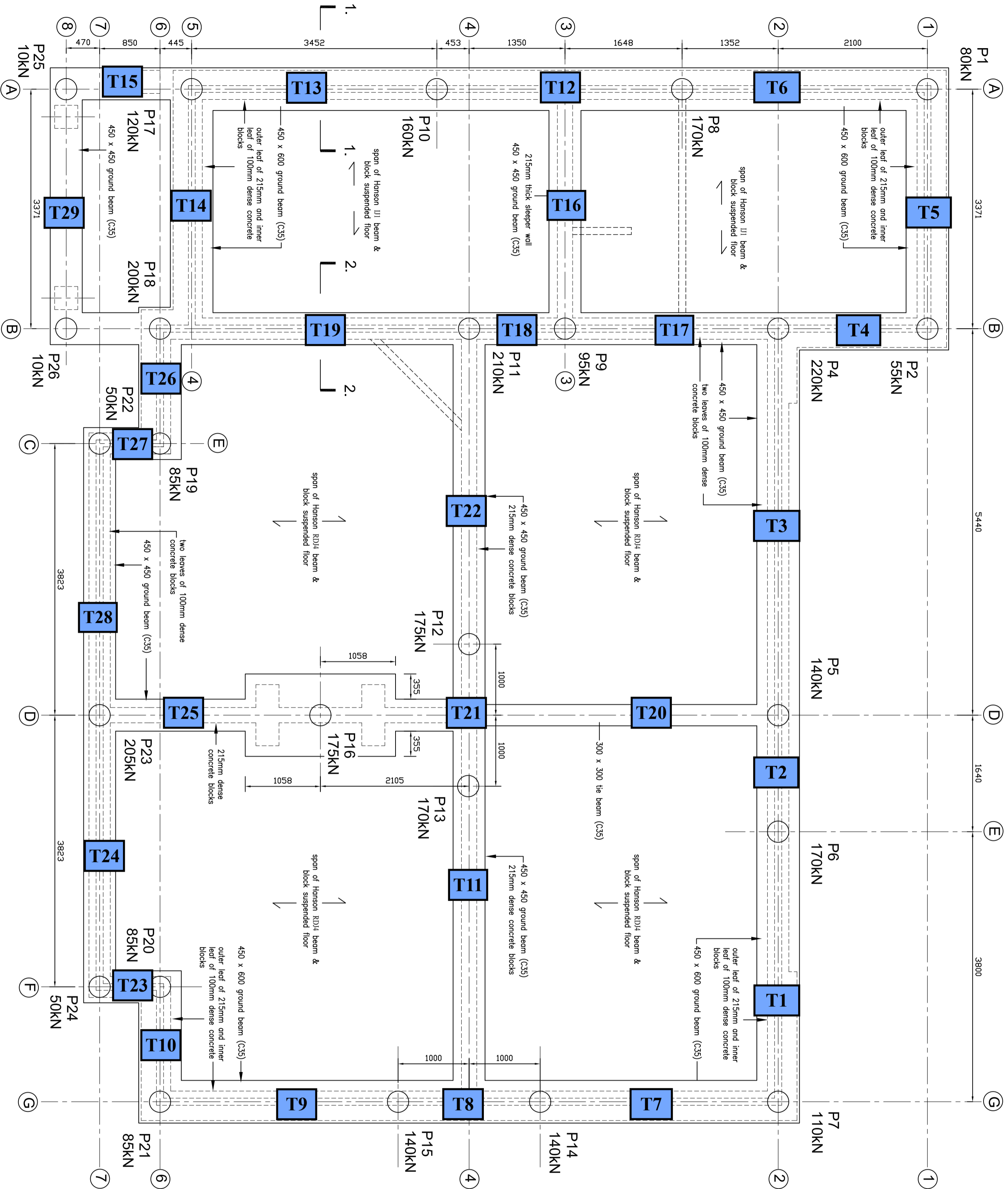
Fig.2



Aerial photograph overlaid with OS map from 1900 shows location of the hospital in context of the site



Essex LIV, Ordnance Survey Six-inch England and Wales, 1874 shows gardens within site boundary



PIILING NOTES

1. This drawing to be read in conjunction with all other Engineers and Architects Drawings & Specifications
2. Do not scale: work to figured dimensions only
3. This drawing to be read in conjunction with Drawing No.
4. All piles to be 300 dia. designed by a specialist Contractor in accordance with the soil investigation
5. Minimum factor of safety for vertical loads = 2.5
6. Minimum factor of safety for heave = 2.0
7. Working loads for each pile are given in kN and are unfactored
8. Minimum pile reinforcement to be 4H16 bars and to protrude from the pile a minimum of 60 bar diameters from the pile cut off level
9. The minimum distance between piles to be three pile diameters
10. For reinforcement details refer to Drg. No.

