

TOUCHSTONE ARCHAEOLOGY LTD

Historic Environment Desk Based Assessment
Land to the rear of 16 High Street Maldon CM9 5PJ

September 2018

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Historic Environment Desk Based Assessment
Land to the rear of 16 High Street Maldon CM9 5PJ

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**Historic Environment Desk Based Assessment in Advance of the proposed development on
land to the rear of 16 High Street, Maldon, Essex, CM9 5PJ**

NGR: TL 84863 07012

1 SUMMARY

Touchstone Archaeology has been commissioned by Bright Ideas Limited to carry out a Historic Environment Desk Based Assessment on land to the rear of 16 High Street, Maldon (new address 15 Friars Lane, Maldon). The proposed development area (PDA) is currently an outbuilding to the retail property of 16 High Street, in the civil parish of Maldon, Essex (NGR: TL 84863 07012). The proposed development comprises of the demolition of the existing redundant outbuilding and the construction of a new two-storey one-bedroom dwelling.

*This assessment has shown that the site to be developed is within an area of **high** archaeological potential and the periods that have the highest potential for survival are the **Medieval** and **Post-Medieval periods**. The expected impact on archaeological remains from the construction of the existing buildings is **high**. Areas of the site that have not been developed (and only landscaped) may contain surviving archaeological remains and the proposed development is likely to impact areas outside the current building footprint where archaeological deposits may be damaged or destroyed by construction works.*

It is considered likely that archaeological evaluation will be required. The scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities and may be carried out as a condition of planning consent.

**Historic Environment Desk-Based Assessment in Advance of the proposed development on
land to the rear of 16 High Street, Maldon, Essex, CM9 5PJ**

NGR: TL 84863 07012

2 INTRODUCTION

Touchstone Archaeology was commissioned by Bright Ideas Limited (the 'Client') to carry out a Historic Environment Desk Based Assessment on land to the rear of 16 High Street, Maldon, Essex, CM9 5PJ, centred on National Grid Reference (NGR) TL 84863 07012 (Figure 1-3). This document will be used in support of a planning application (18/00335/FUL).

2.1 The Proposed Development

The proposed development area comprises of c.86sqm of rear yard area to the retail unit of 16 High Street. The yard contains an outbuilding located to the east side with a proposed planning application for the demolition of the extant building and the construction of one new unit over the footprint of the extant building (18/00335/FUL) (Fig.12).

2.2 Policy and Legislation

Policies relevant to the Historic environment are listed in Table 2.

2.3 Project Constraints

No project constraints were encountered during the data collection for this assessment.

2.4 Study Area

The recorded historic environment resource within a 100m Study Area around the Site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the site.

2.5 Geology

The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of London Clay Formation (clay, silt and sand); sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene period in a local environment previously dominated by deep seas.

London clay was confirmed to a depth of c.230ft. by a bore hole taken in 1942 by Angula Engineering Company Limited at Gray and Sons, Gate Street, Maldon (BGS: TL80 NW137).

There are no superficial deposits recorded.

2.6 Topography

The proposed development area (PDA) is located in the south east of England, to the west side of the town and civil parish of Maldon (NGR: TL 84863 07012).

The rural town of Maldon is situated on the south bank of the River Chelmer at the point where it joins with the River Blackwater leading to the English Channel. The town is surrounded by villages and sited 10 miles east of the city of Chelmsford, 6 miles south east of Witham and 14 miles south west of Colchester. The village of Heybridge sits 1km north East on the North bank of the River Chelmer.

The site is found on the south side of the High Street at an average height of 34m AOD. It is within a mixed retail, commercial and residential area, bounded to the north by the High Street, to the east by the retail unit number 18, to the west by the retail unit number 14 and to the south by the residential properties of Friars lane. The proposed development area (PDA) is currently an out-building to the retail property of 16 High Street (Fig.1-3).

2.7 Historic Hedgerows

The PDA is located adjacent to the High Street, within an urban area of retail and commercial buildings, therefore there is no surviving evidence of vegetation that qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997.

The proposed development would have no impact on any vegetation (Plate 3-9).

3 AIMS AND OBJECTIVES

3.1 Introduction

This assessment has been prepared in accordance with guidance defined by ClFA (2017) and aims to provide a contextual assessment of the site by determining through surviving and available evidence, the nature, extent and significance of the site within the Historic Environment, the potential for archaeological deposits and the impact of the development on any identified Heritage Assets.

The overarching objectives are to assess:

- the potential for the survival of heritage assets and the archaeological, historic, architectural and artistic significance of known and potential heritage assets
- the impact of the proposed development on the significance of the heritage assets and their settings and strategies to conserve that significance
- strategies and proposals for further evaluation
- strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping

The completed document will form part of the initial stages of archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for proposed development and associated planning applications.

3.2 Site Specific Aims and Objectives:

There are no site specific aims and objectives, however, attention is drawn to the location of the site in the historic town of Maldon and within the conjectured location of the Saxon burh on the summit of Maldon Hill and by its position on the High Street. By the Medieval period Maldon was the second most important town in Essex and the High Street was well developed.

3.3 Scope of Document

This assessment was commissioned by the Client in response to a planning condition in order to determine, as far as is reasonably possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for proposed development and associated planning applications.

This document is not required to record the extant building.

4 METHODOLOGY

The study area comprised 100m from the centre of the site and considered the following sources:

4.1 Archaeological Databases

The Historic Environment Record (HER) provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Maldon. The Archaeology Data Service Online Catalogue (ADS) and the Portable Antiquities Scheme Database (PAS) expanded on the research (Appendix I).

4.2 Historic Documents

Historical documents, such as charters, registers, wills and deeds etc., considered relevant to this specific study were sourced from the Local Records Office and the Internet.

4.3 Cartographic and Pictorial Documents

A cartographic and pictorial document search was undertaken using resources offered by the Internet and Ordnance Survey Historical mapping (Figs. 4-12).

4.4 Aerial Photographs

A study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-2).

4.5 Geotechnical Information

No Geotechnical information was available for the site.

4.6 Secondary and statutory resources

Relevant local and regional knowledge, studies, research frameworks, policies, directives, development plans and legislation were considered.

5 HISTORIC DEVELOPMENT

Table 1 Classification of Archaeological Periods

Palaeolithic	c. 500,000 BC – c.10,000 BC
Mesolithic	c.10,000 BC – c. 4,300 BC
Neolithic	c. 4,300 BC – c. 2,300 BC
Bronze Age	c. 2,300 BC – c. 600 BC
Iron Age	c. 600 BC – c. AD 43
Romano-British	AD 43 – c. AD 410
Anglo-Saxon	AD 410 – AD 1066
Medieval	AD 1066 – AD 1485
Post-medieval	AD 1485 – AD 1900
Modern	AD 1901 – present day

5.1 History of the Locality

5.1.1 Prehistoric

The prehistoric period is represented by occasional finds of stone tools around the Dengie Peninsular from the Palaeolithic period and microlithic flint tools from the Blackwater and Crouch Estuaries. A Neolithic house was discovered at Chigborough Farm and a mortuary enclosure at Slough House Farm. Further occupation from this period has been recorded at Elms Farm and Lofts Farm.

The Bronze Age has produced finds of flint barbed and tanged arrowheads and a very specific type of ceramic known as Beaker pottery. There are numerous crop marks of ring ditches from this period and a concentration of sites to the east of Heybridge. Occupation continued at Chigborough Farm, Elms Farm, Slough House Farm, Lofts Farm and Rook Hall. Wells found at these sites were deliberately sealed in the late Bronze Age period.

The first occupation of the hilltop of Maldon, within the vicinity of the PDA, is in the Iron Age period when a defended settlement was established. These settlements on hilltops surrounded by a palisade fence were not uncommon at this time and a similar settlement was established on Danbury Hill c.6km SW. The settlement at Maldon was abandoned in the late Iron Age and a new settlement established on lower ground between Heybridge and Maldon where round houses and field systems have been recorded at Slough House Farm and Lofts Farm. Evidence of goods from the continent suggests there was a thriving port at Heybridge and the red hills, a by-product of salt production marked the coastline.

5.1.2 *Romano British*

The early Roman period saw the Iron Age settlement at Heybridge become gradually and peacefully Romanised as roundhouses were replaced with rectangular buildings and metalled roads were constructed leading north to Colchester and dividing the settlement into industrial works to the south, a temple precinct to the north and a cemetery to the east. The port continued to operate and settlement activity was diverse ranging from agricultural to industrial, religious and trade. While the Romans would have undoubtedly exploited the hilltop of Maldon there is no direct evidence of settlement there. Roman occupation continued through to the 5th C.

5.1.3 *Saxon*

The name Maldon derives from the Saxon *Maldune* meaning 'cross hill', supposedly named for a cross that once stood on the highest part of the town. The coastal towns were vulnerable from raids from the continent and a number of defensive bases, such as Othona (C4th), were built along the coastline. There is no clear divide between the Saxon and Roman period in Maldon. The Saxons continued occupation at Heybridge, favouring the low-lying ground over the hilltop. A Saxon cremation cemetery was discovered at Elms farm, fish traps in the Blackwater Estuary were carbon dated to the middle Saxon period and extensive iron working is recorded at Rook Hall and Slough House Farm.

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In 913 CE King Edward the elder camped at Maldon and in 916 CE a burh was built as part of his campaign against the Danish. Despite a written record of the burh in the Anglo Saxon Chronicles and the existence of a mint, established only in burh towns, the location of the burh is still uncertain. The most likely position is Spital road, gate Street, Beeleigh Road and Lodge Road/Dykes Chase. A substantial earthwork was described in *The History and Antiquities of Essex* (N Salmon, 1740), *The History and Antiquities of the County of Essex* (Rev. P Morant, 1768) and *Complete View of Manners and Customs etc.* (J Strutt, 1775). The dimensions do not entirely correspond but in general it is described as a large rectangular/square camp through which the road to Chelmsford (London Road) ran with a spring (Cromwell Well) to the north side. By the end of the C19th Fitch notes in his guide that the camp can still be 'faintly traced' towards the west of London Road. By 1906 the burh had been almost entirely destroyed and despite pleas from I. Chalkley Gould to preserve what little remained the burh is no longer visibly extant. Excavations on Spital Road uncovered a ditch 8m wide and 2m deep, however, the ditch could not be securely dated. The position of the burh remains uncertain.

The town developed to the east of the proposed position of the burh with a small market place, probably an earlier church on the site of the medieval All Saints Church and two phases of timber buildings on the south side of the High Street, the location of the PDA. The mint, the first in Essex, was recorded in the Domesday Survey of 1086 CE. This was not a permanent site but a place from which moneyers could issue coins from their premises. The earliest coin in existence from the mint is from the reign of *Aethelstan* (924-939 CE) and is held by the Keeper of Antiquities in Rome.

In 991 CE the Vikings, lead by Olaf Tryggvason beached his ships at Northey Island to the east of the town. Byrhtnoth an Eardorman of Essex and an army of local men met them and a battle, recorded in the Anglo Saxon Chronicles and a famous Anglo Saxon poem 'The Battle of Maldon', ensued.

5.1.4 *Medieval*

Maldon was an important port, shipping goods to London for towns such as Chelmsford and Billericay and is recorded in the Domesday Survey as second in importance after Colchester. Both Maldon and Colchester were the only boroughs in Essex at that time and Maldon received its first charter in 1171CE. Maldon's status is indicated by the presence of three parish churches within a very short distance - All Saints, St. Peters and St Mary. Colchester was the only other town in Essex to have more than one church in the medieval period. Maldon was also home to a Friary, St Giles leper hospital and the chapel of St Mary's; Beeleigh Abbey was found to the west of the town. The layout of the town was developed in the Saxon period and by the medieval period could still be divided into four areas; the urban core of All Saints parish and market place to the west, the High Street to the centre, the Hythe to the east and Fullbridge to the north. During the reformation the Friary and St Giles Hospital closed and St Peter's and St Mary's Church suffered neglect.

5.1.5 *Post Medieval*

The town did not expand until the 18th C, although many buildings were refurbished or demolished and rebuilt and new religious buildings were established. The maritime trade with London created an economic revival and this is seen in the 18/19th C buildings such as Plume library and the merchant's houses on Market Hill and the new brick facades and extensions to older timber frame buildings. The waterfront areas were developed with mills and warehouses and devoted to the loading and unloading of goods and the market thrived. In 1797 the Chelmer and Blackwater navigation was completed diverting some of the maritime trade to Chelmsford, however, in 1846 there were 156 registered vessels importing timber, oil seed cake and coal and exporting corn, wheat, peas, beans, barley, malt, flour and oysters. Ironworks industries such as Bentalls of Heybridge (1815) and Fullbridge (1853) were established and the railway line from Maldon to South Woodham Ferrers opened in 1889.

5.1.6 *Modern*

By the late C19th the town had become a popular destination for day trippers, evidenced by the construction of a recreation ground, bandstand, bathing sheds, promenade and lido (built 1895-1925)

5.2 **Map Regression 1864 – 1992**

5.2.1 *Historic maps*

In an extract from the Topographical Map of the County of Essex by John Chapman and Peter Andre in 1777, the town of Maldon is a ribbon development that runs from the top of the top of the hill, the site of the Saxon burh and the location of the PDA, east to the river and the parish of All Saints at the bottom of the hill. The PDA is located on the south side of the High Street, close to the junction with Spittle Road and London Road. The Friary is to the south; the parish of St Mary is northwest and St Peter northeast. Fullbridge, the crossing on the Chelmer river is north and Bileigh Abbey is some distance north west. (Figure 4).

In the Tythe map and Tythe award of 21st January 1848, No.16 is designated as 95 (10 perches of buildings and yard) and is occupied by John Pretty the landowner. Thomas Greatorex (later occupier of No.16) occupies No.14 (93, 7 perches of buildings and yard), which is also owned by John Pretty (Figure 5).

5.2.2 *The Ordnance Survey Maps*

Historic OS map 1873-74 1:2500 – By 1874 the High Street is fully developed. The PDA is located to the rear of number 16 High Street, within which, is a T-shaped outbuilding. The garden area is bounded by the gardens of 14, and 18 to the west, 22 and 24 to the east and to the north 6 garages that serve the properties in The Friars (Figure 6).

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Historic OS map 1897 1:2500 – By 1897, the property adjacent and to the east (No.18) has burnt down (UK Census 1901) and is a vacant plot. The High Street has extended to a corner plot to the west and some of the shops have additional out buildings (Figure 7).

Historic OS map 1922 1:2500 - The PDA remains unchanged and No.18 remains vacant (Figure 8).

Historic OS map 1957-59 1:2500 & 1:1250 – By 1958, No.16 has been divided into two, 16 and 16a. No.16a occupies a slither of the western side of No.16 from front to back, tapering at the rear. The building within the PDA to the rear of No.16 has been extended to join with number 16 via a narrow corridor type extension and an additional building has been constructed to the south boundary. No.18 had been rebuilt leaving an access route between it and the neighbouring property of No.20. The properties are now numbered with the exception of 10, 12, 20 and 22 which are also not recorded as inhabited in the 1939 census The surgery can be seen at No.2 and No.24 which confirms the long term use of these buildings on the Census (Figure 9).

Historic OS map 1966-71 1:1250 – By 1971 the building on the south boundary of the PDA has been extended and an additional out building has been added to the west boundary (Figure 10).

Historic OS map 1984-89 1:1250 – By 1989 there has been a large development in place of the garages on Friars Lane on the north boundary of the PDA. The triangular space that has historically occupied the corner plot between No.20 and No.22 High Street has been developed into a single building No.20A (Figure 11).

Historic OS map 1989-95 1:1250 – There has been little change.

5.3 Aerial photographs

5.3.1 1945

The 1940 image is grainy and unclear but the vacant plot of No.18 and the outbuildings to the rear of No.16 are visible (Plate 1).

5.3.2 2000 -2017

By 2000 the changes that were seen on the OS maps between 1958 and 1989 are now visible. The structure of No.18, rebuilt in 1958, is clearly visible and it is notable that the building has a gable roof rather than the dormer roof favoured by the older and neighbouring properties. The triangular building at No.20A can also be seen.

