

**240-242 ST MARY'S LANE  
UPMINSTER  
LONDON BOROUGH OF HAVERING**

**ARCHAEOLOGICAL EXCAVATION AND MONITORING**



**Essex County Council  
Field Archaeology Unit**

**JULY 2010**

**240-242 ST MARY'S LANE**  
**UPMINSTER**  
**LONDON BOROUGH OF HAVERING**

**ARCHAEOLOGICAL EXCAVATION AND MONITORING**

Prepared By: Trevor Ennis	Signature:
Position: Project Officer	Date:
Approved By: Patrick Allen	Signature:
Position: Project Manager	Date:

Document Ref.:	2102 Rep
Report Issue Date:	July 2010
Circulation:	Keith Anderson, IONA Outsourcing Ltd
	English Heritage GLAAS
	London Archaeological Archives Resource Centre
	Greater London Historic Environment Record
	Museum of London (Curatorial Depts)
	Havering Central Library
	Compass Archaeology

As part of our desire to provide a quality service, we would welcome any comments you may have on the content or the presentation of this report. Please contact the Archaeological Fieldwork Manager, at the

**Field Archaeology Unit,**  
Fairfield Court, Fairfield Road, Braintree, Essex CM7 3YQ.  
fieldarch@essexcc.gov.uk  
Tel: 01376 331470  
Fax: 01376 331428

© **Field Archaeology Unit**, Essex County Council, c/o County Hall, Chelmsford,  
Essex CM1 1QH

# CONTENTS

	Page No.
<b>SUMMARY</b>	1
<b>1.0 INTRODUCTION</b>	3
<b>2.0 BACKGROUND</b>	4
<b>3.0 AIMS AND OBJECTIVES</b>	6
<b>4.0 METHOD</b>	7
<b>5.0 FIELDWORK RESULTS</b>	8
<b>6.0 FINDS</b>	17
<b>7.0 DISCUSSION</b>	21
<b>8.0 ASSESSMENT OF RESULTS</b>	27
<b>ACKNOWLEDGEMENTS</b>	28
<b>BIBLIOGRAPHY</b>	29

## APPENDICES

- APPENDIX 1 Context Data
- APPENDIX 2 Finds Data
- APPENDIX 3 Pottery Data
- APPENDIX 4 Contents of Archive
- APPENDIX 5 Oasis Summary

## FIGURES

- Fig. 1 Site location
- Fig. 2 Extract from Ordnance Survey 2nd Edition 25" sheet 75-6, 1896
- Fig. 3 All features
- Fig. 4 Archaeological features and areas of truncation
- Fig. 5 Interpretative phase plan of structural remains

## PLATES

- Plate 1 The site looking north, with the remains of the late 16th/17th-century house
- Plate 2 Pier base 60, wall 61 and robber trench fill 95
- Plate 3 Wall 74, the southern wall of Room 2, with external foundational off-set
- Plate 4 Wall 65, the southern wall of Room 3, with culvert 64 on its north side
- Plate 5 Wall 66, in the south of Room 4, with cobble and tile surface 67/68
- Plate 6 Wall 73, abutted by walls 71 and 72, with brick rubble levelling 13/51
- Plate 7 Wall 69, the rebuilt southern wall of Room 5, with foundation 70 to its south
- Plate 8 Foundation 70 overlying external gravel surface 55, above clay levelling 56
- Plate 9 Wall 83, the front wall of the 1775 house, with external foundational off-set
- Plate 10 Brick culvert 85, related to the 1775 house, looking north

Front Cover. The site, with The Clockhouse, built c. 1775, in the background

**240-242 ST MARY'S LANE  
UPMINSTER  
LONDON BOROUGH OF HAVERING**

**ARCHAEOLOGICAL EXCAVATION AND MONITORING**

Client: IONA Outsourcing Ltd

NGR: TQ 56405 86615

Planning ref: P2096.07

Site Code: MYU09

OASIS No.: essexcou1- 69302

Dates of Fieldwork: May 2009 to March 2010

**SUMMARY**

*Archaeological excavation and monitoring of groundworks was carried out by the Essex CC Field Archaeology Unit (ECC FAU) at 240-242 St Mary's Lane, Upminster, as a condition on planning consent before the construction of a block of flats with an underground car park. This work followed a previous archaeological desk-based assessment and a trial-trenching evaluation by Compass Archaeology (2005; 2009). The results of the evaluation are included in the current excavation report.*

*The site is of historic significance as it lies to the north of a moated enclosure of presumed medieval date and on part of the former site of New Place, a Georgian house constructed in c. 1775. Documentary evidence shows that the New Place estate existed by 1556 and that there was at least one earlier house before the one built in c. 1775. The surviving building to the east of the site, known as 'The Clockhouse', was also constructed in c. 1775, as a stable block, coach house and estate offices for the main house. The modern development is confined to the northern half of the site, and the below-ground remains of the 1775 house in the southern half are preserved in situ beneath a garden.*

*The initial evaluation (Compass Archaeology 2009) located the front wall of the 1775 house and several earlier walls and a drain. The subsequent excavation by the ECC FAU over the entire area of the new building recorded the brick foundations of the front and east wing of an earlier house built in the late 16th or 17th century, which fronted directly onto St Mary's Lane.*

*A small area of decorative cobble and tile surfacing, with a doorway opening onto it, suggests that the house was built around a small courtyard. A second yard area with a well was recorded to the rear of the east wing. Survival of the brick foundations was variable due to demolition to make way for the 1775 house and truncation by 20th-century foundations. No internal floors survived, although the drain recorded in the evaluation proved to be a culvert running beneath the front set of rooms. A room at the rear of the east wing was rebuilt in the 17th century with narrow brick foundations, possibly forming sleeper walls for a timber-framed superstructure. A crushed brick levelling related to this rebuilding was deposited to make good a wet area.*

*The small finds assemblage and the bricks used in the construction of the pre-1775 house are consistent with a late 16th/17th-century date. A Charles I silver shilling dated to the 1640s is unfortunately unstratified. The walls of the late 16th/17th-century house were robbed some time in the 18th century. No evidence was found of occupation earlier than the late 16th/17th century, although fragments of Tudor bricks and a few sherds of late medieval pottery were recovered as residual finds in later contexts.*

*Monitoring of groundworks confirmed the location of the front wall of the 1775 house and the eastern flanking wall of a set of steps leading to the front porch. An 18th-century brick culvert which ran along site's eastern boundary was built at the same time. The 1775 house was set 20m back from St Mary's Lane, and historic maps show a semi-circular carriage-drive. It was demolished in 1924, but 'The Clockhouse', forming the stables, coach house and estate offices, still survives and is a listed building.*

*Both the late 16th/17th-century and 1775 houses would originally have extended to the west into the adjacent property, formerly used as a clinic. The 1775 house is overlain by the buildings of the clinic, but part of the late 16th/17th-century house may survive beneath the car park in front of it.*

## **1.0 INTRODUCTION**

This report describes the results of archaeological excavation and monitoring carried out at 240-242 St. Mary's Lane, Upminster, before the construction of a new residential block following the demolition of existing 20th-century buildings. This excavation was undertaken by the Essex County Council Field Archaeology Unit (ECC FAU) on behalf of IONA Outsourcing according to a Written Scheme of Investigation (ECC FAU 2009) approved by English Heritage's Greater London Archaeological Advisory Service (EH GLAAS).

The site lies within an archaeological priority area identified by the London Borough of Havering Unitary Development Plan, in an area of known archaeological potential. As a result a condition for archaeological investigation (P2096.07) was placed on planning consent by the London Borough of Havering, following advice given by EH GLAAS in line with Planning Policy Guidance note 16 (DoE 1990) and the borough's own policies (ENV4, Listed Buildings; and ENV14, Archaeology).

The proposed development consists of a block of flats with an underground car park, occupying an area measuring 20 x 18m fronting onto St Mary's Lane. The ground floor of the new building will be raised above modern ground level and the underground car park will be a half-basement 1.5m deep. The land in the rear half of the site is to be retained as a garden to avoid disturbance to known archaeological remains in that area.