GROUND BEAM NOTES

1. This drawing to be read in conjunction with all other Engineers and Architects Drawings & Specifications
2. Do not scale: work to figured dimensions only
3. This drawing to be read in conjunction with Architects drawings
4. This drawing details sub-structure only. For information relating to ventilation, insulation and finishes refer to Architects drawings.
5. Precast concrete floors are to be of beam and block construction and are to be designed and supplied by a specialist Contractor to the following loadings:
 - Dead imposed (screed) 1.8kN/m²
 - live loads (domestic) 1.5kN/m²
6. All in accordance with BS 8110
7. The specialist Contractor to submit full details of the floor to the Engineer for approval prior to manufacture
8. Concrete Specification: RC35
9. Ground beams: FND2
10. Blinding: GEN1
11. All to be designated mixes in accordance with BS EN 206-1 & BS 8500 Part 2
12. For reinforcement details refer to Drawing No.

NOTE:
these drawings must be read in conjunction with the Structural Engineers calculations

PILE & GROUND BEAM PLAN for HOUSE

Scale 1 : 40

| | |
|--|--|
| <p>SEXTON DESIGN SERVICES BUILDING, CIVIL, & STRUCTURAL ENGINEERING SERVICES 21A Empress Avenue, West Marsea, CO5 8EX. Tel & fax 01206 384153</p> | <p>Architect: Laurance Hunnaball Hunnaball Design & Technical Services, No. 1 Braddy Court, Kelvedon, Colchester, CO5 9LP</p> |
| <p>PROPOSED NEW DWELLING at 85 - 87 SPITAL RD, MALDON, CM9 6EA</p> | |
| <p>PILE & GROUND BEAM PLAN</p> | <p>Scale 1 : 40 Designed GRS Drawn GRS Date October 2016 DRG. No. 1281-01</p> |

Fig.4

Fig.5

Site Matrix

| Trench | Direction | Width | Length | Depth | 101 | 102 | 103 | 104 | 105 | 106 |
|--------|-----------|-------|--------|-------|----------------------|-------------------|--|-----------------------|---------------|-----------------------------------|
| | | | | | Levelling Layer | Levelling Layer | Garden | Garden | Organic | Clay |
| | | | | | Red CBM & Demolition | Silt/Clay/CBM | Dark Brown/ Black Topsoil No Inclusions | Dark Brown Stony Soil | Oyster Shells | Grey Silty Clay/ No Inclusions |
| 1 | EW | 0.60 | 3.8m | 1.0m | N | 0.2m | N | N | N | 0.6m |
| 2 | EW | 0.45 | 1.64m | 1.1m | N | 0.5m | N | N | N | 0.4m |
| 3 | EW | 0.45 | 5.44m | 1.3m | N | 0.6m (W) 0.7m (E) | N | N | N | 0.2m |
| 4 | NS | 0.45 | 2.1m | 1.0m | 0.2m | 0.5m | N | N | N | 0.3m (mixed) |
| 5 | EW | 0.60 | 3.37m | 1.2m | 0.2m | N | 0.2m | 0.6m | N | N |
| 6 | NS | 0.60 | 3.45m | 1.1m | 0.2m | N | 0.2m | 0.3m | N | 0.1m |
| 7 | NS | 0.60 | 3.35m | 1.1m | N | 0.4m | N | 0.4m | N | 0.1m |
| 8 | NS | 0.60 | 2.00m | 1.1m | N | 0.6m | N | N | N | 0.2m |
| 9 | NS | 0.60 | 2.45m | 1.1m | N | 0.8m | N | N | N | N |
| 10 | EW | 0.60 | 1.62m | 1.1m | N | 0.3m | N | N | N | N |
| 11 | EW | 0.45 | 4.44m | 1.1m | N | 0.1m | N | 0.4m | N | 0.2m |
| 12 | NS | 0.60 | 3.45m | 1.4m | 0.2m | N | 0.1m | 0.4m | N | N |
| 13 | NS | 0.60 | 3.45m | 1.5m | 0.2m | N | 0.2m | 0.6m | N | N |
| 14 | EW | 0.60 | 3.37m | 1.3m | 0.2m | N | 0.2m | 0.4m | N | N |
| 15 | NS | 0.45 | 1.76m | 1.5m | 0.2m | N | 0.3m | 0.5m | N | N |
| 16 | NS | 0.45 | 3.37m | 1.05m | N | 0.2m | N | N | N | 0.65m |
| 17 | EW | 0.45 | 3.0m | 1.2m | 0.2m | N | 0.2m | 0.2m | N | N |