By 2011 a new development of residential properties has been completed in Friary Lane to the north boundary of the PDA (Plate 2).

5.4 Walkover Survey

The walkover survey is not intended as a detailed survey but for the purpose of:

1. Identifying any designated heritage assets within the wider context of the PDA in accordance and determining their setting
2. Identifying any historic landscape features not shown on maps
2. Conducting a rapid survey for archaeological features
3. Making a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

A site visit was made on 16th August 2018. No surface archaeology was present. Photographs were taken of the site and the boundaries to assist with assessing the setting and providing a general site description and visual context.

The PDA consists of the rear yard area of 16 High Street (Plates 5-9).

The site has historically been an area of settlement and occupation from at least the C10th and developed into a medieval High Street that continued through the post-medieval and modern periods.

The shop has been in situ since at least 1841 when it was recorded on the census and with reference to the date of the buildings that surround it, it may be far earlier. The land around it has been developed as a yard and outbuildings since at least the C19th (OS Map 1874).

5.5 Setting of Listed Buildings

One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA. Historic England guidance states: *“setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset”* (HE, 2017).

5.5.1 16 High Street

5.5.1.1 The property of No.16 was recorded in the 1841 Census, however, despite its historical placement on the High Street and the listing of the neighbouring properties of No.10, 12, 14, 20, 24 & 20A the property is not listed. The PDA, set within the plot of No.16 is, by association, also not listed. In 1921 the property is described as a house and shop built probably early in the C16th with a cross-wing at the NE end (BHO, HMSO 1921)

5.5.1.2 The town of Maldon is historical in character, therefore, there are fifty-eight Listed Buildings recorded within a c.100m assessment area; of these, seven share a historical placement with the PDA as part of the post medieval High Street.

5.5.1.3 The premises of 16 High Street was owned and occupied by the Pretty family as Blacksmiths until 1861 (*Tithe 1848*). The Greatorex family (the daughter and son in law) occupied No.14 until 1861 when they moved in to No.16 and continued there until 1911 (UK Census) where they traded as Saddle and Harness makers; first the father, then the widow and then the sons and nephew. On Sunday 24th March 1893 a fire, recorded in the Essex Herald and Chelmsford Chronicle, broke out in the neighbouring property of No.18 burning it to the ground with the exception of the shop to the front but also taking with it two bedrooms and an attic room in the property of No.16. Thomas Greatrex and his brother were given accommodation at the Blue Boar. The report claims that *'very little of the back part of Mr Ruskin's house remains standing, and such has been the damage to Councilor Greatrex's premises that there is nothing for it but to pull it down and rebuild. The fronts of the places, however, are untouched.'*

5.5.1.4 Thomas Greatrex was a Town Councilor and a staunch conservative and was known for his plain speaking. His obituary, published in the Chelmsford Chronicle, states that *'at each of his contests in the Municipal elections he was returned at the head of the poll, and secured more votes than were ever before polled for any individual in the borough'*.

5.5.1.5 The property passed to the new landlord, Mr Howe and on the 2nd December 1936 Mr Brand, a furniture dealer and upholsterer, signed a lease for 14 years (ERO D/DCf B26/5B) at £80.00 per annum rent. The rent was to be collected by Messrs' James Rogers & Son, an auctioneer, estate agent and chartered surveyors at No.8. The property consisted of a shop, dwelling house, yard, garden, buildings and premises. The outbuilding (exterior office), which was formerly a cottage, was fire damaged from the fire that destroyed the neighbouring property of No.18 and the new lessee requested that this was noted as the state of repair. There was one covenant to the lease:

j) Not to use the demised premises or any part thereof nor any existing or future building thereof for carrying out the trade or business of a clockmaker, watchmaker or jeweller or any

or either of them nor for the sale therefrom of watches, clocks or jewellery. Agreed between H.P. Howe and E.M Hawley, 12th July 1920

5.5.1.6 A study of the five shops from census records (1841-1939) to each side of 16 High Street proved that it had remained largely unchanged from the medieval period. Most buildings dated to C16th with only No.8, No.18 (Burnt down in C19th) and No.22 recorded as later C18th/19th buildings. The proprietors and their trade remained consistent throughout the C19th and where the owner moved on or died the shop largely continued to operate in the same guise under the name of a family member or a new proprietor.

For example, No.18 (*Not Listed*), adjacent, to the east, was a blacksmith from 1841-1861 (*Name of Pretty, also the maiden name of Elizabeth Greatrex at No.16*). It burnt down in 1901 and was rebuilt between 1939 (*not recorded on 1939 Census*) and 1958 (*OS Map 1958*). No.20, dates to the C14th with C15th and C16th additions and was occupied by a Master Plumber and House Decorator (*Employer*) from 1871- 1901 (38320). People with 'private means' occupied No.22, an C18th-20th building, from 1871-1901 (38322). No.24 was consistently occupied by someone of the medical profession from 1871-1939, particularly, a surgeon (father/son) by the name of Tomlinson from 1861-1901. No.26 (Census 1871) dates to the C16th and was recorded as an Inn from 1871, from 1891-1939 it was named the White Horse Hotel and had a different Licensed Victualler almost every ten years (38324/5).

Adjacent, to the west at No.14, a C17th building (38317), the Dedman family ran a stationer and booksellers from 1871-1939 and at No.12, a C16th building, was a tailor and then a jeweller (38315). No.10, a C16th building, was a tobacconist from 1871 to 1891 (38313) and No.8, dating to the C19th, was an Auctioneer, Estate Agent and a Chartered Surveyor from 1891 to 1939 (38310). No.4, a C16th building, was a Confectioner (38308), No.2 was an Ironmonger (*Not Listed*), and at the very top of the High Street the property was again associated with medicine from 1891-1911 (*Not Listed*).

5.5.2 *Shared Intervisibility*

There are numerous listed buildings within the vicinity of the PDA and several share intervisibility with the site. The new building is being constructed on the footprint of the extant building, therefore, the setting will remain relatively unchanged.

6 THE HISTORIC ENVIRONMENT RECORD

6.1 Introduction

The geographic and topographic location of Maldon is within a landscape that has been the focus of trade, travel, settlement, industry and communication since the Prehistoric period.

The town is set in a riverside location, within a landscape of sporadic rural settlement and farming. The PDA is sited at the top of the hill, close to the location of an Iron Age hill top settlement, the Saxon Burh and within the medieval historic core of the town and an area of post medieval development. The hill of Maldon is known to have been exploited for the quarrying of brick clay and road gravel and possibly this is why archaeological fieldwork within a c.100m distance has produced scant evidence of occupation or activity prior to the medieval period.

This section of the assessment will focus on the archaeological potential of the area, placing it within a local context. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment (Appendix I).

6.2 Events

6.2.1 0-100m Radius

In 2010, Colchester Archaeological Trust carried out an evaluation at 1-3 Friary lane, c.25m SW, and found medieval and modern pits and a metal yard (EEX56259/48078).

In 1982, an archaeological intervention at Budgens store, High Street, c.50m SE, uncovered early medieval pot and a flint and rubble wall foundation similar to that found in the Friary garden (EEX24781/7732, 7733).

A salvage record by S. Bryant in 1991 at Edwards walk, c.60m SE, recorded a negative result (EEX40150/14782).

In 1986, investigations at the Blue Boar Hotel, c.65M NE, confirmed the 14th C origins of the building and the later 16th C additions (EEX24805/24803/24802).

6.2.2 100-200m Radius

An archaeological evaluation by MAG, at London road, c.100m W, in 1981, uncovered medieval shards and a compacted gravel surface cut by three post medieval pits, thought to be on the line of the burgh ditch (EEX43011/15085).

The Church of All Saints, 100m NE, has been the subject of several evaluations; in 1984 MAG carried out a field survey and an excavation, uncovering a fragment of floor tile; P. Ryan carried out a building survey dating the church to the 12th C; in 1992 Waltham Abbey Historical Society surveyed the spire; in 2003, a hole was dug in the crypt to facilitate a sump uncovering several undated skeletons; in 2009, a watching brief was carried out uncovering a path to the south side of the chapel with indents of brasses dated to the 17 /18th C and possibly earlier, probably relating to the Cammoke family (EEX 24788,24784,24787, 53475,53750,55591,46894,7734,7735,7736, 7743).

An excavation by Hertfordshire Archaeological Trust at the site of Dover Court Motors, c.100+m SW, on Spittle Road in 2002, revealed a Roman ditch, medieval quarry pits and refuse pits (EEX55642/55649/55650/47096).

A watching brief held at the King Heads Centre, c.115m SE, in 1994 and 1998 uncovered a brick floor drainage trench and a brick wall, a brick cellar filled with demolition and a modern drain (EEX53116/54761/18084/19076).

6.2.3 200-300m Radius

There are no events recorded.

6.2.4 300-400m Radius

There are no events recorded.

6.2.5 400-500m Radius

There are no events recorded.

6.2.6 Established stratigraphy

No established stratigraphy exists for the site.

6.3 Monuments & Findspots

There are no Historic Environment Records within the confines of the proposed development area (PDA). There are thirty-seven events, twenty-eight monuments, five findspots, seven buildings and fifty-eight Listed Buildings within c.100m vicinity of the PDA; seven listed buildings share intervisibility with the PDA (Appendix I).

6.3.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The HER has no record from this period within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The HER has no record from this period within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The HER has no records dating to this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The HER has no records dating to this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

6.3.2 *The Iron Age*

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas, 'Camulodunum or Colchester of the Tribe *Trinovantes*). The HER has no records dating to this period, however an Iron Age hilltop settlement is recorded within the vicinity of the PDA, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

6.3.3 *Romano British*

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. There are four HER records from this period within the assessment area; Roman floor tile was found at All Saints Church c.100m NE (7734), trial trenching recorded a find of Roman pottery in late medieval pits on Gate Street c.100-140m NW (14547) and an excavation at Dover Court Motors c.100m+ SW uncovered a Roman ditch (47089/47096). Therefore, the potential for finding archaeological features or deposits from this period is considered **moderate**.

6.3.4 *Anglo-Saxon*

There are three HER records from this period within the assessment area; the probable site of the late Saxon market is recorded at the junction of High Street, Spittle Road, Fambridge Road and Cromwell Road c.30m NE (18789), the probable site of the burh built by Edward the Elder in 916 is recorded c.90-130m E (18787/7766); therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered **moderate**

6.3.5 *Medieval*

There are seventeen HER records from this period within the assessment area; the property is surrounded by Listed Buildings that date to the medieval period (*see section 10.4.2*). At 9 High Street c.15m SW a pink pavement with CBM was uncovered (14549), the town midden, covered over in C19th was c.60m S (18790), a metalled yard and pottery sherds were discovered at 9 London Road c.100m W (15085) and pre-medieval pottery was recovered c.100m E (7732). The site of the Burh bank is recorded and postholes were found at 15 Silver Street c.90m NE (14777/18787). The Kings Hall, recorded in the Domesday Survey is thought to be c.100m NW (18788). Quarry pits have been found at Dovers Court Motors c.100+m SW (47096/47089), pits have been found at Gate Street c.100-140m NW (14547/8). The Carmelite Friary, founded 1293-1538 was located c.110m SE (7728) and a fragment of window mullion thought to come from the Friary building was found c.90m SE (7730) and a damaged corbel of a beast or monster was found in the garden of Maldon Friary House c.80m SE (7731). A flint, rubble wall foundation similar to that of the Friary wall was found c.100m E (7733). All Saints Church, dating to C12th is located c.90m NE (7735) and The Blue Boar Hotel, dating to C14th is found c.65m NE (7740). A report carried out by Fitch following a fire in the High Street described old and ecclesiastical features exposed in some of the damaged buildings (7744). Therefore, it is reasonable to conclude that the potential for finding remains dating to the medieval period in the PDA is considered **high**.

6.3.6 *Post Medieval*

There are six records held at the HER from this period within the assessment area. The property is surrounded by Listed Buildings that date to the post-medieval period (*see section 10.4.2*). Pits were recorded at 1-3 Friars Lane c.25m SW (48078), the Blue Boar Hotel received alterations c.80m NE (7741), Silver Street is the possible location of the fish market c.90m NE (38460), All Saints Church was refurbished c.90m NE (7736), a horse trough is located 16m from the south door of the church (38383) and several headstones are recorded within the churchyard from this period, a brick cellar was uncovered at the Kings Head Centre c.90m W (47089), pits/ditches with C17th pottery were recorded at Gate Street c.100-140 NW (1459), the Carmelite Friary Mansion House was built c.110m SE (7729), the Chelmer and Blackwater Navigation was completed in 1797 c.150m N (15085/19076), the railway line from Maldon to South Woodham Ferrers opened in 1889 c.150m N (48655), Therefore, the potential for finding remains dating to this period is considered **high**.

6.3.7 *Modern*

There is one record in the HER within the assessment area from this period. A War Memorial is located on the south churchyard wall of All Saints Church c.90m NE (38383). Therefore, the potential for finding remains dating to this period is considered **low**.

6.3.8 *Farmsteads*

There are no farmsteads recorded within the assessment area.

6.3.9 *Undated*

There is one undated record within the assessment area. Skeletons found at All Saints Church c.90m NE remain undated (7743).

7 SUMMARY OF ARCHAEOLOGICAL POTENTIAL

The PDA is located in the vicinity of an Iron Age hilltop settlement, a Saxon burh, the medieval urban core and the post-medieval development of the town. There is scant evidence for the

Iron Age settlement and the position of the Saxon burh remains undecided. The site is in a prime position for the Saxon/Medieval development of the town and held a prominent position on the medieval and post-medieval High Street. The property, surrounded by Listed Buildings of a similar period, remains unlisted. The occupation of the building by the Pretty and Greatrex families and the shop trade as Saddle makers and Harness makers can be traced through historical documents for a period of some 70 years. Therefore, the site has an overall archaeological potential of **high**.

The Historic Environment Desk-Based Assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the overall potential for archaeology is Low and can be summarised as:

- Prehistoric: **Low**
- Iron Age: **Moderate**
- Roman: **Moderate**
- Anglo-Saxon: **Moderate**
- Medieval: **High**
- Post-Medieval: **High**
- Modern: **Low**

8 IMPACT ASSESSMENT

8.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, an assessment of the

impact on potential archaeological remains is carried out through the following method of categorisation:

Total Impact - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.

High Impact – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.

Medium Impact – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.

Low Impact – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

8.2 Summary of Impacts Both Historic and Proposed

8.2.1 Historic Impacts

Cartographic regression (8.3), Topographic analysis (2.2) and Historical research (8.2) indicate that the PDA was part of the Medieval urban core and the Post Medieval High Street. The site has seen little change since at least the early C18th when the extant building was constructed. It is probable that the neighbouring properties are of an earlier date. While the original construction of the extant property may have had some impact on archaeological remains, there is no evidence of considerable impact to the remaining area of the site.

The site has historically been a garden or a yard and on the remaining undeveloped areas, the site may have seen some small scale industrial activity, low impact horticultural activity, landscaping and maintenance.

The hilltop and surrounding areas were quarried for natural gravel from at least the Roman period, however, there is no evidence that the site has seen disturbance from this activity.

The overall historic impact from the processes of construction, horticulture and quarrying is considered **low**.

8.2.2 Proposed Impacts

Current development proposals include the demolition of the existing building and the construction of a new dwelling over the footprint of the extant building. This includes new buildings, access, services/drainage and landscaping (Figure 12).

At the present time engineering details associated with foundation designs are unknown, although it is anticipated that this will have a **high** impact on any archaeological remains that may be present.

9 ARCHAEOLOGICAL MITIGATION

The purpose of this Historic Environment Desk-Based Assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

This desk-based assessment has established that there are no designated assets or recorded undesignated archaeological assets within the development site boundary. The extant building is not Listed and has little local significance. It functioned as a cottage/outbuilding to 16 High Street and was damaged by fire in the late C20th.