An archaeological desk-based assessment of the site prepared by Compass Archaeology (2005) located the Georgian house known as 'New Place', built in c.1775, within the southern half of the development area and highlighted the potential presence of earlier buildings of late medieval or post-medieval date within the site area. In May 2009 a trial-trenching evaluation of the northern (front) half of the site was undertaken by Compass Archaeology, who produced an interim summary of results (Compass Archaeology 2009). This confirmed the location of the 1775 New Place and identified several earlier brick structures and deposits of post-medieval date.

Following consultation with Mr David Divers, the case officer for EH GLAAS, it was decided that further archaeological investigation would be required over the entire area of the new building before the beginning of construction works. This further work was undertaken by the ECC FAU because of scheduling difficulties on the part of Compass Archaeology. The

excavation and monitoring was undertaken by ECC FAU between September 2009 and March 2010. This report combines the results of both the evaluation and excavation.

Copies of this report will be supplied to Keith Anderson of IONA Outsourcing Ltd, Bulford Contracts, EH GLAAS, Greater London Historic Environment Record, Museum of London (Curatorial Departments), Havering Central Library and Compass Archaeology. A digital version of this report will be submitted, along with a project summary, to the Online Access to the Index of Archaeological Investigations (OASIS) (<http://ads.ahds.ac.uk/project/oasis>). The site archive, finds and copies of the report will be deposited at the London Archaeological Archives Resource Centre (LAARC).

## **2.0 BACKGROUND**

### **2.1 Topography and Geology (Fig. 1)**

The development site is located in the historic core of Upminster on the south side of St Mary's Lane (TQ 56405 86610). It is located on a gentle slope 120m to the east of the river Ingrebourne, at 17m OD. The overall development site measures 40 x 18m and was formerly occupied by a pair of semi-detached 1930s shops and associated outbuildings fronting onto St Mary's Lane. These were demolished and the site left as levelled ground prior to the start of the archaeological investigation. To the immediate east of the development area is The Clockhouse which was constructed at the same time as New Place to house the stables, coach-house and estate offices. To the south, in the Clockhouse Gardens, is a moated enclosure, probably medieval, now used as a public park.

The surface geology is Head, consisting of pebbly sandy clay, lying a short distance beyond the northern edge of the Corbets Tey formation of the Thames gravel terrace sequence (BGS 1996: *Romford. England and Wales Sheet 257. 1:50,000*). A spur of alluvium extending to the east of the site probably represents a former stream bed.

### **2.2 History and Archaeology (Figs 1 and 2)**

This historical and archaeological background is based on the archaeological desk-based assessment report and the trial-trenching evaluation interim summary produced by Compass Archaeology (2005; 2009).

There is very little evidence for prehistoric, Roman or Saxon activity in the immediate site area, although the site, and the historic core of Upminster, was originally in the manor of Gaynes, mentioned in the Domesday Book of 1086. Landscape study suggests that field systems may have existed from prehistoric times, although these have not been recognised archaeologically.

The square moat and island within Clockhouse Gardens, immediately to the south of the site, may be an example of the medieval moated homesteads that are common throughout the Essex landscape. There is no evidence to prove whether this moated site is of medieval or later date.

Documentary evidence shows that the site lay within the estate of New Place from at least as early as 1556. New Place was originally part of the Gaynes estate, purchased by Ralph Latham, a London goldsmith, in 1543, but on his death in 1556 New Place became a separate estate described as a 'nominal manor'. The will of Ralph Latham's son William, dated 1600, refers to the 'capital messuage called New Place'. These references imply that there was a house at New Place in the second half of the 16th century, but firmer evidence for a house is provided by a document of c. 1641-2, when New Place was the residence of Ralph Latham (the grandson of Ralph, d. 1556) after he had disposed of his other estates at Gaynes and Upminster Hall. After he died in 1648, the house at New Place was mentioned in an indictment of 1665 against another Ralph Latham, presumably his son, for diverting a water-course and flooding the highway.

An indenture of 1710 shows New Place as part of an extensive complex of farm buildings, with 64 acres of land. By 1720 the 'old seat' at New Place had apparently been demolished, although documents refer to a working farm throughout the 18th century, and the existence of a house. Sir James Esdaile, mayor of London in 1766, acquired large land-holdings in the Upminster area from 1748 onwards, and built a new house at New Place in c. 1770-5. However, he was resident in an earlier house at New Place, as his wife Mary is recorded as having died there in 1757. Morant (1768) wrote of New Place in the 1760s that 'the house is down, and nothing but the out-houses remaining', indicating the demise of an earlier house before the building of the new one in 1770-5. New Place was most likely in continuous residence from the second half of the 16th century, but how many earlier houses existed before the 1775 house, and their precise location, remains uncertain.



Cartographic evidence shows that the 1775 house at New Place stood on the site until it was demolished in 1924. The eastern half of the house and part of the central entrance porch lay within the site area, and it was set back from St Mary's Lane with a semi-circular carriage drive in front of it. The east wing, within the site area, was rebuilt in 1867. The adjacent Clockhouse was built at the same time as New Place, as a stable block, coach house, and estate offices; the clock tower contains a clock dated 1774. The 1842 Tithe Map shows a yard and outbuildings to the east of the stable block/coach house.

The two evaluation trenches excavated within the development area in the northern half of the site (Fig. 3) located the front wall and porch of the 1775 New Place, and a partially robbed brick wall and a drain in front of it (Compass Archaeology 2009). A spread of brick rubble was interpreted as hardcore dumped to consolidate an area of wet ground. These bricks are of an earlier type than those used in the 1775 house, and a coin of Charles 1 (1625-49) and an early clay tobacco pipe dated to c. 1600-40 were also recovered, suggesting a date between the 17th and mid-18th centuries for this deposit. Tudor (16th-century) bricks were also found as residual elements in later deposits and structures. The evaluation trenches confirmed the location of the 1775 New Place as lying outside the development area, but also identified possible pre-1775 buildings actually within the development area.

### **3.0 AIMS AND OBJECTIVES**

#### **3.1 Aims**

The general aim of the archaeological excavation and monitoring was to establish the location, extent, date, character and condition of any surviving archaeological remains within the development area.

#### **3.2 Objectives**

The research objectives for the project are in line with those set out in the research framework for archaeology in the Greater London area (Museum of London 2002). Understanding the character and chronological development of settlements in London's hinterland, such as Upminster, is an important regional research objective. The development site has some potential for understanding the development of New Place, which forms an important element of Upminster's historic core.

The specific objectives of the excavation and monitoring were to record and understand:

- Any evidence of medieval or early post-medieval origins for New Place and, if possible, the Clockhouse Gardens moated site to its south.
- Any further evidence for the 1775 mansion at New Place, identified in the trenching evaluation.

#### **4.0 METHOD**

The evaluation consisted of two trenches measuring between 8.0 and 8.6m by between 2.5 and 3.6m, one aligned east-west along the front of the 1775 house at the southern limit of the development area, and the second aligned north-south up its centre (Fig. 3). They were excavated using a 360° tracked excavator fitted with a flat-bladed bucket, under the supervision of an archaeologist. Both trenches were hand-cleaned and brick walls and deposits pre-dating the 1775 house were recorded.

In the subsequent excavation phase the footprint of the new building, covering an area measuring 15 by 17m, was lowered by 0.8m down to expose the layout of the pre-1775 brick walls over a wider area. Modern overburden was again removed using a 360° tracked excavator fitted with a flat-bladed bucket, under the supervision of an archaeologist. The exposed walls and deposits were cleaned and recorded, with limited hand-excavation to clarify the sequence in key areas. All exposed lengths of post-medieval wall were recorded, although in some areas probable wall lines were obscured by 20th-century foundations or other disturbances. Both modern and post-medieval walls were left in place, although a sample of bricks was removed from each of the post-medieval walls for dating. Work was hampered in the centre and south-west of the site by rising groundwater. Prior to final lowering of the site to the base construction level, with the aid of a machine it was possible to further expose and investigate several features (pit 81, drain 82 and wall 83). Monitoring was then undertaken on machine-excavation of the site to the level of the natural clay.