| | | | | | | | | | | |
|-----------|----|------|-------|------|------|-------------------|------|------|-------|---|
| 18 | NS | 0.45 | 1.35m | 1.2m | 0.2m | 0.3m (N) 0.8m (S) | N | N | N | N |
| 19 | NS | 0.45 | 3.45m | 1.2m | 0.2m | 0.4m (S) 0.6m (N) | N | N | N | N |
| 20 | EW | 0.30 | 4.35m | 1.3m | N | 0.3m | N | 0.5m | N | N |
| 21 | EW | 0.30 | 2.00m | 1.2m | N | 0.25m | N | 0.4m | 0.05m | N |
| 22 | NS | 0.45 | 4.44m | 1.2m | N | 0.2m | N | 0.7m | N | N |
| 23 | NS | 0.45 | 0.85m | 1.2m | N | 0.1m | N | 0.6m | N | N |
| 24 | NS | 0.45 | 3.81m | 1.2m | N | 0.3m | N | N | N | N |
| 25 | NS | 0.30 | 3.02m | 1.2m | N | 0.4m | N | N | N | N |
| 26 | EW | 0.45 | 1.61m | 1.2m | 0.3m | N | N | 0.4m | N | N |
| 27 | NS | 0.45 | 0.85m | 1.2m | 0.3m | N | N | 0.4m | N | N |
| 28 | EW | 0.45 | 3.82m | 1.3m | 0.3m | N | N | 0.4m | N | N |
| 29 | EW | 0.45 | 3.37m | 1.4m | 0.1m | N | 0.2m | 0.3m | N | N |

| 107 | 108 | 109 | 110 | Notes |
|--|------------------------------------|---|---|--------------|
| Clay | Gravel | Gravel | Gravel | |
| Orange/ Brown Sandy Clay No Inclusions | Light Grey Gravel Medium Stones | Orange/Brown Sand Gravel Inclusions Medium Stones | Blue/Green Clay Gravel Inclusions Medium Stones | |
| 0.2m | N | N | N | N |
| 0.2m | N | N | N | N |
| 0.3m (W) | 0.2m (W) 0.4m (E) | N | N | N |
| N | 0.3m (mixed) | N | N | N |
| 0.2m | N | N | N | Drain 0.7m |
| 0.3m | N | N | N | Drain 0.7m |
| 0.2m | N | N | N | N |
| 0.3m | N | N | N | N |
| 0.3m | N | N | N | N |
| N | 0.8m (mixed) | 0.8m (mixed) | N | N |
| 0.4m (W) | 0.1m (E) | 0.3m (E) | N | N |
| 0.3m | 0.2m | 0.2m | N | N |
| 0.5m | N | N | N | N |
| 0.3m (W) 0.5m (E) | N | N | 0.2 (W) | N |
| 0.5m (S) | 0.5m (N) | N | N | N |
| 0.2m | N | N | N | N |
| N | N | 0.6m | N | N |

| | | | | |
|------------------|--------------|---------------|----------|--|
| N | N | 0.2m | N | (N) C20th 4 Courses Red Brick/ Glazed Brown Clay Pipe/ Concrete Slab Foundation 0.5m |
| 0.4m (S) | 0.1m | 0.1m | N | (N) Concrete Slab 0.2m |
| 0.5m | N | 0.3m (Centre) | N | |
| 0.5m | N | N | N | |
| N | 0.3m (mixed) | 0.3m (mixed) | N | |
| N | 0.5m (mixed) | 0.5m (mixed) | N | |
| N | 0.8m (mixed) | 0.8m (mixed) | N | |
| 2.0 (W) 0.8m (E) | N | 0.4m (W) | 0.2m (W) | |
| N | 0.5m (mixed) | 0.5m (mixed) | N | |
| N | 0.5m (mixed) | 0.5m (mixed) | N | |
| N | 0.5m (mixed) | 0.5m (mixed) | N | |
| 0.3m | 0.1m | 0.4m | N | |