Based upon the information contained within the HER this assessment has generally shown that the site to be developed is within an area of **high** archaeological potential and that the periods that have the highest potential for survival are the Medieval and Post-Medieval periods. The site is within an area thought to be the location of the Saxon burh and later a

Medieval and Post Medieval High Street setting and archaeological deposits may survive within the footprint of the building and/or in the garden/yard area.

While historic impacts on archaeological features and deposits are considered **low**, the expected impact from the construction of the new building is expected to be **high**. Areas of the site that have not been developed (and only landscaped) may have a higher potential for surviving archaeological remains and the proposed development is likely to impact areas outside the current building footprint where archaeological deposits may be damaged or destroyed by construction works.

In light of the above it is considered likely that further archaeological evaluation will be required. The scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities and can be carried out as a condition of planning consent.

10 OTHER CONSIDERATIONS

10.1 Archive

Subject to any contractual requirements on confidentiality, a copy of this Historic Environment Desk-Based Assessment will be sent to the Historic Environment Advisor for inclusion in the Historic Environment Record and uploaded to OASIS within 6 months of completion.

10.2 Reliability/Limitations of Sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at HER, and therefore considered as being reliable.

10.3 Copyright

Touchstone Archaeology and the author shall retain full copyright of the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive license to The Client for the use of this document in all matters directly relating to the project.

Zoe Schofield

Touchstone Archaeology Ltd

September 2018

11 REFERENCES & BIBLIOGRAPHY

11.1 Bibliography

CIfA 1994 (revised 2014): Standards and Guidance for desk-based assessment, Institute for Archaeologists

Historic England, 2017. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment Policies

Historic England, 2017. Setting of Heritage Assets.

Maldon District Local Development Plan 2018

Ministry of Housing, Communities and Local Government, 2018. National Planning Policy Framework.

Maldon District Historic Environment Characterisation Project 2008 (EB018)

11.2 Historic Environment Records

Historic Environment Record (HER)

11.2 Cartographic and Documentary Sources

John Chapman and Peter André 1777

Historic mapping OS 1:2500 1873-74

Historic mapping OS 1:2500 1897

Historic mapping OS 1:2500 1922

Historic mapping OS 1:2500 1957-58

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Historic mapping OS 1:1250 1957-59

Historic mapping OS 1:1250 1966-71

Historic mapping OS 1:1250 1984-89

Historic mapping OS 1:1250 1989-93

Historic mapping OS 1:1250 1991-95

Historic mapping OS 1:1250 1993-95

Tithe Map and Tithe Award 21st January 1848

P N Brown, The Maldon Burh Jigsaw 1986

Owen Bedwin - Excavations at Beacon Green - The Maldon Burh (1987), Essex Archaeology & History Volume 23 1992

Thomas Greatrex, Will (Probate) 30th September 1862 (D/DCF F347)

R.M.J. Isserlin & P. Connell - An Unknown Medieval Earthwork at Maldon, Essex Archaeology & History Volume 28 1997

Messrs James Rogers & Son, Lease prepared on behalf of Mr Robert Howe and issued to Mr E H Brand 2nd December 1936 (D/DCF B26/5B)

Post Office Directory 1874

Whites Directory 1848

11.4 Online resources

<http://ancestry.co.uk> Accessed 2/8/2018

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Land to the rear of 16 High Street, Maldon, Essex

'Maldon All Saints', in An Inventory of the Historical Monuments in Essex, Volume 2, Central and South west (London, 1921), pp. 170-175. British History Online <http://www.british-history.ac.uk/rchme/essex/vol2/pp170-175> [accessed 9 September 2018].

<http://findmypast.co.uk> Accessed 15/8/2018

http://www.maldonsx.co.uk/Maeldune/norman_maldon.htm Accessed 8/9/2018

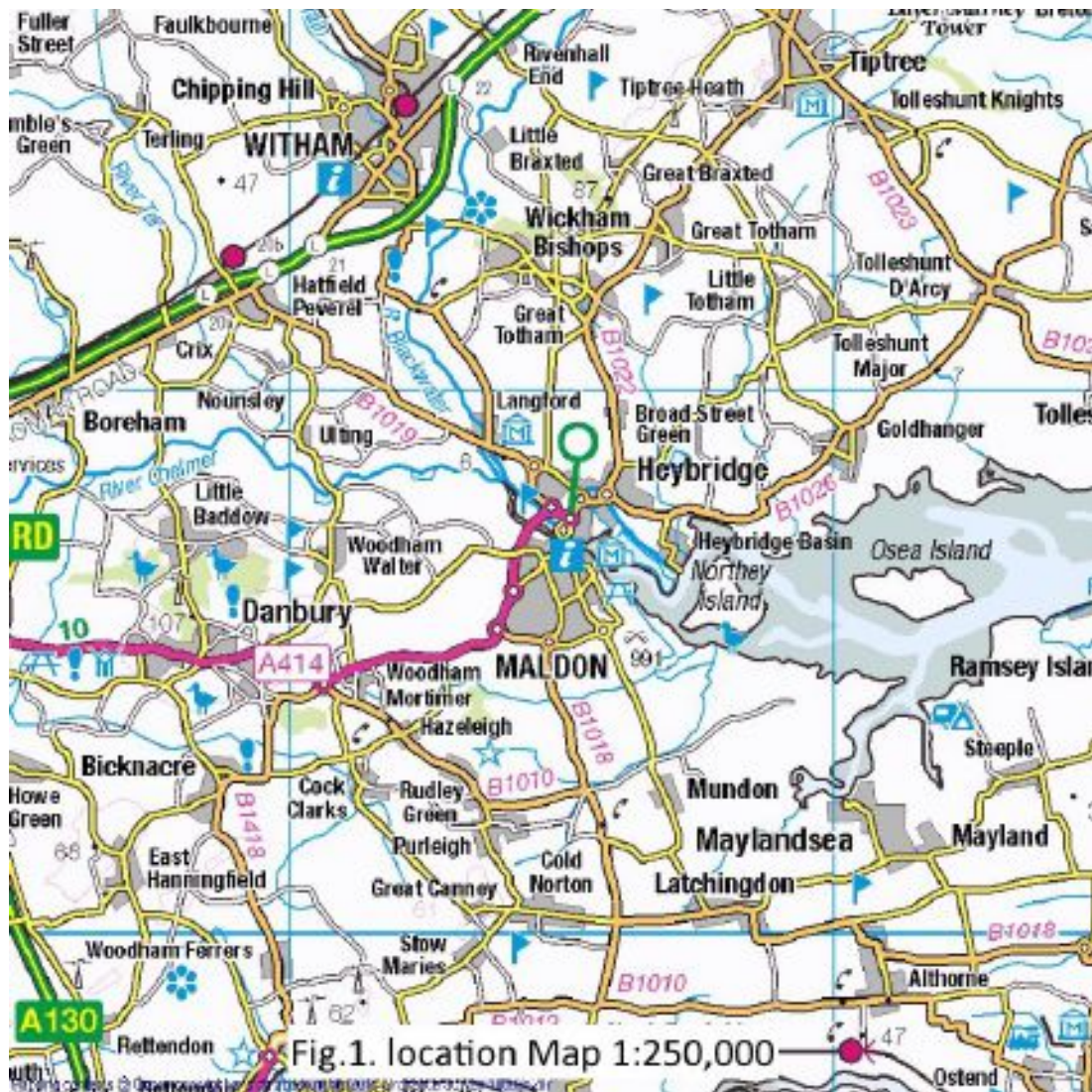
<http://users.trytel.com/tristan/towns/maldon1.html> Accessed 8/9/2018

<http://www.historyhouse.co.uk/placeM/essexm02b.html>

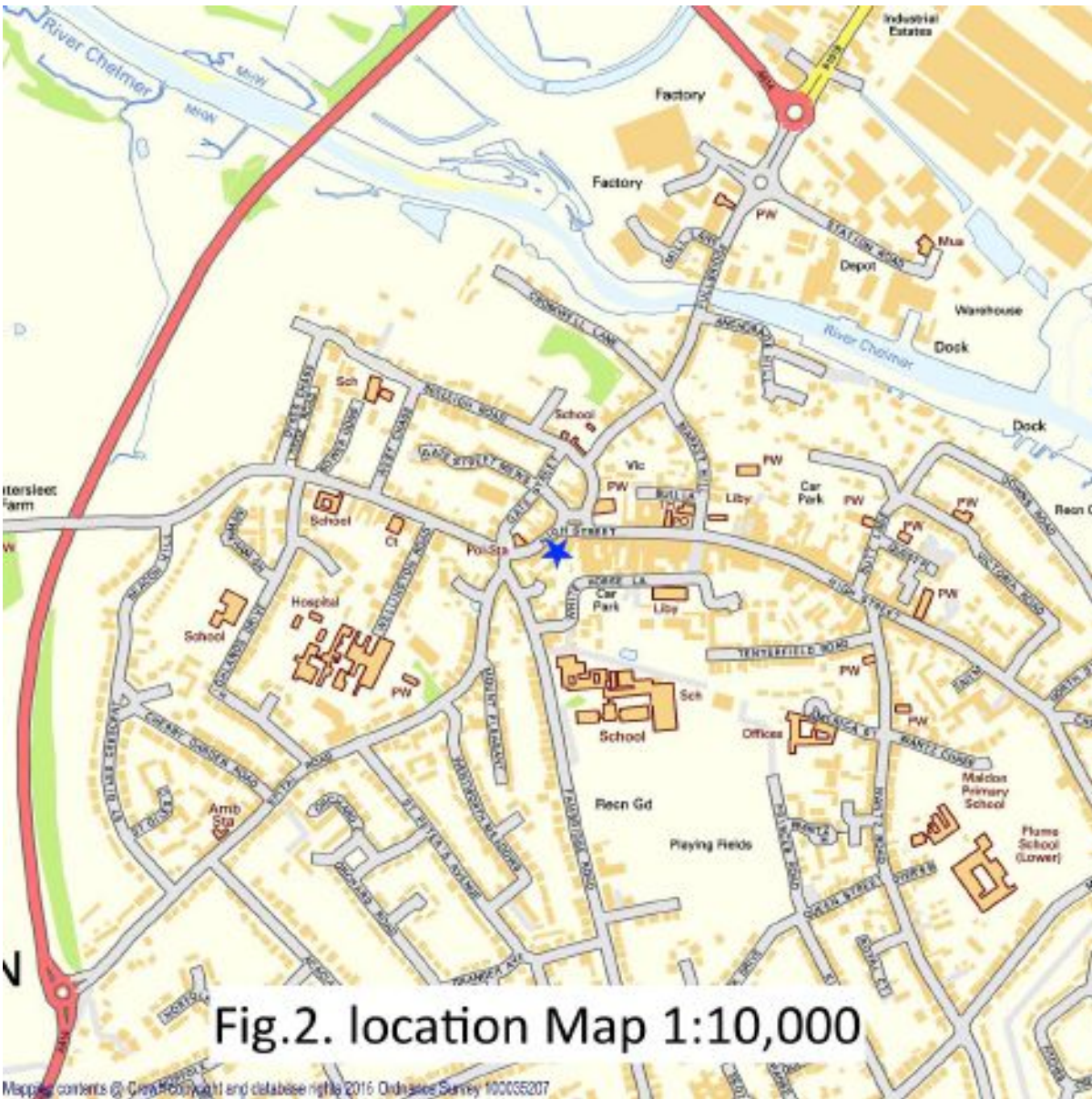
<https://www.britishnewspaperarchive.co.uk> Accessed 9/9/2018

12 Figures

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Fig 3. Site Location Plan 1:1250