Standard ECC FAU excavation, artefact collection and recording methodologies were employed throughout. ECC FAU is a Registered Archaeological Organisation with the Institute for Archaeologists (IfA) and all work was carried out in accordance with IfA by-laws and guidelines (IfA 1997; 2001) and complied with Standards and Practices for Archaeological Fieldwork in London (EH GLAAS 1998a; 1998b).

## 5.0 FIELDWORK RESULTS

Post-medieval walls and deposits were recorded within the excavated area of the new building (Fig. 3). Although modern overburden had been removed by machine, the post-medieval remains were truncated at frequent intervals by a network of 20th-century concrete and brick foundations, which were planned but not recorded in detail. The post-medieval remains are described in chronological order in sections 5.1 to 5.5 below, and are illustrated both as planned on site, excluding areas of later truncation (Fig. 4), and as an interpretative phase plan (Fig. 5). Detailed context information for both the evaluation and excavation phases is presented in Appendix 1.

### 5.1 Late 16th/17th century – phase 1 (Figs 4-5; Plates 2-6 and 8)

The most significant remains uncovered were a series of brick walls representing a large house, whose front lay 4-5m back from the modern street frontage, with a short east wing extending back from it. By analogy with later buildings on the site, its eastern wall probably ran along the eastern limit of the site, while the house clearly extended beyond the site's western limit. The walls were aligned west-south-west to east-north-east and north-north-west to south-south-east, but for ease of description are referred to as running east-west and north-south.

The walls were all of similar construction, 0.50m wide, and built of Late Tudor/17th-century place bricks that varied slightly in dimensions but were generally around 220 to 240mm in length by 110mm wide and 55mm thick. All were bonded by sandy lime mortar varying in colour between yellow (Munsell 1975 -10YR 7/6, 7/8), brownish yellow (10YR 6/6, 6/8) and very pale brown (10YR 7/4, 8/3) (see table in archive). Within the mortar, lime inclusions varied from rare to frequent, also usually present in varying amounts were chips of brick and pellets of brown clay. Small white flints were noted as an inclusion in one sample. Other inclusions, such as fragments of coal or slag, more commonly found in mortar of 19th-century and later date, were completely absent.

The walls were cut through a levelling layer of grey-brown clay 0.2-0.3m thick, essentially redeposited natural clay. This levelling was exposed by machining in most parts of the site, but was relatively clean and homogenous and so was mainly left unexcavated. The walls were all trench-built. None survived above foundation level and all had been robbed to varying degrees. Where the brickwork survived reasonably well and was not obscured by

mortar, it was laid in English bond, although some foundations were built irregularly. No internal surfaces survived, although some areas of external surfacing were recorded.

### Room 1

The front of the house was formed by an east-west wall over 11m long, with two sections of wall extending either side of a rectangular brick pier (60), measuring 0.84 by 0.74m, indented at the corners, two courses deep, with its faces formed of bricks laid as stretchers. Pier 60 was an important feature, forming a substantial and decorative upright at the junction of the front wall and a major wall extending to the south. Room 1 to the east of the pier measured at least 5.5m east-west by 7.5m north-south, and its northern, western and southern walls were recorded.

The northern wall had been extensively robbed but its lowest two courses survived beneath a backfill deposit (62) of brown clay mixed with fragments of brick, tile and mortar. The underlying wall (58/59) was 0.50m wide and at least two courses deep, and although heavily obscured by mortar its top consisted of two rows of bricks laid as headers. A short length of the western wall (61), two courses deep, survived immediately to the south of pier 60, but the rest of the wall line was represented by a speckled backfill deposit (95) containing yellow mortar and fragments of brick and tile (Plate 2). The southern wall survived to three courses laid in English bond (77 and 21). The lowest course had a projecting line of flat roof tiles along its northern edge (21). Wall 21 projected 0.7m beyond the line of the western wall 95 (see Rooms 4 and 5 below).

### Room 2

Room 2 was located to the south of Room 1, measuring at least 5.5m east-west by 3.2m north-south. The southern wall (74) was at least two courses deep and was of similar build to the northern wall 77 (described above under Room 1), again built in English bond. The brickwork was mainly obscured by mortar, but the uppermost course was constructed of bricks laid as stretchers along the southern face of the wall and headers along its northern face. An external foundational off-set of 0.10m extended along the wall's southern edge, consisting of bricks laid as headers (Plate 3).

The western wall of Room 2 may be represented by several bricks extending south from the northern wall 21, apparently continuing the line of wall 61/95 which formed the western wall of Room 1 to the north. This interpretation is uncertain however, as almost the entire wall line was obscured by a 20th-century wall on almost exactly the same line. The modern wall

truncated the western end of the southern wall 74, but this wall line continued for 0.7m to the west of the truncation as wall 73. If the identification of the western wall of Room 2 is correct, wall 73 represents the southern wall of a further room to the west (see Room 5 below). Alternatively, Room 2 may have extended further to the west.

### Room 3 and Culvert

Room 3 was located at the front of the house to the west of Room 1, measuring at least 8.6m east-west by 5.2m north-south, and its northern, southern and eastern walls were recorded.

West of brick pier 60 the northern wall (63) survived as a single course of bricks heavily obscured by mortar, but probably consisting of two rows of bricks laid as headers. The western end of the wall consisted of broken bricks, beyond which there was only a yellow mortar mark. An area of mortar robber-trench fill also ran up to pier 60 to the east, while the eastern wall 61/95 (described under Room 1) had also been extensively robbed.

The southern wall of Room 3 (65) was recorded at the western limit of the site, with a culvert (64) along its north side (Plate 4). The wall and culvert were a single construction as their brickwork appears to have been bonded without a break. They both continued beyond the edge of the excavation area to the west and were truncated to the east. Wall 65 was at least two courses deep, and was less regularly constructed than the other walls of this phase, in that it was built of half- and three-quarter-bricks to no regular bond, although the southern face of the wall was regular and it was well-mortared throughout. The irregularity of the brickwork may be a result of building the wall foundation up to the curved roof of the culvert. The southern wall 65 presumably continued to the east but unfortunately this area was affected by modern disturbances and the wall line could not be traced.

Only the top of culvert 64 to the north of the wall was recorded. It was constructed of bricks laid lengthways on edge to form an arched roof. Virtually all of the bricks were over-fired or misshapen. The culvert was 0.60m wide and could be traced, in varying degrees of truncation, for 13m across the site, extending beyond the eastern wall of Room 2 beneath Room 1. The culvert was initially identified in the centre of the site, either side of robber trench 95, in Trench 2 of the evaluation (Fig. 3), where it was recorded as a barrel-shaped drain (20) constructed from warped bricks set on edge. During the monitoring phase it was possible to investigate the line of the culvert further in the eastern part of the site. Here its base survived as two parallel rows of bricks laid as headers, either side of a 0.2m-wide

channel (83), and the remnants of a truncated second course were also visible on either side. The culvert was filled with dark grey clay, beneath which probing suggested that there were no further bricks. The culvert was clearly below contemporary ground level as its roof was at the level of the irregularly laid foundation of wall 65.

#### Rooms 4 and 5

Room 4 was located to the south of Room 3, measuring at least 8.5m east-west by 1.8m north-south. The southern wall of the room was projected as running parallel to wall 65 dividing Rooms 3 and 4, with a doorway at its western end. A heavily truncated wall extending south from the east side of the doorway formed the western wall of Room 5, part of whose northern and southern walls were also recorded. The walls of Room 5 survived poorly, but it has been reconstructed as measuring 6.8m east-west by 3.3m north-south.