| | |
|--|---|
| Site Name/Address: 85/87 Spital Road, Maldon, Essex CO5 | |
| Parish: Maldon | District: Maldon |
| NGR: TL 843120453 | Site Code: SR14 |
| Type of Work: Watching Brief | Site Director/Group: Zoe Schofield Touchstone Archaeology |
| Date of Work: 29 th September 2016 | Size of Area Investigated: |
| Location of Finds/Curating Museum: Colchester Museum | Funding source: Landowner |
| Further Seasons Anticipated? Yes | Related EHCR No's: 7713/7714/7719 |
| Final Report: TBA | OASIS number: |
| Periods Represented: | |
| SUMMARY OF FIELDWORK RESULTS: | |
| <p>A watching brief was carried out at 85/87 Spital Road, Maldon on 29th September 2016 to the foundation trenches of the proposed garage. A 20th century gravel driveway was uncovered to the full extent of the foundation at a depth of c.40cm. Building control visited the site and requested that the excavations stop and the type of foundation be reconsidered because of the close proximity to the trees. The excavation was brought to a halt and the driveway layer left in situ. Fragments of 20th century clay drainage pipe and modern building rubble were in the subsoil. There were no archaeological remains or deposits.</p> | |
| Previous Summaries/Reports: | |
| FW Notification Form 10 th October 2016 | |
| Author of Summary: ZOE SCHOFIELD | Date of Summary: 10 th October 2016 |

| | |
|--|--|
| Site Name/Address: 85/87 Spital Road, Maldon, Essex | |
| Parish: Maldon | District: Maldon |
| NGR: TL 843120453 | Site Code: SR14 |
| Type of Work: Watching Brief | Site Director/Group: Touchstone Archaeology, Zoe Schofield |
| Date of Work: 22 nd -24 th November | Size of Area Investigated: 29 trenches within the footprint of 12.120m x 14.251 (172sqm) |
| Location of Finds/Curating Museum: Colchester Museum – No finds | Funding source: Landowner |
| Further Seasons Anticipated? Yes | Related EHER No's: 7713/7714/7719 |
| Final Report: TBA | OASIS number: |
| Periods Represented: Modern | |
| SUMMARY OF FIELDWORK RESULTS: | |
| <p>On 12th October Touchstone Archaeology attended the site to monitor groundworks of trenches to create flower-beds. The beds required a shallow foundation of 0.4m and revealed only made up ground.</p> <p>On 14th November Touchstone Archaeology attended site to monitor the installation of Piles. This produced no finds.</p> <p>Between 22nd November and 24th November Touchstone Archaeology attended site to monitor the excavation of foundation trenches between the piles. There were 29 trenches at a depth of between 1.0-1.5m in depth that revealed a common sequence of stratigraphy of levelling layers for the construction of the house immediately overlaying natural clay and pockets of gravel.</p> <p>A (102) A levelling layer of brown silty clay with modern CBM of 0.1 – 0.8m used as a levelling layer for the construction of the house between 1954 and 1979 (OS Map) overlaying (103) A dark brown/black organic topsoil of 0.1-0.3m to the NE of the site and (104) A dark brown silty clay soil with small stone inclusions of 0.2-0.7m to the whole of the site. Immediately beneath this at a depth of 0.5-0.9m was (106) a grey silty clay with no inclusions of 0.1-0.65m, (107) an orange/brown clay with no inclusions of 0.2-0.8m, a mix of (108) a light grey gravel with small to medium stones 0.1-0.8m and (109) an orange/brown sandy gravel with small to medium stone inclusions 0.2-0.8m. To the NW of the site there was a blue/green clay of 0.2m with small stone inclusions at the base of the trench. In Trench 21 there was a small deposit of oyster shells at 0.5m with one piece of burnt flint and one piece of burnt modern roof tile. Modern drainage was also encountered.</p> <p>There were no archaeological finds or deposits.</p> | |
| Previous Summaries/Reports: | |
| <p>FW Notification form 10th October 2016 Fieldwork Summary 10th October 2016</p> | |
| Author of Summary: ZOE SCHOFIELD | Date of Summary: 28 th November 2016 |

Plate 1



Plate 2



Plate 3