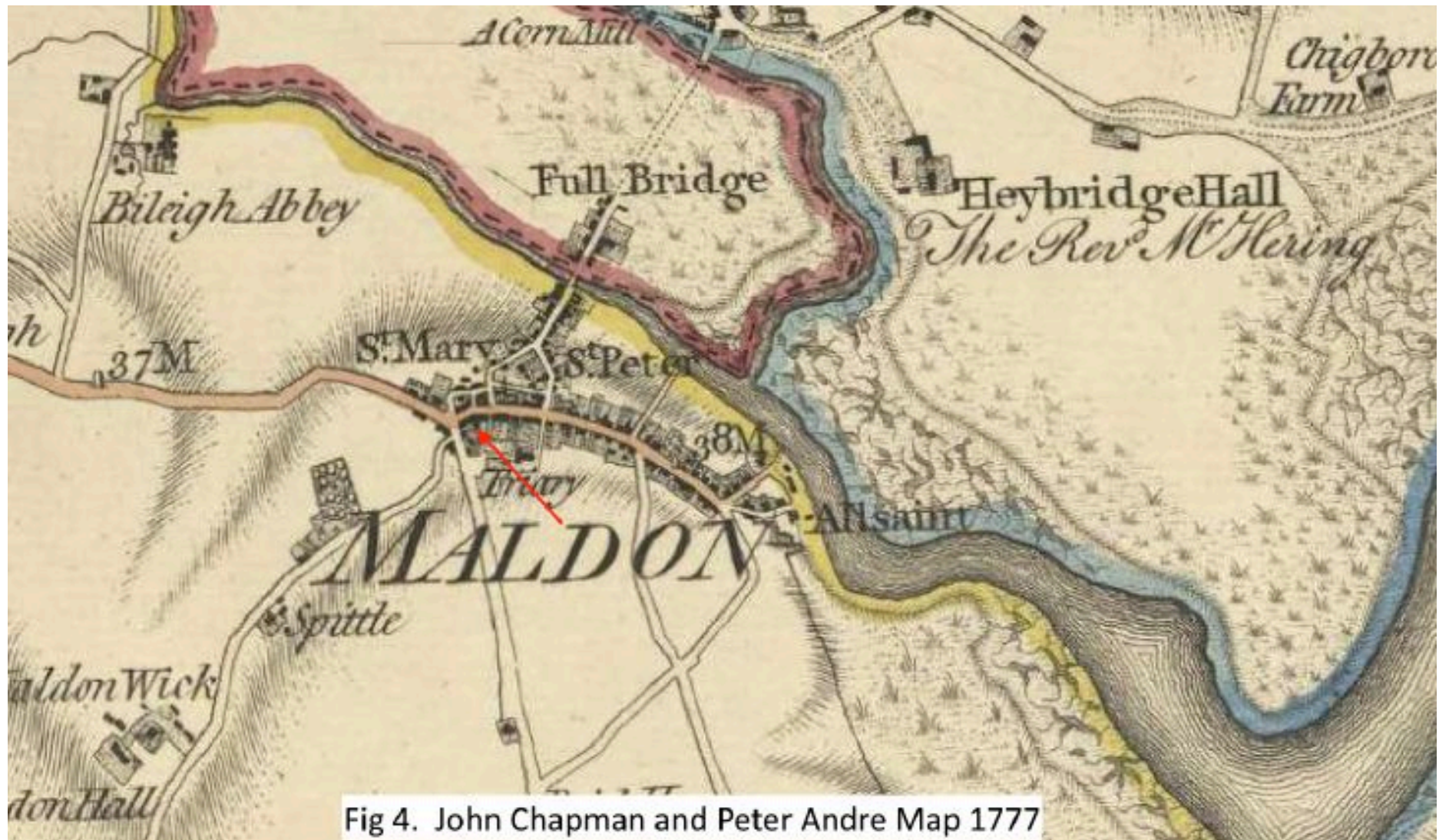


Fig 4. John Chapman and Peter Andre Map 1777



Fig.5 Tithe Map 1848

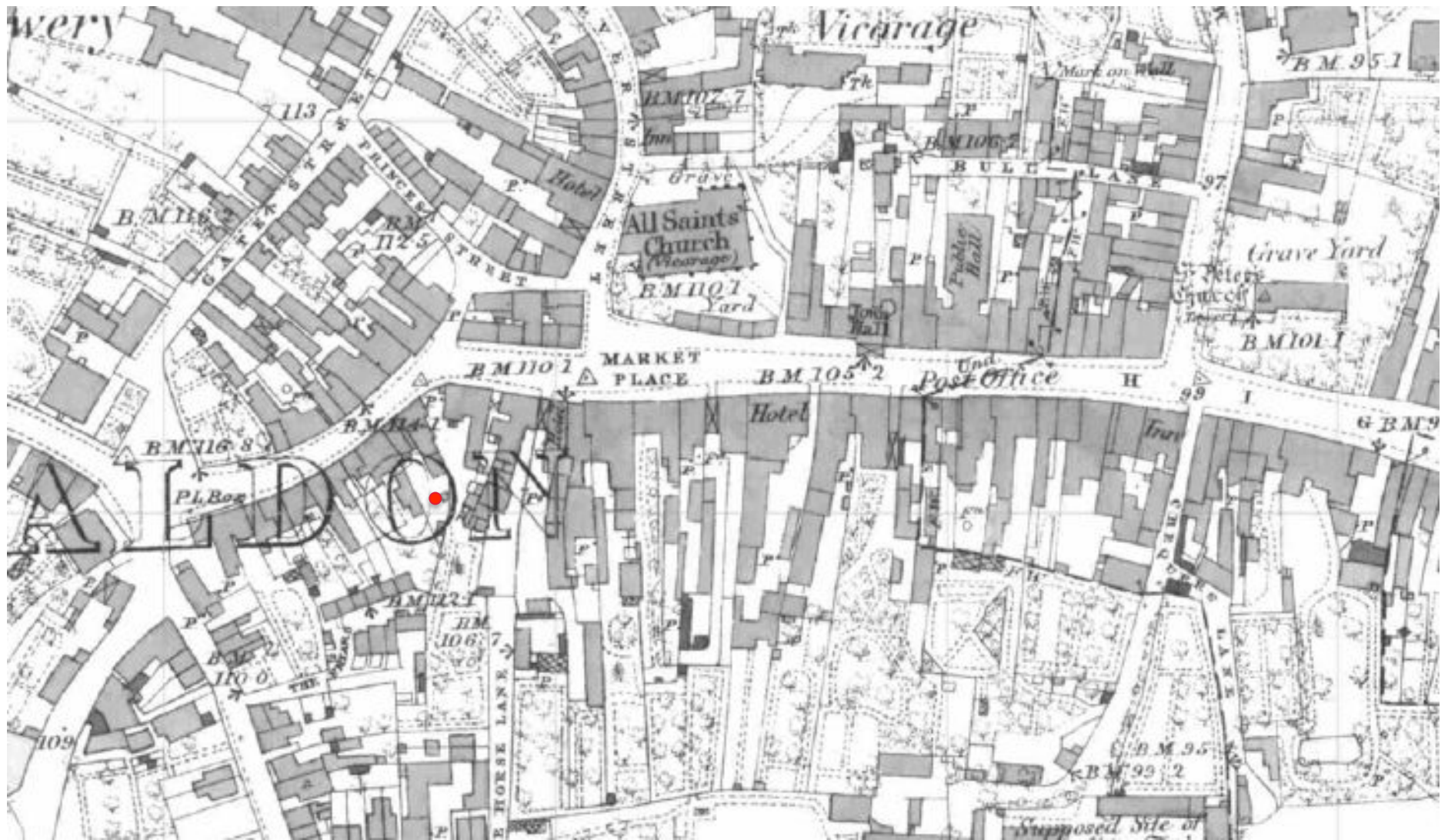


Figure 6. Historic OS Map 1874 1:2500

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Land to the rear of 16 High Street, Maldon, Essex

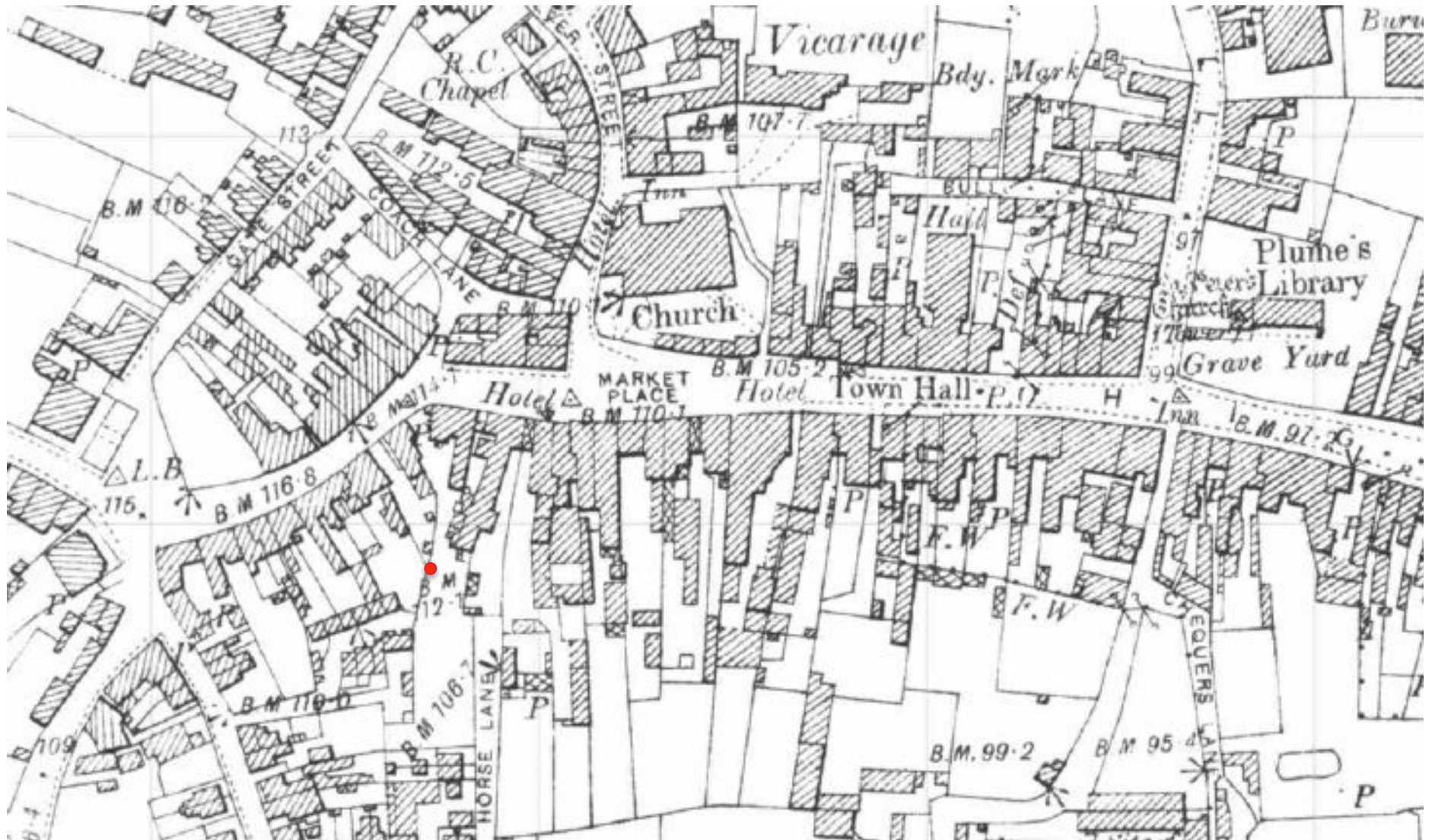


Figure 7. Historic OS Map 1897 1:2500

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Land to the rear of 16 High Street, Maldon, Essex

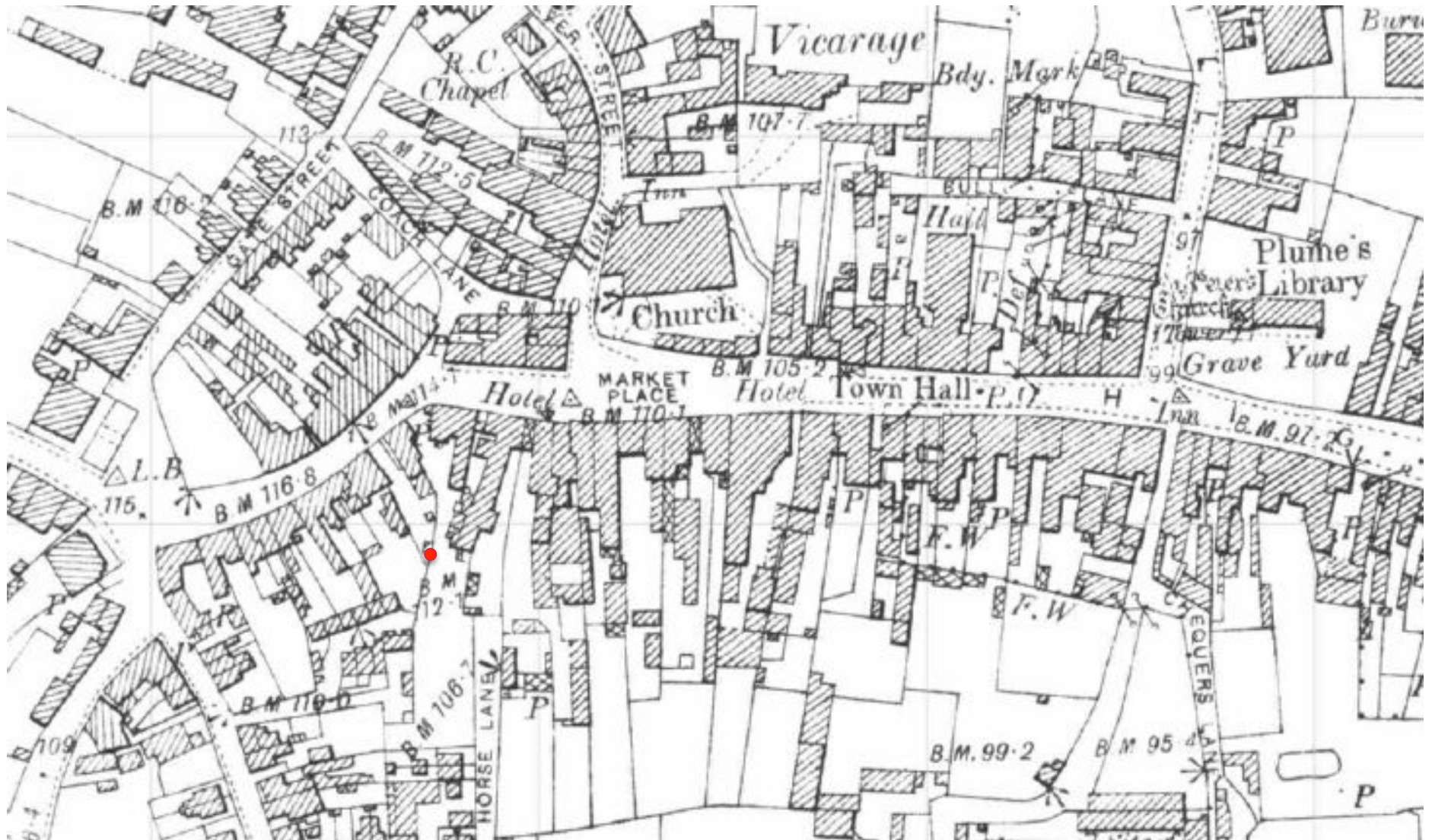


Figure 8. Historic OS Map 1922 1:2500

Historic Environment Desk Based Assessment
Land to the rear of 16 High Street, Maldon, Essex

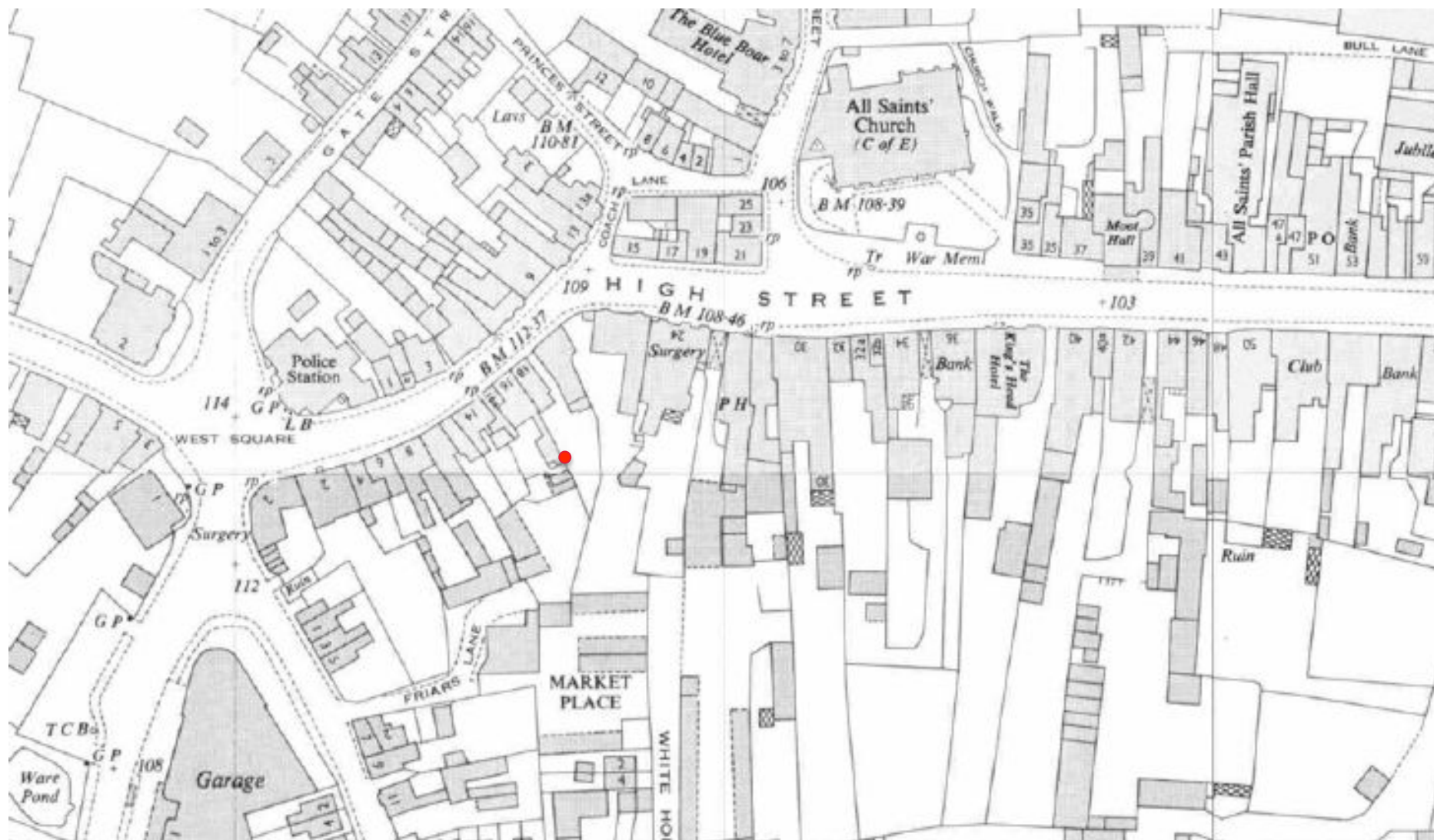


Figure 9. Historic OS Map 1959 1:1250

Historic Environment Desk Based Assessment
Land to the rear of 16 High Street, Maldon, Essex