To the south of wall 65 of Room 3 was a severely truncated 3m length of wall (66) aligned north-south, irregularly constructed of whole and half-bricks and occasional fragments of peg-tile, bonded with sandy yellow mortar. A line of bricks laid as stretchers formed a lower course along the wall's western edge, but the eastern side of the wall was truncated away. The wall was wider at its north end where it survived to a height of three courses. Here the north end of the wall formed a butt-end, and on its west side chamfered bricks formed a 45° angle ending in a greensand moulding, roughly 0.2m square with diagonal tool marks on its faces (Plate 5). This deliberately-shaped wall ending is interpreted as forming the eastern side of a doorway at least 1.0m wide. To the east, the brickwork on the east side of the doorway aligned with a short length of wall 21, where it extended beyond the western wall of Room 1. The area in between was truncated by a 20th-century wall, but the north end of wall 66 and wall 21 to its east are interpreted as the remains of the southern wall of Room 4, apparently forming a passage to the rear of Room 3.

Wall 66 also formed the western wall of Room 5. It was of similar construction to wall 65 to the north, and its irregular appearance may largely be a result of extensive truncation. The southern wall of Room 5 survives mainly as a later rebuild (see 5.2 below), but a 0.7m-long stretch of wall at its eastern end (73) represents part of the original phase of construction. Wall 73 formed a continuation of wall 74, the southern wall of Room 2, and was of similar construction. This length of wall was 0.50m wide, and was at least five courses deep. The lowest course exposed consisted of bricks laid as headers, projecting 0.10m beyond the southern face of the wall to form an external foundational off-set (Plate 6). Wall 73 was

parallel with wall 21 to the north (described above), which formed the north wall of Room 5, dividing it from Room 4 to the north.

The precise location of the eastern wall of Room 5, dividing it from Room 2, is uncertain, although it is projected as continuing the line of wall 61/95 forming the western wall of Room 1 (see Room 2 above). Even if the dividing wall between Rooms 2 and 5 was further to the west (e.g. on the line of the later wall 72, see 5.2 below), and the short wall lengths 21 and 73 were in fact part of Room 2, the existence of Room 5 is still indicated by wall 66 on its western side.

### Courtyard

To the west of the of wall 66, the western wall of Room 5, was a scattering of pebbles and tile fragments upon which was laid a compact surface comprised of flint cobbles (68) and broken roof tiles set on edge (67). The surface was between 0.10m and 0.12m thick and bonded by brown clay with traces of yellow and off-white mortar. There was no evidence of heat distortion, as would be expected of a hearth or oven, and the cobble and tile surfacing is more likely to be external to the building, probably as part of a decorative path or courtyard surface. Significantly, the external surfacing lies opposite the doorway in the south wall of Room 4 (Plate 5), which appears to have provided access to a courtyard in the angle of Rooms 4 and 5. This external surfacing survived to a higher level than the adjacent walls, all of which were truncated, and gives an indication of contemporary ground level.

### Yard to the south

The site-wide clay levelling through which the wall foundations were cut was recorded in two sondages excavated against the external face of the southern wall of Room 5. It overlay the natural clay, and consisted of greyish brown to brown clay (50, 56), 0.20m thick, containing occasional large fragments of Tudor brick and peg-tile. In the westernmost sondage a layer of brown gravel (55), 0.12m thick, overlay the clay levelling, forming a rough external surface (Plate 8). The gravel extended beneath wall 70 of the later rebuilding of Room 5 and the crushed brick surfacing related to it (see 5.2 below).

To the south of Room 2 was a circular brick-lined well (76), 1.1m in diameter and truncated to north and south. It was constructed mainly from half-bricks, of probable Late Tudor/17th century date, that were heavily concreted. The well was only recorded to a depth of 0.40m deep and had been backfilled with a variety of modern material including two large pieces of paving slab, fragments of modern glass, wire and two 18th/19th-century unfrosted bricks.

Leading off of the east side of the well was a brick-lined drain (75). This was over 4m long, 0.34m wide and 0.21m deep and was constructed of unmortared bricks of Late Tudor/17th-century date. The top of the drain consisted of a line of bricks laid as stretchers with two courses of half- and three-quarter-bricks forming the sides, while the base was formed by two rows of bricks laid crossways. The drain was aligned north-east towards wall 74 and may have been used to collect rain water from the roof of the building. The full depth of well 76 is not known and it is possible that it was in fact a soakaway.

## **5.2 Late 16th/17th century – phases 2 and 3 (Figs 4-5; Plates 6-8)**

The late 16th/17th-century house remained essentially unchanged, except for the rebuilding of Room 5. The bricks and mortar used in the rebuilt walls were indistinguishable from the original building phase, although there were clear differences in wall construction.

### Room 5 rebuild

Room 5 was rebuilt, measuring 5.0m east-west by 3.5m north-south, possibly including a realignment of the eastern wall of the room, dividing it from Room 2. New southern and eastern walls were inserted, but it is assumed that the original northern and western walls were retained. Spreads of crushed brick rubble were related to this rebuilding phase.

Wall 73, forming the original southern wall of Room 5, was abutted to the west by a wall of different construction (72) that extended 1.0m to the north before being truncated by a modern foundation (Plate 6). Wall 72 was 0.50m wide and over 0.45m deep. At its abutment with the earlier wall, wall 72 consisted of four to five courses of brick laid in English bond, on mortar and brick rubble. Where it extended to the north the wall was less substantial, seemingly only consisting of two courses laid directly on the initial clay levelling. Beyond the northern end of wall 72 were several chunks of mortared brick that looked to have been dislodged from its top, most probably during the 20th-century building works.

The rebuilt wall continued westwards of wall 72, forming a new southern wall of Room 5. This wall (71) was narrower and consisted of two courses of bricks laid as headers, overlying an external foundational off-set (Plate 6). On the south side the projecting foundation consisted of a neat row of headers but on the north side the foundation was more irregular and roughly mortared. On top of the wall was a linear yellow mortar mark approximately 0.20m wide. The wall continued to the west (69) beyond a modern truncation. This length of wall was slightly irregular in construction and varied in width, with the eastern half being 0.40m wide and the western half only 0.22m wide. On top of wall 69 was a linear



yellow mortar mark, 0.20m wide, aligned with that on top of wall 71 (Plate 7). The wall was at least two courses deep, and although its construction was not clear the upper course in the western half consisted of two rows of bricks laid lengthways. At the east end of the wall a single cracked roof-tile adhered to the linear mortar mark (Plate 7), suggesting the presence of a tile course. Interestingly, walls 66, 69 and 72 all showed traces of paler whiter mortar on their upper surfaces which perhaps indicates uniformity in build. Whiter mortar was also apparent on top of the earlier wall 73 but perhaps resulting from alteration or repair at the same time.

A 1.8m-long section of wall (70) was added to the external, southern face of wall 69, with the two walls separated by a thin seam of greyish brown clay (Plate 7). These walls are shown on Fig. 5 as structural phases 2 and 3 of the late 16th/17th-century house. Wall 70 was 0.30m wide and 0.13m deep and consisted of a single course of bricks, mainly headers with occasional stretchers and half bricks, overlying two courses of flat roof-tile, overlying gravel external surface 55 (Plate 8). Wall 70 was most likely added to strengthen the foundations of the earlier wall 69. It may be significant that wall 69 bowed outwards, while wall 70 added to it was very regular (Plate 7).

Located in the south-west corner of the site and initially exposed in Trench 1 of the evaluation was a distinct red-coloured deposit of compacted crushed and abraded brick fragments (12/54 and 13/51), up to 0.24m thick. This covered an area of approximately 6.0m east-west by 2.4m north-south to the south of Room 5. Although most of the bricks were crushed and fragmented, this deposit contained a few whole and part-bricks of Late Tudor/17th century date and several earlier examples of definite Tudor date. The deposit also contained greyish brown clay, pieces of broken roof-tile and occasional small to medium pebble inclusions (mainly in 54). The deposit was most intense, both in colour and brick inclusion density, to the east. The crushed brick deposit butted up to the brickwork of walls 70, 71 and 72 and in some cases overlay their slightly projecting lower foundations. A small area of brick dust and ash (53) lay to the north of wall 71, in its angle with wall 72.