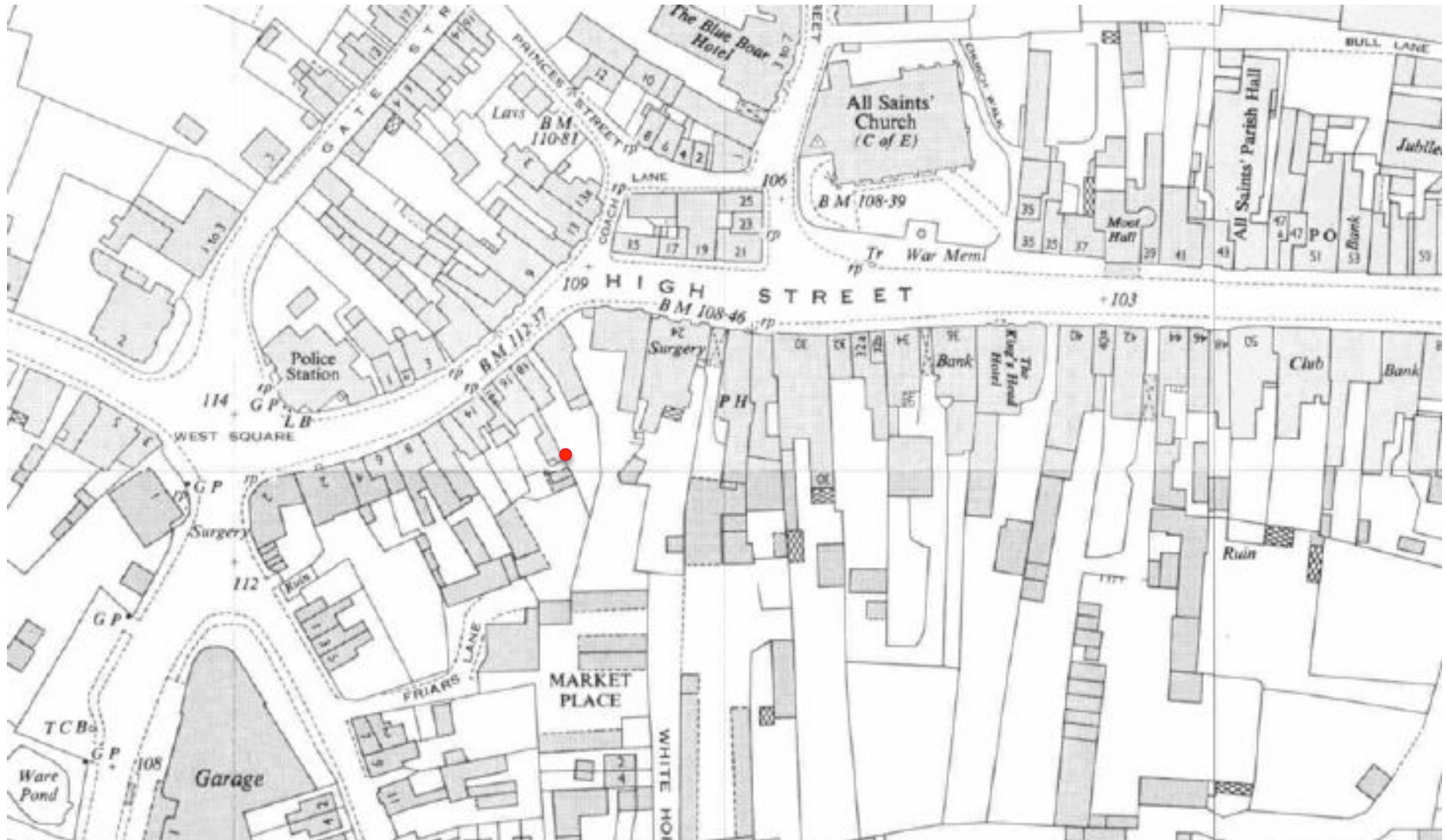


Figure 10. Historic OS Map 1971 1:1250

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Land to the rear of 16 High Street, Maldon, Essex