Overall, apart from the deeper-founded corner of wall 72, the southern wall 69/71 and the northern section of wall 72 were less substantially built than the walls of the original building phase (e.g. wall 73). If the identification of the line of the western wall of Room 2 is correct, see 5.1, Room 2 above), the rebuilding of Room 5 would have involved a realignment of its eastern wall, dividing it from Room 2, by 1m to the west. The crushed brick deposit clearly represents a demolition and construction level for the rebuilding of Room 5. Pottery from

this layer (51) is dated to the 17th century or later, although as with the brick-dating, residual pottery dated to the late 15th/16th century is also present (layer 12). Finds recovered from this area, from cleaning the top of the brick deposits in evaluation trench 1 (Fig. 3), include a Charles 1 coin of the 1640s and a tobacco pipe bowl dated 1600-40, suggesting a date for them after the 1640s. Apart from the bricks of which it was constructed, the only dating evidence from deposits within the house itself is a single sherd of pottery dated to the late 16th/17th century from the fill of culvert 20.

### **5.3 18th century (Figs 4-5)**

In the south of the site was a short length of wall (14/17) extending south for at least 1.6m from the southern wall of the late 16th/17th-century house. It was 0.46m wide, and consisted of a single course of whole and half-bricks of 18th-century and Tudor date bonded by light yellowish grey lime and sand mortar, that was much paler than that in the late 16th/17th-century walls. Some of the bricks within the wall were clearly re-used as they had mortar adhering to their breaks. The wall was robbed to the north and had been backfilled with a mottled deposit of yellow and cream mortar and brick fragments (15/19). In the evaluation phase it was thought that this wall continued into Trench 2, but this proved not to be so on wider-scale excavation.

The demolition and robbing of the walls of the late 16th/17th-century house was presumably carried out before the construction of the 1775 house (see 5.4 below). This would be consistent with the re-use of Late Tudor/17th-century bricks in the foundations of the later house. Unfortunately, pottery recovered from the robber-trench fills of the late 16th/17th-century house is residual, consisting of two sherds of late medieval and early post-medieval pottery, although a piece of 18th-century glass was recovered from robber-trench fill 78.

### **5.4 1775 (Figs 4-5; Plates 9-10)**

Very few features related to the New Place house built in c. 1775 were recorded during the excavation, mainly because the development was deliberately designed to avoid it.

#### Front of the 1775 house

The front, northern wall of the 1775 house was exposed in the southern edge of Trench 1 of the evaluation (Fig. 3) and subsequently in the monitoring phase following the excavation (Figs 4-5). The wall line recorded on site is precisely on the line of the front of the 1775 house as projected from historic maps.

The wall (8/83) was 0.50m wide and four courses were recorded, with the lowest forming an external foundational off-set (Plate 9). It was constructed of Late Tudor/17th-century place bricks and at least one 17th-century stock brick, with the bottom two courses laid as headers. The bonding arrangement of the upper two courses is unclear. Some of the bricks had mortar covering broken faces confirming that they were re-used. The mortar itself was sandy brownish-yellow (Munsell 1975, 10YR 6/6) where sampled, although appeared greyer in situ, with generally frequent inclusions of lime, some of which were large, and smaller and rarer chips of brick, pellets of brown clay and two of possible soot. The wall was exposed for a length of 2.75m and was truncated to the west by a modern service trench, beyond which it continued as a fragment of wall (10) only 0.30m long, truncated to east and west. The lengths of wall exposed survived only at foundation level.

A second length of wall (1) aligned north-south was recorded in the south-west corner of the site. Wall 1 was 0.67m long and 0.37m wide and consisted of a lower course of bricks laid as headers set on edge with fragments of a second course of stretcher bricks on bed above. Measurements suggest that the bricks are Tudor/17th-century types, no doubt re-used, and bonded with whitish/grey lime mortar that contained frequent inclusions of lime (up to 15mm across) and medium coarse grains of opaque quartz. The southern part of the wall had been robbed away but the line of the wall showed as a mottled yellow and cream-coloured mortar spread (2). The wall was of similar construction to the front wall of the 1775 house, and extended at right angles to it for 2.5m. The evaluation interim report (Compass 2009) suggested that the wall was related to the porch of the 1775 house.

### Culvert

A brick culvert (85) aligned north-south was exposed along the eastern edge of the site during the monitoring of groundworks (Plate 10). The culvert was 0.68m high and 0.63m wide and constructed from unfrogged 18th-century bricks laid in continuous stretcher bond in sandy yellow lime mortar. The culvert had an arched roof and was almost completely in-filled with mixed mid- to dark grey to greyish brown silty clay. The cess-like appearance of this fill suggested that culvert may have been a sewer. The culvert ran just inside the eastern wall of the site, thought to be of 18th-century date, and served the 1775 house

## **5.5 19th century and later (Figs 3-5)**

Three large oval pits (80, 87, 89) were identified in the excavation and monitoring.

Pit 81 was 1.5m long by 1.0m wide and over 0.25m deep. It was filled with dark grey clay containing gravel and occasional fragments of brick. Finds comprised a fragment of post-medieval brick, and a single sherd of pottery dated to the 19th century and a residual 17th-century sherd.

Pit 87 was 1.0m long by 0.80m wide filled with dark grey clay containing frequent charcoal, post-medieval roof tile and degraded and burnt timber. No firm dating evidence was recovered but it was located in the same area as surface finds 79, though only identified at a lower level during monitoring. Finds from context 79 comprised a sherd of weathered window glass, a 17th-century wine bottle base and a sherd from an 18th-century slipware dish. It is likely that the pit is of 18th-century or later date.

Pit 89 was the largest of the three pits, measuring 2.0m long by 1.7m wide. It was filled with dark grey clay, frequent charcoal and pebbles, a fragment of re-used and discarded post-medieval brick and a large piece of timber post. This pit was located directly below the junction of three 20th century walls and probably represents an area of disturbance of comparatively modern date (Fig. 4).

Also noted in the monitoring phase were two square post-holes (91 and 93) located in the south east of the area. Both post-holes contained charcoal and mortared brick fragments and were clearly of post-medieval or later date.

## **5.6 Modern**

The concrete foundations and yellow brick walls of the 1930s semi-detached shops were present throughout the excavation area. These were recorded in plan only (Fig. 3).

## **5.0 FINDS** by Joyce Compton

Finds were recovered from a total of forty-four contexts, representing three stages of work. All of the finds have been recorded by count and weight, in grams, by context. Full quantification details can be found in Appendix 2. The assemblage mainly comprises sample bricks which form the subject of a separate report (6.1 below). The remaining finds are described by category following the brick report.

## 6.1 Brick and tile

A large number of sample bricks and brick fragments were collected, along with a smaller number of tile fragments. Bricks were noted in thirty-three contexts, amounting to 78 pieces, weighing 125.5kg. These have been catalogued and dated by Pat Ryan. Tile fragments, mostly roofing tiles, were found in eight contexts and amounted to twenty-one pieces, weighing 4kg. Some tiles had mortar attached; the piece from culvert 85 still had the wooden peg *in situ*. A piece of modern tile was found unstratified; this probably represented part of the covering for modern ducting. A piece of knife-trimmed green-glazed floor tile came from brick spread 51. The measurements suggest a probable 17th-century date for the tile.

### 6.1.1 Sample bricks by Pat Ryan

Four distinctive types of bricks occur in the assemblage.

#### *Type 1* (Tudor place bricks, late 15th to early 17th century)

All samples from crushed brick layers 14, 50 and 51, and clay levelling 56, and single examples from crushed brick layer 13 and wall 17 are of this type. They are made from fine-particled clay, which has been rather poorly mixed and has patches of slightly lighter-coloured clay within it. Most are orange in colour but some of the harder-fired bricks are red. Some have large pebble inclusions. Few are complete. All examples are irregular in shape and have irregular, rounded arrises. In general, the faces of the bricks are very creased and all have rough bases, many with grass marks on them and in some cases there are also grass marks on other faces. Dimensions vary; two have lengths of 235mm and 225mm. Widths range from 100 to 120mm and thicknesses from 45 to 60mm, most being between 45 and 55mm thick.

#### *Type 2* (Late Tudor/17th century place bricks)

The majority of the bricks are of this type. They are made from a slightly sandier fabric which has small darker areas and some very small white inclusions. Many have some small voids. It is likely the clay was a stiffer mix than that for Type 1. The bricks vary in colour from orange to sienna, according to the temperature in the part of the kiln or clamp where they were fired. They are slightly more regular in general shape than the Type 1 bricks but have irregular, rounded arrises, creased faces and rough bases. Few examples have grass marks on their bases. Dimensions vary - lengths from 220 to 240mm; widths between 110-115mm, the majority about 110mm; thicknesses between 50 and 60mm, but most about 55mm.

*Type 3 (17th century stock bricks)*

Only one obvious example of this type of brick was found, in wall 8. It is similar in every respect to Type 2 but has a relatively smooth base. It is possible that some of the very mortar-covered bricks may be of this type. Later 17th-century builders favoured 'stock bricks' with their neater appearance for the outer faces of walls, whilst 'place bricks' may have been used for those parts of a building which were not visible.

*Type 4 (18th century)*

Only one brick of this type was noted in the assemblage, in wall 14. It is orange/red in colour and very regular in general shape. Although somewhat damaged, its arrises were originally probably very regular and quite sharp. Its faces were only slightly creased and the base smooth. It measures 210 x 110 x 60mm. The dimensions suggest a mid 18th-century date.

*Conclusion*

It is likely that this assemblage of bricks originally came from a late 16th or 17th-century house. It is possible that some of bricks could have been reused in the footings of the later house. As the Type 1 Tudor bricks appear to have come mainly from the spread of bricks which consisted of a mixture of Tudor and late Tudor/17th-century place bricks, it is possible that they may have come from an even earlier building.

**6.2 Pottery** by Helen Walker

A total of twenty-five sherds, weighing 782g, was recovered from eleven contexts. A small number of sherds are late medieval, although none is stratified. These finds include two sherds from internally-glazed flat wares, probably dishes, in sandy orange fabrics, one shows sgraffito decoration, where a pattern is incised through a covering of white slip to reveal the colour of the pot body beneath. This vessel was probably made in the Colchester area during the 14th to early 15th centuries; the undecorated sherd may be of a similar date. Slightly later are sherds of Tudor Red earthenware, perhaps from a large jug or cistern, dating to the late 15th to 16th centuries.

Almost the entire remaining assemblage could have been current during the late 16th to 17th century. Finds include fragments of locally-made black-glazed ware drinking vessels and a Metropolitan slipware dish, the main production centre of which is at Harlow, 25km to the north. From further a field is an example of a Surrey white ware ?dish and a sherd from

a Frechen stoneware jug imported from the Rhineland. Sherds of Low Countries red ware are also present, spanning the 15th to 17th centuries, and so are contemporary with, or earlier than, this material. Much of this pottery is accompanied by fragments of locally-made, glazed post-medieval red earthenware, spanning the late 16th to 19th centuries, however, because it occurs in the same contexts as the pottery described above, it is likely to be 17th century. Also suggestive of a relatively early date are some examples showing a reduced core - later examples tend to be fully oxidised. Vessel forms include fragments from bowls and possible jugs. The pottery represents a typical assemblage of this date; the only unusual find is the Low Countries red ware. In contrast, the other imported ware, Frechen stoneware, is very common at all site types and must have been available at local markets and other outlets. The assemblage is too small to comment on status or function.

The only later pottery is a sherd of Staffordshire-type combed slipware from finds context 79 which, although in production from the mid-17th century, did not become widespread until the beginning of the 18th. There is also a sherd of purple stoneware from pit 81 which is probably 19th-century.

The pottery assemblage dates mainly to the late 16th to 17th century with a small amount of earlier and later pottery, which agrees with the dating of the bricks and other finds.

### **6.3 Glass**

Bottle and window glass, mostly unstratified, was recorded in three contexts and amounted to eight pieces weighing 873g. Four small sherds of window glass were noted, all with decayed surfaces. Base sherds from onion-type wine bottles, along with an undiagnostic body sherd, came from two contexts. These are likely to be from 17th-century bottles. Robber-trench backfill 78 produced a phial neck in natural green glass with surface weathering. This type of phial, used to hold medicinal products, was in common use during the 18th century.

The glass noted in the evaluation summary was not present in the submitted assemblage, thus no comment can be made.

### **6.4 Metalwork**

A variety of metal objects was recovered; the most notable is a silver shilling of Charles 1 found unstratified in evaluation trench 1. The form of the coin suggests a date in the 1640s. Copper alloy objects comprise a toothed wheel of unknown purpose, found within spread 53;

a 7mm-diameter upholstery stud and a lace-tag, with part of the lace still *in situ*, were unstratified.

Iron objects include part of a door/gate hinge, horseshoe fragments and a large nail or spike, along with several nails. Spread 54 produced a concreted modern pulley arrangement, although the pulley-wheel is not iron.

### **6.5 Other finds**

Clay tobacco pipe fragments were found in three contexts. Most are stems, but the bowl of an Oswald (1975) Type 4 pipe, dated 1600-40, was unstratified in evaluation trench 1.

Very small amounts of animal bone, mostly unstratified, came from three contexts and two oyster shells and a fragment were also found unstratified.

### **6.6 Comments on the assemblage**

It is interesting that most of the assemblage has a consistent late 16th to 17th-century date. Tudor bricks and pottery are also present, indicating an earlier phase of nearby activity. Several 18th-century items were probably associated with the later New Place mansion, including the brick from culvert 85. The few modern items are probably intrusive.

No further work is required on any of the finds, although an exact date for the coin could be determined by an expert. Pat Ryan has recommended that all of the bricks ought to be retained. The coin, copper alloy items, floor tile and pottery have all been retained. The roof tile, glass and clay pipes have been selectively discarded. The ironwork, animal bone and shell have all been discarded, since almost all is unstratified.

## **7.0 DISCUSSION**

### **7.1 Chronology (Figs 2 and 5)**

The archaeological excavation and monitoring of the development area at the front of the site has recorded a series of walls representing part of a large brick house constructed in the late 16th or 17th century (Fig. 5). This represents the predecessor of the documented New Place, a Georgian brick house completed in c. 1775 and demolished in 1924 (Fig. 2). The front wall of the 1775 house was identified both in the previous trenching evaluation and in the excavation and monitoring. The development has been deliberately designed to avoid



disturbing any below-ground remains of the 1775 house, which will be preserved in situ beneath a garden to the rear of the main development area.

The earliest documentary reference for New Place as a distinct land-holding dates to 1556. The archaeological record for this early period is unfortunately sparse, consisting only of a few sherds of late medieval and early post-medieval pottery, and a few fragments of Tudor brick, all residual in later contexts. There is no direct evidence of 16th-century or earlier occupation on the site, and the majority of the structures recorded and finds recovered point to occupation from the late 16th to 17th century. This is consistent with the documentary record for the New Place estate before the construction of the 1775 house, as described above (see 2.2, History and Archaeology) and in the archaeological desk-based assessment (Compass Archaeology 2005).

Almost all of the building remains in the excavation area represent successive phases of the late 16th/17th-century brick house, extensively truncated and for the most part only surviving to foundation level. They were located in front of the 1775 house in the position of the semi-circular carriage drive and garden shown on the 1842 Tithe Map and subsequent editions of the Ordnance Survey (Fig. 2). The walls of the earlier house were demolished and robbed to foundation level before the construction of the 1775 house back from the road frontage. Further truncation occurred in the 20th century when the 1775 house was demolished and a pair of semi-detached shops was constructed, fronting directly onto St Mary's Lane.