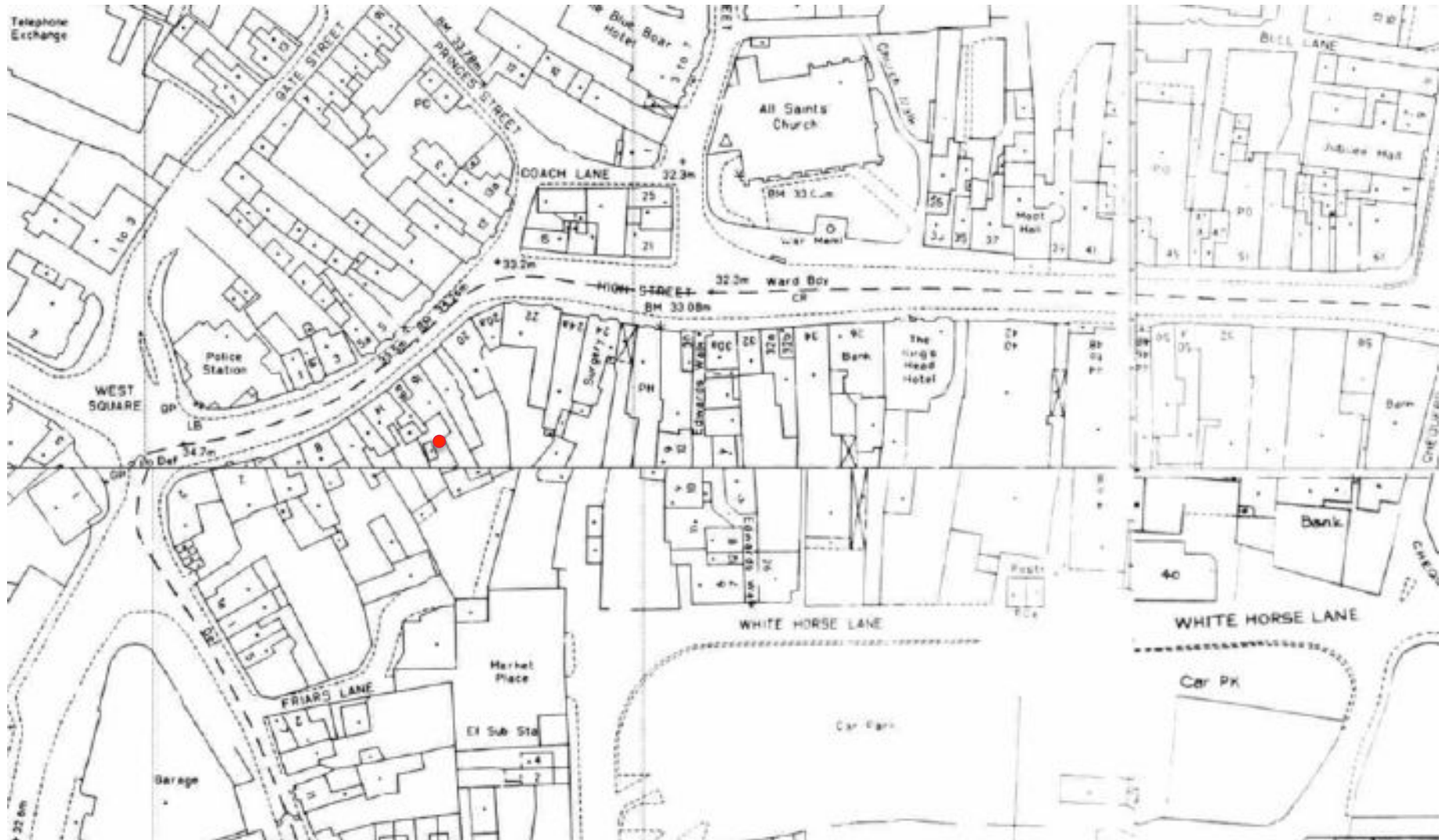
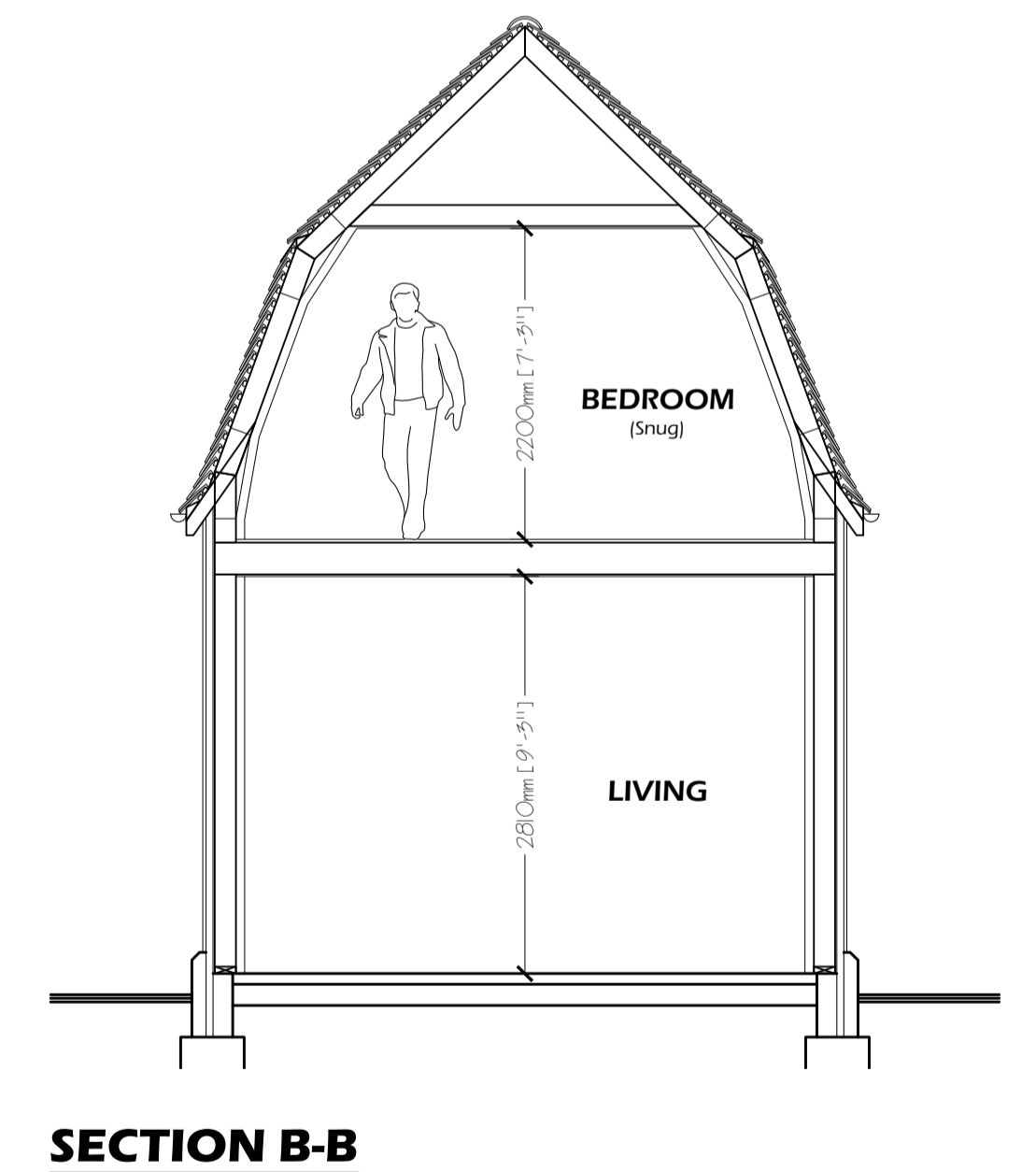
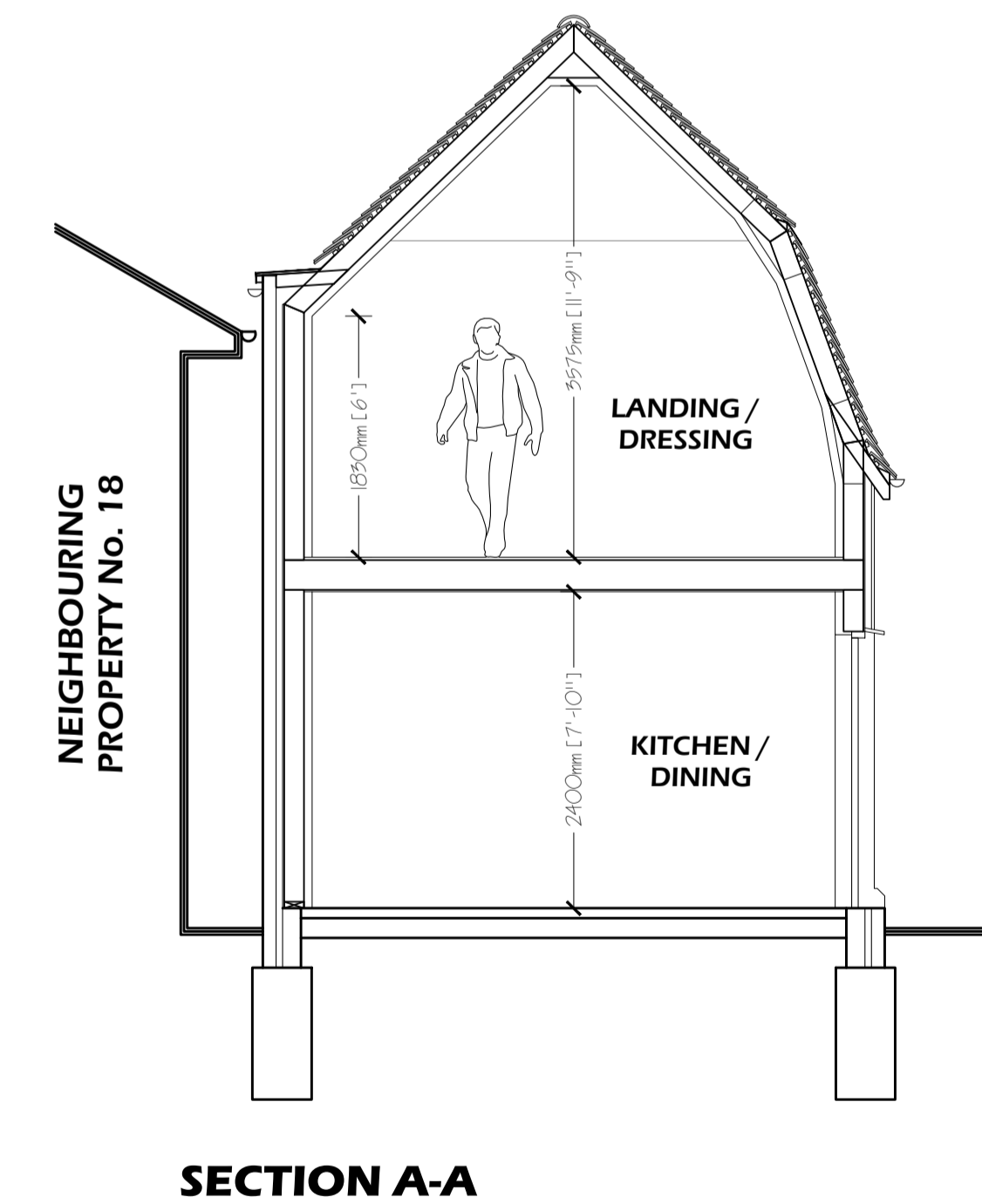
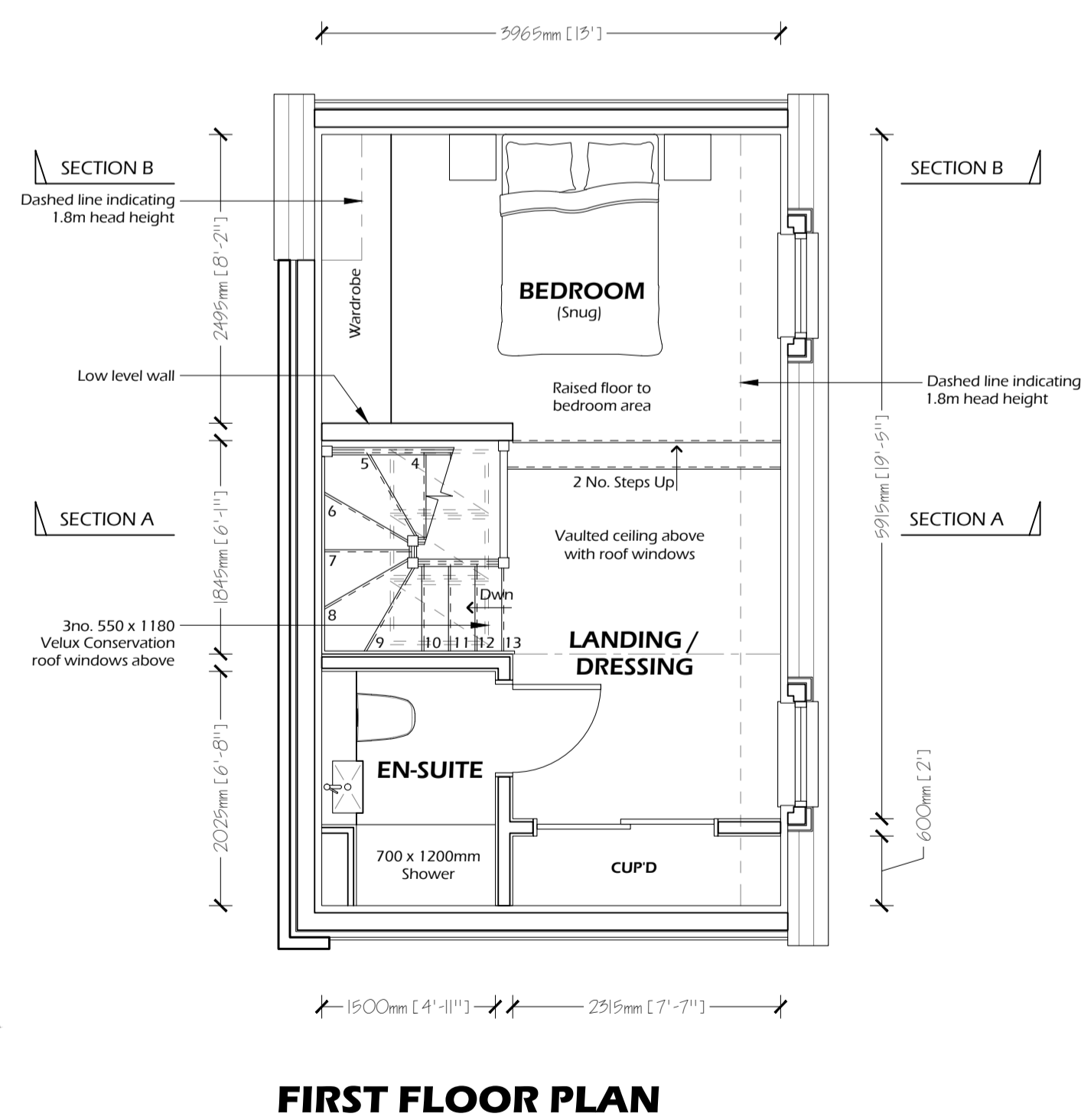
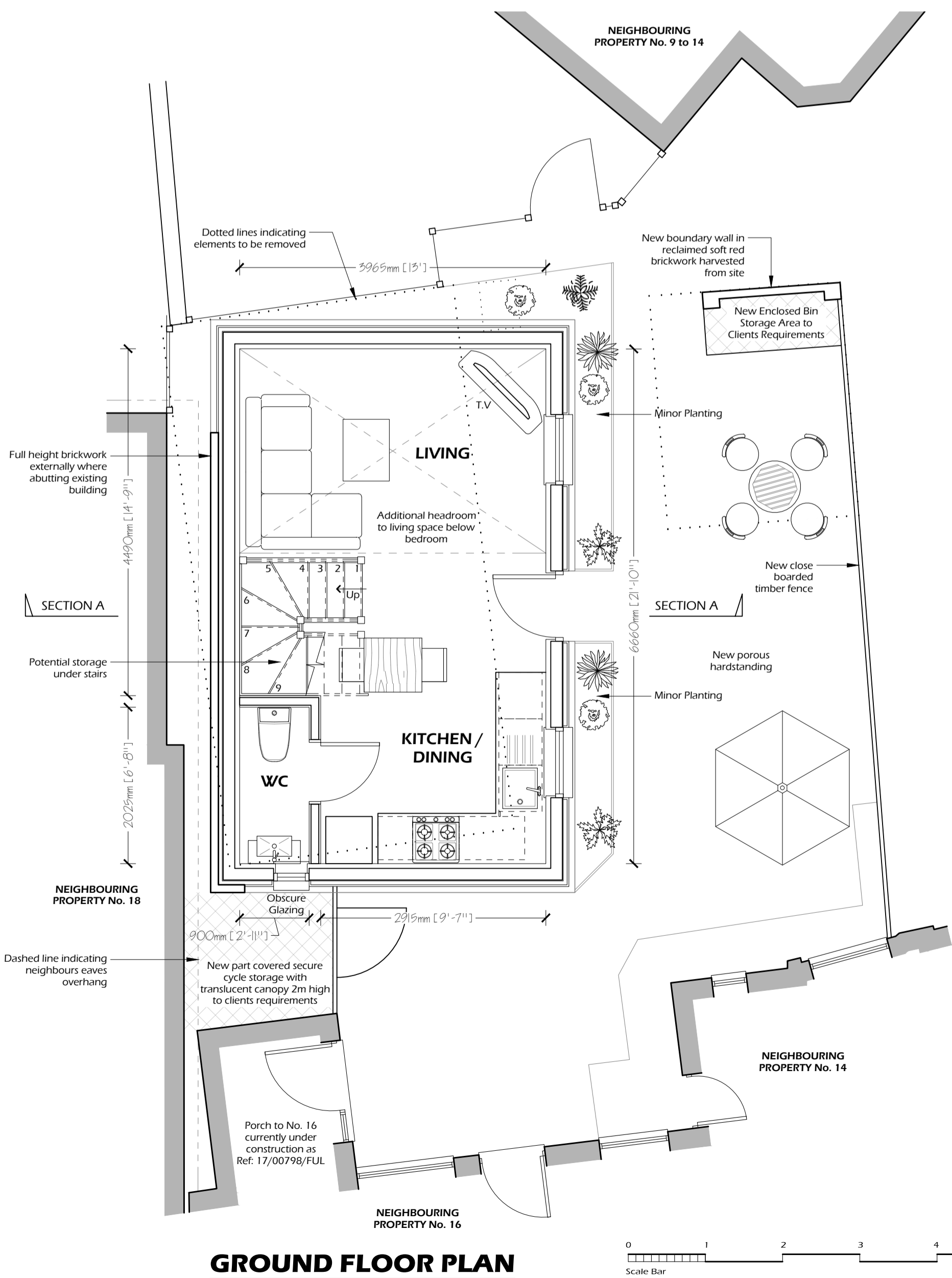
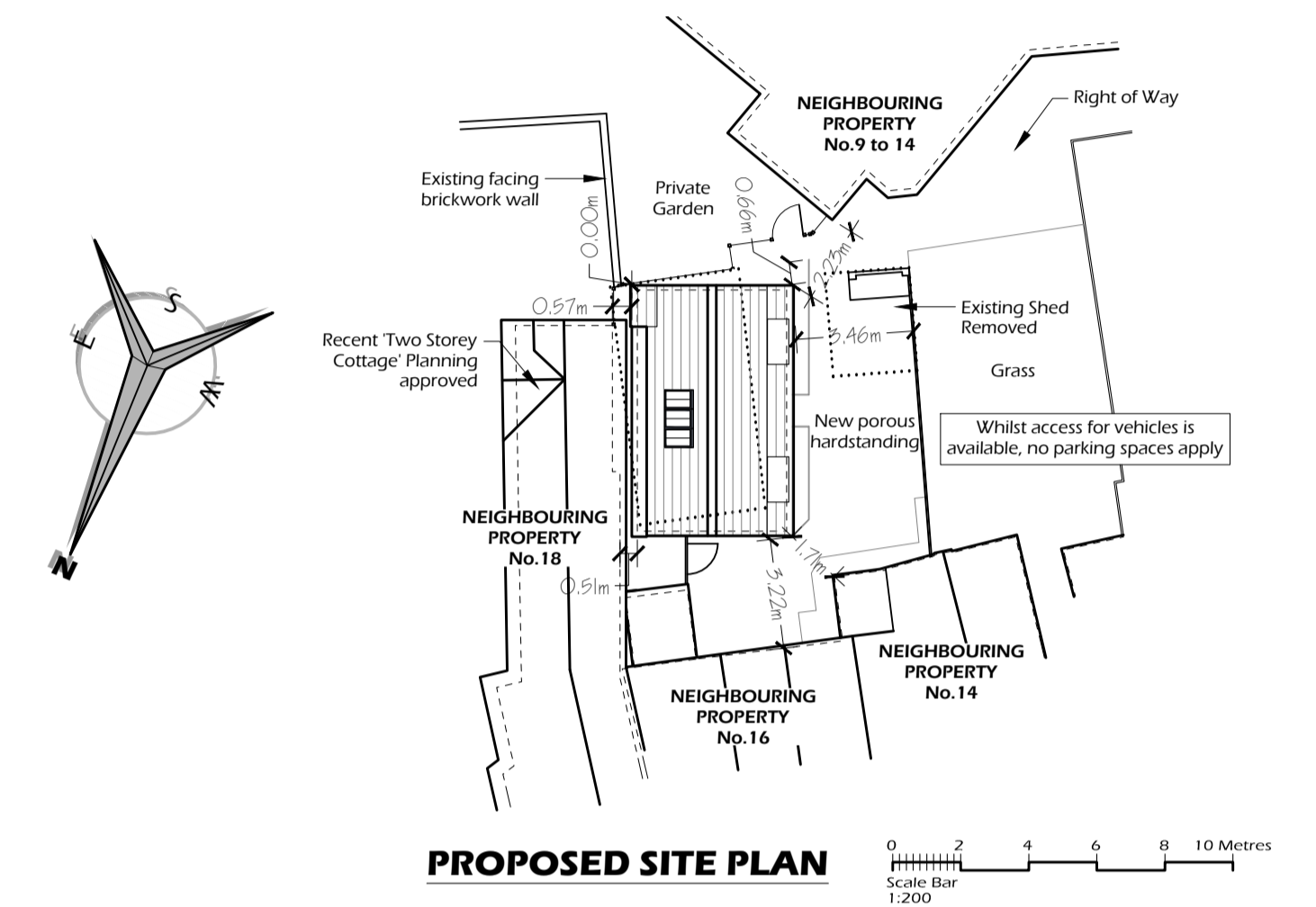
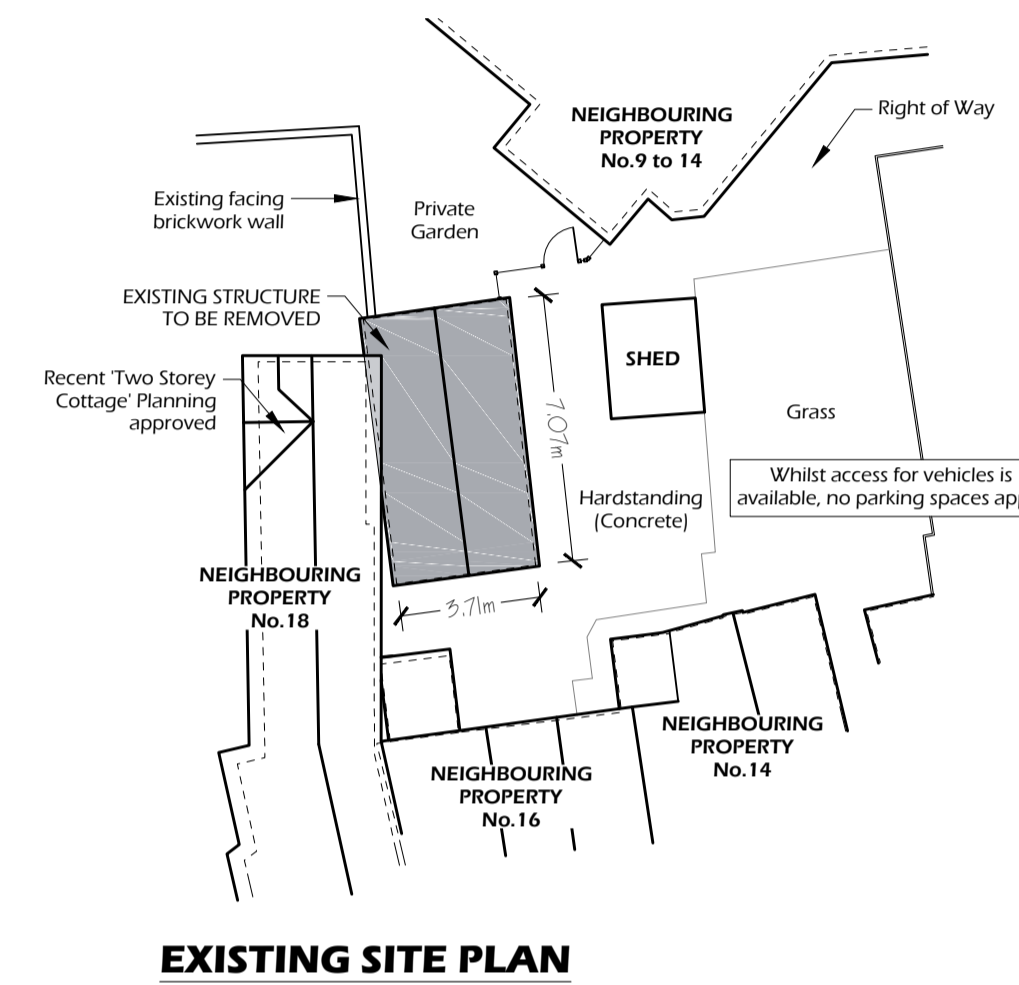
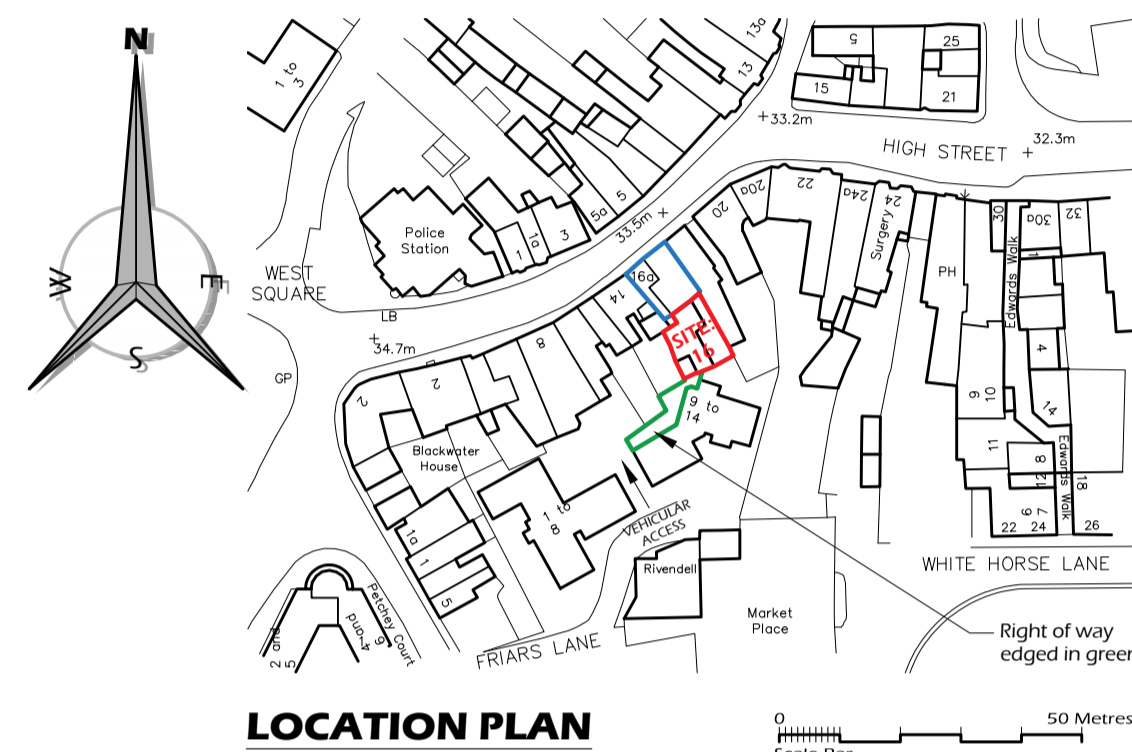
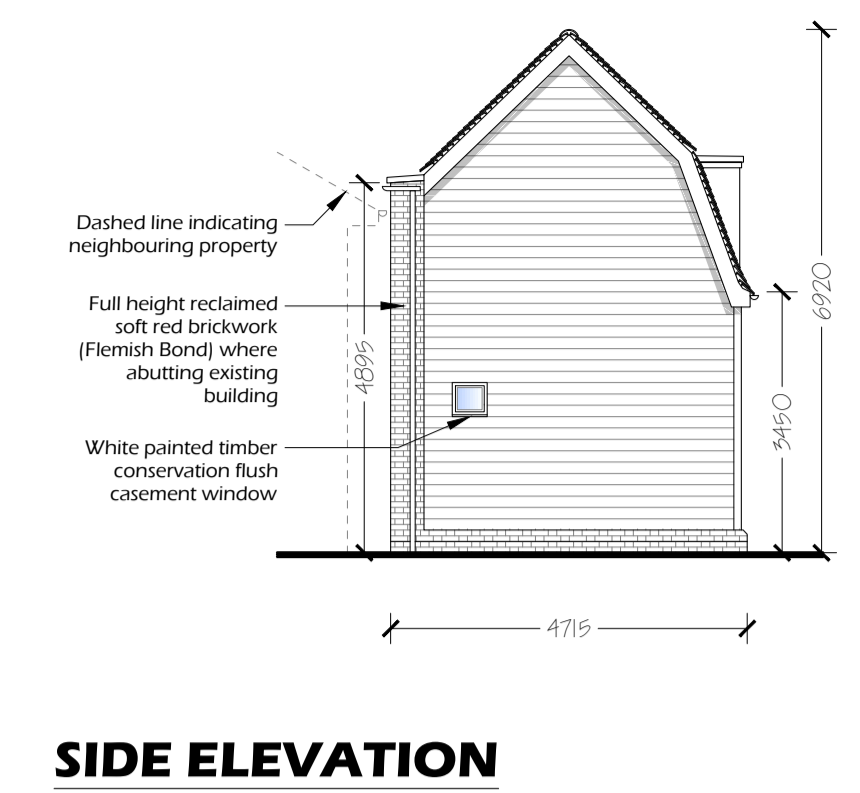
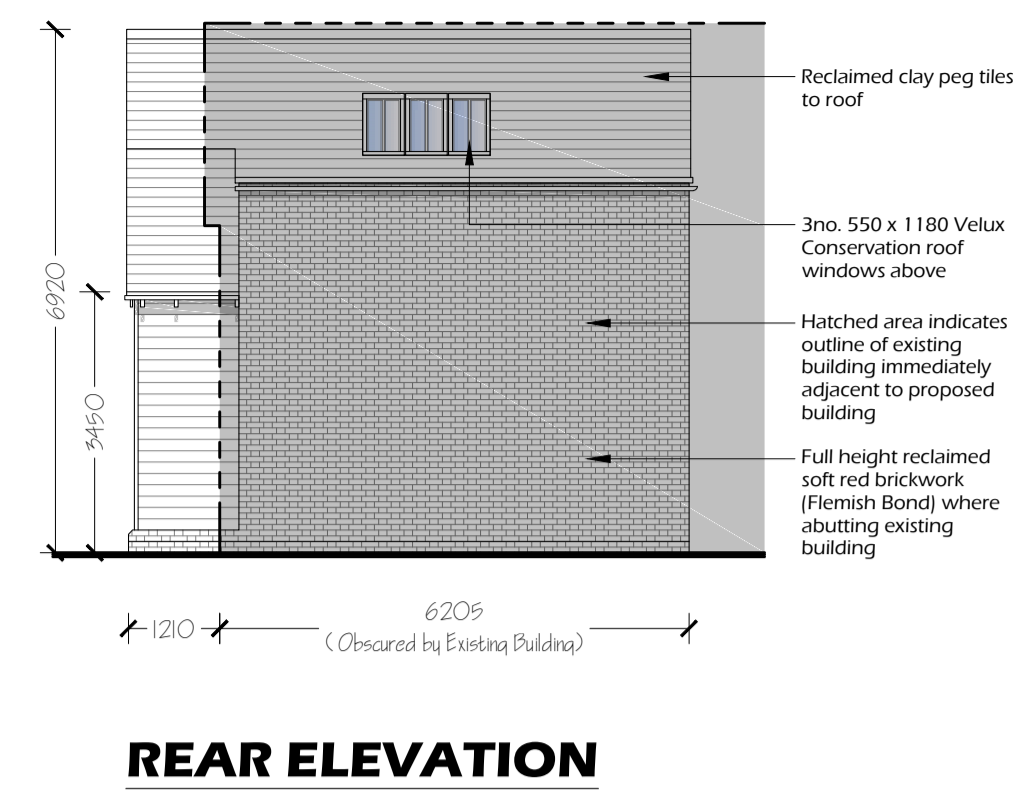
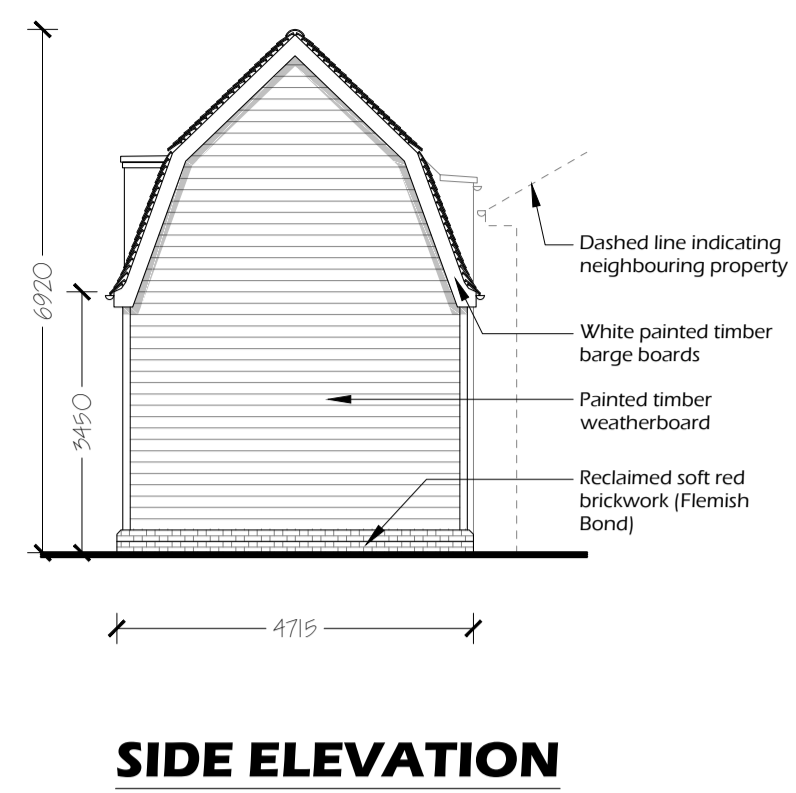
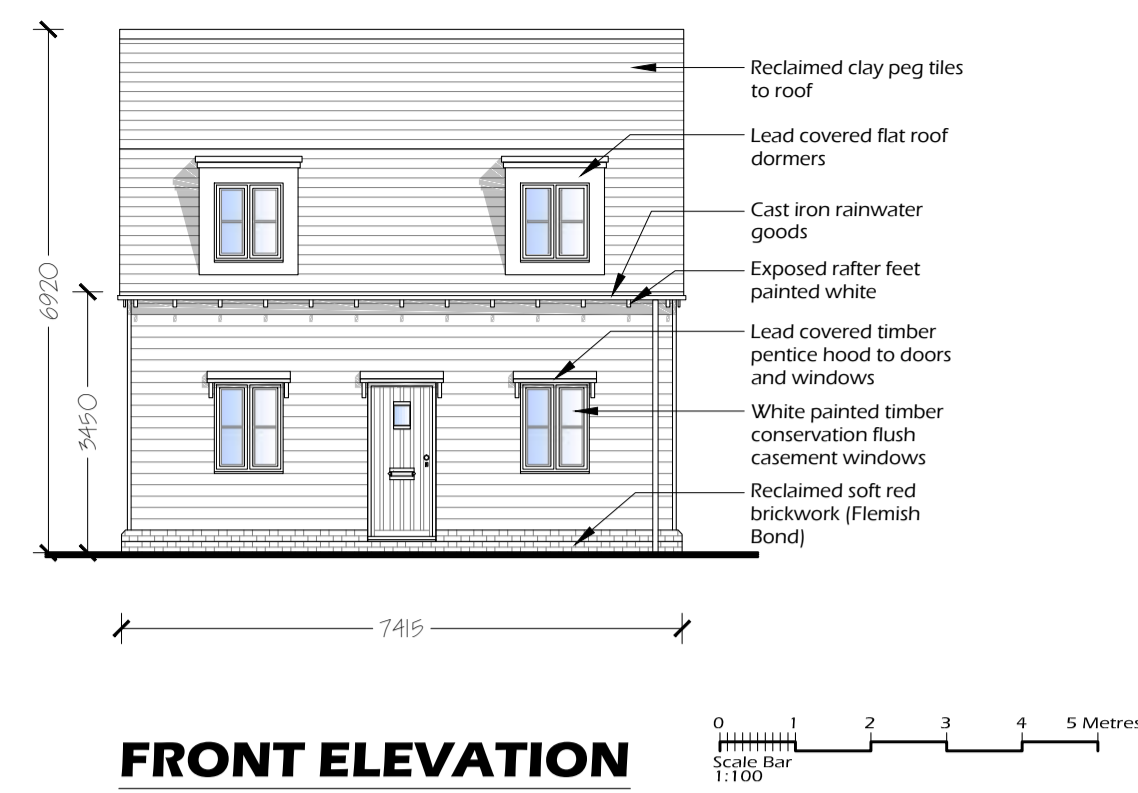
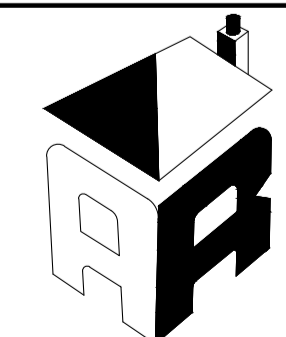