The dating of the brick structures is complicated by the traditional re-use of old bricks and those of poorer quality at foundation level and in features such as drains, where they are not visible. Certainly not all of the walls are of the same date and as the brick dates are quite broad they must be used with caution. It is interesting that all of the walls identified as 18th-century contained examples of Tudor or Late Tudor/17th century bricks. In particular, wall 8/83 which formed the front wall of the 1775 house included place and stock bricks of 17th-century and earlier date. Nevertheless, the use of bricks of late 16th/17th-century type in the earlier building is very consistent, while the 1775 house can be positively identified from historic maps.

## **7.2 Medieval and 16th century (Figs 2 and 5)**

There is no evidence for medieval or 16th-century occupation on the site. The few sherds of residual late medieval and 16th-century pottery recovered do little more than point to activity of this date in the vicinity. It was not possible to link any of the positively identified Tudor

bricks with a contemporary structure of that date, as they were generally re-used in later buildings. These bricks were most likely salvaged from a structure in the vicinity of the site, although not actually within the site area. Occasional Tudor bricks were recovered from the initial clay levelling 56, but these were stray finds and again do not suggest contemporary structures on the site. The complete absence of finds of earlier date is significant in this respect as it implies a lack of longevity of occupation of the site.

The date of the moated enclosure to the south of the site remains uncertain. If it was of medieval origin, occupation is likely to have occurred upon the island, perhaps with additional outbuildings beyond the confines of the moat. The lack of medieval evidence on the excavated site is not surprising, given the location of the moat at least 30m to the south. It is quite possible that any medieval occupation in and around the moated enclosure did not extend up to the road frontage. The moat is not shown on the Chapman and André map of 1777 (which is surprising considering the moat survives today), although nearby medieval moats are shown at North and South Ockendon. The archaeology assessment report (Compass Archaeology 2005, 31) points out that this cannot be taken as firm evidence for the non-existence of the moat at this time. It may that the Upminster moat was simply omitted, perhaps through insignificance, it being comparatively small when compared to the two much larger moats at Ockendon.

### **7.3 The late 16th/17th century house (Fig. 5)**

The majority of the walls recorded in the excavation belong to successive phases of a single building, a large brick house constructed in the late 16th or 17th century and demolished to make way for the documented 1775 house. The house was built on a platform of levelled natural clay, on substantial brick foundations. No internal floor surfaces survived, although some areas of external surfacing were recorded. The bricks of which the house was constructed were all of late 16th/17th-century date, including two phases of later rebuilding and repair. This dating is corroborated by the finds assemblage, which is mostly of late 16th- and 17th-century date. The only closely datable finds, a coin of Charles I of the 1640s and a clay tobacco-pipe bowl dated to 1600-40 (unstratified but recovered from above the crushed brick levelling in evaluation trench 1), suggest the house had been built and was occupied by the middle of the 17th century. Demolition and robbing of the foundations occurred before the construction of the 1775 house, with large numbers of late 16th/17th-century bricks re-used in the foundations of the later house.

The house was built 4-5m back from the St Mary's Lane frontage, and part of its front and a small east wing were recorded in the excavation area. By analogy with later buildings on the site, the eastern wall of the house probably ran along the eastern limit of the site, while it clearly extended beyond the site's western limit.

The proposed interpretative plan of the house is set out on Fig. 5. The best-defined rooms were in the east, with a large room at the front (Room 1) and a smaller room behind it (Room 2). The front of the house is interpreted as extending to the west of Room 1 as a large room along the frontage (Room 3) with a passage to its rear (Room 4). A culvert was built into the north side of the southern wall of Room 3, and extended to the east beneath Room 1. A room possibly of similar size to Room 2 (Room 5) apparently occupied the angle between Rooms 2 and 4, creating a small two-room east wing projecting a short distance to the south of the front range of rooms. A doorway with a greensand moulding surround was recorded in the south of Room 4, adjacent to its corner with Room 5, providing access to a path or courtyard represented by a small area of decorative cobble and tile surfacing. A less well-surfaced yard with a well or soakaway and a drain lay to the south of the house.

Some elements of this plan are open to interpretation. Wall 65 forming the party wall of Rooms 3 and 4 was well-built and comparable with other walls of the original construction phase of the house. Much of its length was clearly truncated by modern disturbance, but its absence adjacent to robbed wall trench 95, forming the eastern wall of Rooms 3 and 4, is less easy to explain. It is assumed that it terminated short of the east wall, perhaps forming a doorway. The culvert built into its north side, however, extended the whole length of the room and continued to the east beneath Room 1. The southern wall line of Room 4 to the south was also disturbed by modern foundations, but its existence is implied by short lengths of surviving foundation at both west and east ends. The western end of the wall, with its well-constructed door surround 66, is comparable to the parallel wall 65, forming the party wall between Rooms 3 and 4. Despite problems of later truncation, the group of rooms along the front of the house can be confidently interpreted as a single range, with Room 3 and Room 4 (the passage to its rear) laid out to the same overall width as the large Room 1 to the east.

The layout of Rooms 2 and 5 to the south of the frontage range is also problematic, as much of the evidence for the original layout of Room 5 was obscured by the walls of its later rebuilding and by truncation from modern foundations. The western wall of Room 2 is assumed to have been a continuation of robbed wall trench 95 dividing Room 1 from Rooms

3 and 4, but the evidence for its continuation to the south is slight, consisting only of a scatter of bricks south of wall 21. The projected line of robbed wall 95 in this area was truncated by a modern foundation, and the bricks may have resulted from this later disturbance rather than a continuation of the robber trench. Walls 73 and 21 extending to the west of the projected wall line were well-built and the original construction clearly continued to the west, suggesting the existence of Room 5 to the west of Room 2. Wall 66 forming the western wall of Room 5 was heavily truncated, but is considered to have been part of the original construction phase on account of the well-built doorway surround at its northern end, at the corner with Room 4. If the assumptions made above are correct, then Rooms 2 and 5 would have formed rooms of similar size projecting to the south of the frontage range.

Alternative interpretations of the layout of Rooms 2 and 5 are based on the character of its rebuilding. Room 5 was rebuilt with new southern and eastern walls, in identical bricks and mortar to the original construction phase, but the wall construction was clearly different. Apart from a deeper area of foundation at the south-eastern corner of wall 72, the walls were narrower and shallowly-founded, and it is suggested that the rebuilt Room 5 was less substantially-built than the original. The narrowness of the walls and the evidence for a tile course along their top suggests they may have supported a timber-framed superstructure. If the projection of robbed wall 95 as dividing Rooms 2 and 5 is correct, then the rebuild would have involved a realignment of this wall 1m to the west. Alternatively, if the projection is wrong, the party wall of Rooms 2 and 5 would have been located further to the west, most likely on the line of wall 72 of the later rebuild. In this case Room 2 would originally have been 7m long east-west, with a smaller Room 5 only 5.5m long. It is also possible that the original construction of Room 5 was less substantial than Room 2, with the narrowness of its western wall 66 reflecting its actual construction rather than later truncation.

A further explanation of the rebuilding of Room 5 may lie in the wet ground conditions in this part of site. The southern wall 69 of the rebuilt Room 5 had to be strengthened by the addition of foundation 70 against its outer face as a result of bowing of the original wall. It is possible that earlier wall lines may also have suffered structural problems due to the wet ground. The extensive spreads of crushed brick that accompanied the rebuilding of Room 5 were presumably a result of demolition and construction work, but may also have been deposited as a levelling specifically to make good a wet area. The mixture of earlier bricks and pottery amongst those contemporary with the house would be consistent with material being brought in as hardcore. Given the ground conditions it is not surprising that a well or

soakaway and drain should have been built in the open area to the south of Rooms 2 and 5. The culvert running beneath the front range of rooms also suggests a need to provide drainage, although this may also have served as a sewer.

Despite some detailed problems in interpreting its plan, the rooms of the late 16th/17th-century house recorded within the excavation area clearly formed part of a much larger building which extended to the west of the site.