Figure 11. Historic OS Map 1993 1:1250



Rev. A	14/03/2018	Client requirements
Revision No.	Date	Amendment

PLANS, ELEVATIONS, SITE PLAN & LOCATION PLAN AS PROPOSED



DEMOLITION OF EXISTING REDUNDANT OUTBUILDING AND NEW TWO STOREY ONE BEDROOM DWELLINGHOUSE AT: LAND REAR OF 16 HIGH STREET, MALDON, CM9 5PJ

ASHLEY ROBINSON PROPERTY DESIGNS
112 INCHBONNIE ROAD, SOUTH WOODHAM FERRERS. TEL 01245 321800

Scale: 1:50, 1:100, 1:200 @ A1	Date: MAR 2018	Drawn: S.N.	Drg No: 02	A
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CAD COPYRIGHT TO A. R. PROPERTY DESIGNS 2017

Fig.12 Proposed Development

13 PLATES



Plate 1. Aerial Photograph 1945

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Land to the rear of 16 High Street, Maldon, Essex



Plate 2. Aerial Photograph 2017



Plate 3. View of High Street (facing East)



Plate 4. View of shop front 16 (left) and 16A (right) (facing south)

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Land to the rear of 16 High Street, Maldon, Essex



Plate 5. View of site and west elevation of extant building (facing north towards 16 High Street)



Plate 6. View of site and north elevation of extant building
(facing east)



Plate 7. View of site and south elevation of extant building
(facing northeast)



Plate 8. View of site and west elevation of extant building (facing southeast)



Plate 9. View of site and east elevation of extant building
(facing southwest)

Table 2: Policy that applies to the Historic Environment

Document	Policy	Updated
National Planning Policy Framework (NPPF)	Section 16. Conserving and Enhancing the Historic Environment, paragraphs 184 – 202	June 2019
Planning (Listed Buildings and Conservation Areas) Act 1990	Provides specific protection for buildings and areas of special architectural or historic interest.	March 2016
Ancient Monuments and Archaeological Areas Act 1979	Provides specific protection for monuments of national interest.	July 2019
Protection of Wrecks Act 1973	Provides specific protection for wreck sites of archaeological, historic or artistic interest.	February 1991
Historic Buildings and Ancient Monuments Act 1953	Makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).	February 1991
Maldon District Council Local Development Plan (Steeple forms part of the Mayland Ward)	Spatial Vision and Development: Policy S1: Sustainable Development Policy S3: Place Shaping Policy S5: Maldon & Heybridge Central Area Policy S7: Prosperous Rural Communities	July 2017
	Designs and Climate Change: Policy D1: Design Quality and Built Environment Policy D3: Conservation and Heritage Assets	July 2017
	Economic Prosperity: Policy E5: Tourism	July 2017

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Land to the rear of 16 High Street, Maldon, Essex

14 APPENDIX I – HER DATA

EHER	Type	Location	Period	Description
EEX24781	Archaeological intervention	c.50m SE	Medieval	1982 Maldon Archaeological Group, salvage excavation at High Street Budgens store (7732/7733)
EEX24784	Archaeological intervention	c.105m NE	Medieval	1984 Maldon Archaeological Group excavation (7734/7735/7736) All Saints Church
EEX24787	Field survey	c.105m NE	Medieval	1984 Maldon Archaeological Group (7735/7736) All Saints Church
EEX24788	Archaeological intervention	c.95m NE	Medieval	1984 survey by P. Ryan (7735/7736) All Saints Church
EEX24802	Archaeological intervention	c.70m NE	Medieval/ medieval	Post 1986 part excavation by Priddy DA (7740/7741) Blue Boar Hotel
EEX24803	Field survey	c.65m NE	Medieval/ medieval	Post 1986 field visit by Priddy DA (7740) Blue Boar Hotel
EEX24805	Field survey	c.60m NE	Medieval/ medieval	Post 1986 field visit by Priddy DA (7741) Blue Boar Hotel
EEX40150	Archaeological intervention	c.80m SE	Medieval/Post medieval	1991 salvage record by S. Bryant (14782) Edwards Walk
EEX43011	Archaeological intervention	c. 100m W	Medieval/Post medieval	1981 salvage record by MAG (16858) 9 London Road
EEX53116	Archaeological intervention	c.115m SE	Post medieval/ Modern	1998 Kings Head centre field Archaeological Group ECC (18084)
EEX53475	Field survey	c.95m NE	Medieval	1992 survey of spire at All Saints Church by Waltham Abbey Historical Society (38372/7735/7736)
EEX53750	Archaeological intervention	c.95m NE	Medieval	2003 hole dug in the crypt to act as sump, D. Andrews, All Saints Church (7735/7736)
EEX54761	Archaeological intervention	c.115m SE	Post medieval/ Modern	1994 Kings Head, ECC, watching brief (19076)
EEX55591	Archaeological intervention	c.95m NE	Medieval	2009 All Saints Church, ECC, watching brief (46894)
EEX55645	Non-Archaeological intervention	c. 75m W	Post medieval	2003 feature identified at West Square, ECC (47092)
EEX56947	Archaeological intervention	c.110m NE	Post medieval	Excavation site in Maldon
EEX56951	Archaeological intervention	c.75m NE	Medieval to medieval	Post Excavation site in Maldon
EEX56954	Archaeological intervention	c.90m NE	Medieval to medieval	Post Excavation site in Maldon
EEX56962	Archaeological intervention	c. 110m W	Medieval to Post	Excavation site in Maldon

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			medieval	
EEX56963	Archaeological intervention	c.70m SE	Medieval	Excavation site in Maldon
EEX56973	Archaeological intervention	c. unknown	Unknown	Excavation site in Maldon
EEX56975	Archaeological intervention	c. unknown	Unknown	Excavation site in Maldon
EEX57010	Archaeological intervention	c.160 m NW	Roman to Post medieval	EHCR site in Maldon
EEX57013	Archaeological intervention	c. 115m NE	Undated	EHCR site in Maldon
EEX57014	Archaeological intervention	c.90 m NE	Medieval to Post medieval	EHCR site in Maldon
EEX57017	Archaeological intervention	c.80m NE	Post medieval	EHCR site in Maldon
EEX57020	Archaeological intervention	60 m NW	Medieval to Post medieval	EHCR site in Maldon
EEX57024	Archaeological intervention	c.110m E	Medieval	EHCR site in Maldon
EEX57028	Archaeological intervention	c. 110m W	Medieval to Post medieval	EHCR site in Maldon
EEX57029	Archaeological intervention	c. unknown	Unknown	EHCR site in Maldon
EEX57030	Archaeological intervention	c.115m SE	Medieval	EHCR site in Maldon
EEX55642	Archaeological intervention	c. 100m+ SW	Medieval	2002 excavation at Dover Court site, Spital Road by Hertfordshire Archaeological Trust (47089)
EEX55649	Archaeological intervention	c. 100m+ SW	Medieval	2002 excavation at Dover Court, Spital Road by Hertfordshire Archaeological Trust
EEX55650	Archaeological intervention	c. 100m+ SW	Medieval	2002 excavation at Dover Court, Spital Road by Archaeological Solutions Limited (47096)
EEX56259	Archaeological intervention	c. 160m+ S	Medieval/ Post medieval	2010 1-3 Friary Lane, by Colchester Archaeological Trust (48078)
EEX58954	Archaeological intervention	c. 115m+ S	Medieval	2014 Land at New Street, by Pre-Construct Archaeology
14547	Find spot	c.100-140m NW	Late medieval/Roman	EEV site, Gate Street, trial trenching revealed ditches or pits dating from Late Medieval period, two pits contained Roman pottery
14548	Monument	c.100-140m NW	Medieval to Post medieval	EEV Gate Street, ditches or pits of late medieval period 14-16 th century and 18-20 th century or undated, 1 defensive ditch possible Saxon but only 12 th century pot found
14549	Monument	c.100-140m NW	Post medieval	EEV site Gate Street, ditches or pits 17 th pot
14549	Find spot	c.15m SW	Medieval to Post medieval	9 High Street, during excavation of footings and service trenches a layer of disturbed topsoil/ gravel with broken tile and brick fragment and pink pavement was uncovered

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14777	Monument	c.90m NE	Medieval	15 Silver Street, excavation by MAG, uncovered post holes and finds of Medieval origin
14782	Monuments	c.60m SE	Medieval	Edwards walk, 32 High Street and White Horse Lane, negative result
15085	Monument	c. 150m+ N	Post medieval period	Chelmer and Blackwater, evidence of industrial revolution, 11 locks built in 1793-1797
15085	Monument	c. 110m W	Medieval/Post medieval	9 London Road, 1981, foundation trench, early medieval sherds thought to be on the line of the Burh Ditch, compacted gravel surface, poss a metallated yard or street cut by three PM pits
18084	Monument	c. 100 m SE	Post medieval/Modern	Kings Head Centre, negative result, brick cellar filled with demolition and modern drains
18787	Monuments	c. 90m NE	Medieval	Silver Street, poss site of Burh Bank
18788	Building	c. 100m NW	Early medieval	The Kings Hall (PRN18788) recorded on Domesday survey, location unknown
18789	Monument	c. 30m NE	Early medieval/Modern	Market place, late Saxon market, probable site at the junction of High Street, Spital Road, Fambridge and Cromwell roads
18790	Monument	c. 60m S	Medieval/Post medieval	Town midden built over by 1875
19076	Monument	c. 95m E	Post medieval	Kings Head, watching brief, uncovered brick floor and drainage trench and brick wall
38233	Listed building	c. 110m SE	Post medieval	Garden wall running W to NW corner of the Friary
38260	Listed building	c. 90m S	Post medieval	Peter Garrard hair salon, 18-19 th century timber framed shop
38261	Listed building	c. 110m NE	Medieval/Post medieval	Spindles, Andersons options, wash vac services, mid to late 16 th century, long wall jettied house of four bays
38262	Listed building	c. 100m NE	Medieval	Vicarage of Church of All Saints, from 1449, provided by Sir Robert D'arcy
38274	Listed building	c. 80m SW	Post medieval	7 & 9 Fambridge Road, 17 th century, timber framed house
38286	Listed building	c. 60m NW	Post medieval	Former stables/ outbuilding to 9 High Street, 19 th century
38287	Listed building	c. 70m NW	Post medieval	7 & 9 Gate Street, 19 th century cottages
38288	Listed building	c.70m NW	Post medieval	Fuchsia cottage and Rose cottage, 19 th century
38290	Listed building	c.100m NW	Medieval/Post medieval	Carpenters Arms public house, 16 th century, poss the gate house into the postulated enclosure (PRN18787) and Kings Hall
38306	Listed building	c.20m W	Medieval	1,,3 and 3a High Street, oldest timber frame in Maldon, 14 th century
38307	Listed building	c.40m SW	Post medieval	Oakwood House and detached garden wall, early 19 th C
38308	Listed building	c.30m SW	Medieval/Post medieval	4,6 High Street, mid 16 th C, short to Bay Hall and solar cross win
38309	Listed building	c.35m SW	Post medieval	7 High Street, 16-17 th C timber frame

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38310	Listed building	c.20m SW	Post medieval	8 High Street, 19 C
38311	Listed building	c.15m SW	Post medieval	9 High Street, 19 th C
38312	Listed building	c.15m SW	Post medieval	Yard pump to rear number 9
38313	Listed building	c.12m SW	Medieval to Post medieval	10 High Street, 16 th C
38314	Listed building	c.12m SW	Medieval/ medieval Post	11 High Street, associated with the Baude family, 16thC carriage way with room over
38315	Listed building	c.10m SW	Medieval/ medieval Post	12 High Street, 16 th C
38316	Listed building	c.10m SW	Medieval	13 and 13a High Street, former public building, 15 th C, may have been Gate House
38317	Listed building	c.5m SW	Post medieval	14 High Street, 17 th C utility structure
38318	Listed building	c.5m NE	Post medieval	15 High Street, 19 th C
38319	Listed building	c.10m NE	Post medieval	19 High Street, 19 th C
38320	Listed building	c.5m NE	Medieval	20 High Street, 14, 15, 16 th C timber framed building
38321	Listed building	c.90m NE	Post medieval	21 High Street, 19 th C
38322	Listed building	c.20m NE	Post medieval	Stone croft, 18-19 th C
38323	Listed building	c.90m NE	Post medieval	23 and 25 High Street including 3 Coach Lane, 19 th C
38324	Listed building	c.10m E	Medieval/ medieval Post	24 and 24a High Street including 14 and 14 White Horse Lane, 16-20 th C
38325	Listed building	c.40m E	Medieval/ medieval Post	White Horse Inn, 16-19 th C public house
38326	Listed building	c.55m E	Medieval/ medieval Post	30 and 30a High Street including 1 Edwards Walk, 16 th C
38327	Listed building	c.65m E	Medieval/ medieval Post	32, 32a, 32b High Street, 16 th C
38328	Listed building	c.80m E	Post medieval	34 High Street, 19 th C
38330	Listed building	c.90m E	Post medieval	Nat West Bank, 19 th C house
38332	Listed building	c.95m E	Medieval	Kings Head Hotel, poss remnants of Wealden Houses within the structure, 15 th C
38372	Listed building	c.90m NE	Medieval	Church of All Saints, unique triangular tower, Chapel of D'Arcy family
38373	Listed building	c.90m NE	Post medieval	Chest Tomb 4m E of North Aisle
38374	Listed building	c.90m NE	Post medieval	Clarke headstone against E wall of N porch
38375	Listed building	c.90m NE	Post medieval	Cole headstone 3m E War Memorial
38376	Listed building	c.90m NE	Post medieval	Gough headstone E of S Aisle
38377	Listed building	c.90m NE	Post medieval	Group of four headstones 5m ENE of N Aisle

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38378	Listed building	c.90m NE	Post medieval	Pair of headstones 2 m E of Chancel
38379	Listed building	c.90m NE	Post medieval	Quilter headstone against E wall of N porch
38380	Listed building	c.90m NE	Post medieval	Raymond Tomb to E of S Aisle
38381	Listed building	c.90m NE	Post medieval	Sandle headstone 1m E of Chancel
38382	Listed building	c.90m NE	Post medieval/ modern	Horse Trough 16m from S door
38383	Listed building	c.90m NE	Modern	War memorial on S church yard wall
38399	Listed building	c.85m W	Post medieval	2 London Road with raised forecourt and boundary walls, 18 th C
38400	Listed building	c.80m W	Medieval	35 Talbots and 7 London Road ,15 th C
38452	Listed buildings	c. 90m NE	Post medieval	Annexe to Blue Boar Hotel, 19 th C
38453	Listed building	c. 100m NE	Medieval/Post medieval	The Bell, 19 th Century public house
38454	Listed building	c. 90m NE	Medieval	Blue Boar Hotel, formerly the Crosse's great tenement, early 15 th C
38454	Listed building	c. 90m NE	Medieval/ Post medieval	Chandlers, 16 th C, it has a stone fireplace with early painted harvest scene above
38456	Listed building	c. 90m NE	Post medieval	Blue Boar Hotel, 18-19 th C
38458	Listed building	c. 90m NE	Post medieval	7 Silver Street, 19 th C
38460	Listed building	c. 90m NE	Post medieval	9 Silver Street, location of the fish market, the cottages are open timber frame probably market stalls, 17 th C
38461	Listed building	c. 90m NE	Post medieval	11 Silver Street, 19 th C
38462	Listed building	c. 90m NE	Medieval/ Post medieval	St Breock Cottage, 16 th C
38463	Listed building	c. 90m NE	Post medieval	15 Silver Street ,17-18 th C
46894	Building	c. 90m NE	Medieval	All Saints Church, watching brief, uncovered a path to S side of Chapel with indents of brasses probable 15 th C, another 17 th C and two dated 1636 and 1798 may relate to the Cammoke family
47089	Monument	c. 100m+ SW	Medieval	Excavation at Dovers Court Motors site, Spital Road, HET, found a Roman Ditch, Medieval quarrying and refuse pits, no evidence of the burh
47089	Monument	c. 90m W	Post medieval	2003, square a hole 3x4, built of stock brick and covered with steel joists and low brick arches, 19-20 th C poss inspection chamber for gas pipe or sewer
47096	Monument	c. 100m+ SW	Medieval	Excavation at Dover Court motors site, Spital Road, HET, found a Roman ditch, Medieval quarrying and refuse pits, no evidence of the Burh
48078	Monument	c. 25m NW	Medieval/ Post medieval	1-3 Friars Lane, 2 trenches revealed post medieval and modern pits and a metalled yard
48655	Monument	c. 150m+ N	post medieval/Modern	Woodham Ferrers to Maldon railway line, opened 1889

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7718	Monuments	c. 40m NW	Early Medieval	Maldon settlement, first mentioned in 913 when Edward the Elder stationed his army and fleet there during his campaign against the Danes
7719	Monument	c. 0m NW	Medieval	Maldon Medieval town, the only Essex town to be mentioned in the Domesday Survey
7728	Monument	c. 110m SE	Medieval	Maldon Carmelite Friary, founded 1293, dissolved 1538
7729	monument	c. 110m SE	Post medieval	Carmelite Friary Mansion House
7730	Monument	c.90M SE	Medieval	New Street, Fambridge Road, 1983, MAG, found a fragment of window mullion from tracery, poss from Carmelite Buildings
7731	Monument	c. 80m SE	Medieval	Maldon Friary House, 1979, a weathered and damaged corbel was found in the garden (beast or monster head) poss Carmelite Friary
7732	Find spot	c. 100m E	Early Medieval	High Street Budgens store, 1982, pre-medieval pot
7733	Monuments	c. 100m E	Medieval	High Street Budgens store, 1982, flint & rubble wall foundation, similar to the Friary garden wall, poss Friars gate
7734	Find spot	c. 90m NE	Roman	All Saints Church, 1984 fragment of floor tile found
7735	Monuments	c. 90m NE	Medieval	All Saints Church, 12 th C
7736	Monuments	c. 90m NE	Post medieval	All Saints Church, later post medieval features
7740	Monuments	c. 70m NE	Medieval	Blue Boar Hotel 14 th C
7741	Monuments	c. 80m NE	Post medieval	Blue Boar Hotel 16 th C
7743	Find spot	c. 90m NE	Undated	All Saints Church skeletons
7744	Monuments	c. 50m NW	Medieval	High street report by Fitch claimed that fires near the Town Hall and All Saints Church revealed old features in buildings particularly a piscina, niches and ecclesiastical windows and doors
7766	Monuments	c. 130m E	Early Medieval	Maldon burh built by Edward the Elder in 916

15 APPENDIX II – OASIS FORM

OASIS ID: zoeschof1-393813

Project details

Project name	Land to the rear of 16 High Street, Maldon CM9 5PJ
Short description of the project	Historic Environment Desk Based Assessment on land to the rear of 16 High Street, Maldon, Essex CM9 5PJ (New address: 15 Friary Lane, Maldon, Essex)
Project dates	Start: 01-08-2018 End: 01-09-2018
Previous/future work	No / Not known
Any associated project reference codes	FLM19 - Contracting Unit No.
Type of project	Desk based assessment
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 5 - Garden
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Aerial Photography - interpretation", "Documentary Search", "Visual Inspection"
Development type	Rural residential
Prompt	Planning condition

Project location

Country	England
Site location	ESSEX MALDON MALDON 15 Friary Lane, Maldon Essex
Postcode	CM9 5PJ
Study area	12.2 Square metres
Site coordinates	TL 84863 07012 51.730775551082 0.677272354007 51 43 50 N 000 40 38 E Point
Lat/Long Datum	Unknown

Project creators

Name of Organisation	TOUCHSTONE ARCHAEOLOGY
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Zoe Schofield
Project director/manager	Zoe Schofield
Project supervisor	Zoe Schofield

Historic Environment Desk Based Assessment Land to the rear of 16 High Street, Maldon, Essex

Type of sponsor/funding Landowner
body

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Chelmsford Museum
Digital Archive ID	FLM18
Digital Contents	"none"
Digital Media available	"Images raster / digital photography", "Spreadsheets", "Text"
Paper Archive Exists?	No

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Historic Environment Desk Based Assessment on Land to the rear of 16 High Street, Maldon, Essex CM9 5PJ
Author(s)/Editor(s)	Schofield, Z
Date	2018
Issuer or publisher	Touchstone Archaeology
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URL	www.touchstonearchaeology.com

Entered by	zoe (zoeschofield1@gmail.com)
Entered on	10 May 2020

Historic Environment Desk Based Assessment
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16 APPENDIX III – HER SUMMARY FORM	
Site Name/Address: Land to the rear of 16 High Street, Maldon, Essex CM9 5PJ (New address: 15 Friary Lane, Maldon, Essex)	
Parish: St Mary	District: Maldon
NGR: TL 84863 07012	Site Code: FLM19
Type of Work: Historic Environment Desk Based Assessment	Site Director/Group: Touchstone Archaeology Ltd, Zoe Schofield
Date of Work: September 2018	Size of Area Investigated: N/A
Location of Finds/Curating Museum: Chelmsford	Funding source: Owner
Further Seasons Anticipated? Yes	Related EHCR No's: N/a
Final Report: Schofield, Z., Historic Environment Desk Based Assessment on Land to the rear of 16 High Street, Maldon, Essex CM9 5PJ	OASIS number: zoeschof1-393813
Periods Represented: Medieval to Modern	
SUMMARY OF FIELDWORK RESULTS: A Historic Environment Desk Based Assessment was carried out on Land to the rear of 16 High Street, Maldon, Essex in September 2018. The assessment found that the site had a high potential for the Mediaeval and Post Medieval periods. Further archaeological evaluation may be required.	
Previous Summaries/Reports: No	
Author of Summary: ZOE SCHOFIEL	Date of Summary: September 2018