In the wider context of the late 16th/17th-century house, it is possible to suggest a date for the L-shaped water feature adjoined to the south-west corner of the moat (Fig. 2). This feature, which is no longer extant, was labelled as a canal on the 1838 Sale Catalogue rather than a continuation of the moat, and appears to have been constructed in the post-medieval period. One of the most influential 17th-century gardening books for the gentry, William Lawson's *A New Orchard and Garden*, advocated the use of moats and thorn hedges as garden boundaries, and in combination with fishponds and conduits around an orchard (Lawson 1618). It is likely that the two indictments in 1665 recorded against Ralph Latham of Upminster 'for stopping up and diverting a watercourse there and flooding the highway' (Compass Archaeology 2005, 18), may relate to this feature's creation.

#### **7.4 The 1775 house (Figs 2 and 5)**

A short length of the front of the 1775 house was exposed and recorded in the excavation, and the same location as plotted from historical maps (Figs 2 and 5). The front wall 8/83 was substantially built, although constructed entirely of re-used late 16th/17th-century bricks recovered from demolition and robbing of the earlier house of that date. A short length of wall (1) projecting northwards from the front of the 1775 house represents the eastern retaining wall for a set of steps leading to the front porch. These are clearly visible in the 1909 photograph of the entrance of New Place reproduced in the Archaeology Assessment report (Compass Archaeology 2005, Fig. 6). The 1909 photograph shows the neo-classical Georgian architectural detailing of the front of the house, while the contemporary stable-block and coach-house to its east, surviving as 'The Clockhouse', provides ample evidence of the quality of construction above ground, despite the re-use of old bricks for the house foundations. The culvert extending along the eastern side of the site acted both as a drain and a sewer, serving the 1775 house. The culvert again reflects the need for drainage, as previously seen in the late 16th/17th-century house.

## 8.0 ASSESSMENT OF RESULTS

Excavation and monitoring within the development area in the northern half of the site has confirmed the position of the 1775 house and recorded the remains of a late 16th/17th-century predecessor. The 1775 house has not been investigated archaeologically, as its below-ground remains are preserved beneath a garden to the rear of the main development area, although its history and development is described in the Archaeology Assessment report (Compass Archaeology 2005). The earlier house, dated to the late 16th/17th century, has been destroyed by the new development, but the ground plan and construction of the eastern part of the house has been recorded and interpreted. Archaeological remains of both houses possibly extend into the property to the west of the site, formerly used as a clinic, with the 1775 house beneath the clinic buildings, and the late 16th/17th-house beneath the car park in front of it.

The remains of the late 16th/17th-century house survived only to foundation level, except for some areas of surviving external surfacing, as it had been extensively robbed in the 18th century and truncated by 20th-century foundations. In some areas this has posed problems of interpretation, but overall survival was sufficiently good to understand the house's plan and general character, and the remains were certainly consistent with the main residence of a manorial estate. The house was broadly dated to the late 16th/17th-century by its bricks, and this is supported by the overall finds assemblage. Two later phases of rebuilding and repair were recorded, but these are difficult to date precisely, although a coin of Charles I dated to the 1640s hints at the rebuilding taking place in the mid-17th century.

The late 16th/17th-century house is of high significance for the post-medieval development of the site as it provides evidence for an earlier manor house at New Place predating the documented 1775 house. It broadly coincides with the period in which the New Place estate was held by the Latham family. Documentary evidence (see History and Archaeology, 2.2) shows that Ralph Latham, a former Common Sarjeant of the City of London, made New Place his main residence in c. 1641-2, and his ancestors may have occupied the house from the late 16th century. The historical context for the 18th-century occupation of New Place is difficult to interpret, as the documentary sources may refer to more than one house. The 'old seat' at New Place was apparently demolished by 1720, but later references suggest the Esdaile family was in residence in 1757, although Morant states that there was no house standing in the 1760s, immediately before the Georgian house was constructed in c. 1770-5.

The late 16th/17th-century house may have been demolished by 1720, or not until the 1760s. It is not possible to resolve this point from the archaeological evidence, although this does suggest that the late 16th/17th-century house continued to be occupied into the 18th century.

Apart from two sherds of late medieval pottery there is no evidence of occupation within the development area, or of New Place, prior to its first documentary reference in 1556. Earlier settlement before the construction of the late 16th/17th-century house was presumably concentrated within and around the moated enclosure to the rear of the site, and did not extend up to the road frontage. The date of the moated-enclosure remains uncertain although the moat is probably of medieval origin, with a settlement on the island, and outbuildings outside the moat. The moat may have gone unnoticed by Chapman and André as it is relatively small compared with other local examples of medieval date. Conversely, it is perhaps too large to be a water feature of post-medieval date. The recent excavation at the street frontage has not been able to resolve the question of whether or not the moated enclosure was the centre of a medieval manorial site.

## **ACKNOWLEDGEMENTS**

The Essex CC FAU would like to thank Keith Anderson of IONA Outsourcing Ltd for commissioning and funding the archaeological works, and Tony Dear, Steve Smith and Alan Mahoney of Bulford Contracts for their help and assistance during both the excavation and monitoring phases of the archaeological work. Thanks also to Geoff Pottery and his staff at Compass Archaeology for supplying copies of the archaeological desk-based assessment report, and the interim summary, archive records and finds recovered from the earlier trial-trenching evaluation.

The archaeological excavation and monitoring was undertaken by Trevor Ennis of the Essex CC Field Archaeology Unit, with the assistance of John Hewitt and Phillippa Sparrow. Finds were analysed by Joyce Compton, Pat Ryan and Helen Walker. The report was prepared by Trevor Ennis with illustrations by Andrew Lewsey. The project was managed by Patrick Allen, who edited the report, and monitored on behalf of the Local Planning Authority by David Divers of English Heritage's Greater London Archaeological Advisory Service.

## BIBLIOGRAPHY

- |                        |       |  |
|------------------------|-------|--|
| Compass<br>Archaeology | 2005  | <i>240-242 St Mary's Lane, Upminster, RM14. London Borough of Havering. An Archaeological Assessment Report. Compass Archaeology Desk-based Assessment Report, unpublished</i>   |
| Compass<br>Archaeology | 2009  | <i>Summary Results of Archaeological Evaluation at 240-242 St Mary's Lane, Upminster, RM14 3BX. London Borough of Havering. Compass Archaeology Interim Summary, unpublished</i> |
| DoE                    | 1990  | <i>Planning Policy Guidance 16: Archaeology and Planning. HMSO</i>   |
| ECC FAU                | 2009  | <i>Written Scheme of Investigation for Archaeological Monitoring and Recording, 240-242 St Mary's Lane, Upminster, London Borough of Havering. Essex CC FAU project design</i>   |
| EH GLAAS               | 1998a | <i>Guidance Paper 3, Standards and Practices in Archaeological Fieldwork in London</i>   |
| EH GLAAS               | 1998b | <i>Guidance Paper 4, Archaeological Reports</i>  |
| IfA                    | 1997  | <i>Code of Conduct. Institute for Archaeologists</i>   |
| IfA                    | 2001  | <i>Standard and Guidance for Archaeological Excavation (revised). Institute for Archaeologists</i>   |
| Lawson, W.             | 1618  | <i>A New Orchard and Garden</i>  |
| Morant, P.             | 1768  | <i>The History and Antiquities of Essex Vol. 1</i>   |
| Munsell                | 1975  | <i>Munsell Soil Color Charts. Kollmorgen Corp.</i>   |
| Museum of<br>London    | 2002  | <i>A Research Framework for London Archaeology</i>   |
| Oswald, A.             | 1975  | <i>Clay pipes for the Archaeologist, Brit. Archaeol. Rep. 14</i>   |



## APPENDIX 1: CONTEXT DATA

### Evaluation contexts (all dimensions given in metres)

Context	Type	Description	Period
1	Wall	Foundation 0.67m long x 0.37m wide, whitish/grey lime mortar with frequent lime inclusions	18th century
2	Wall	Foundation with mottled yellow and cream sandy mortar, 0.2m thick	18th century
3	Found. trench	Construction cut for wall foundations 1 and 2,	18th century
4	Wall	Lime mortar scar on wall 5	20th century
5	Wall	Yellow stock brick wall on concrete base	20th century
6	Overburden	Speckled mid brown clay with brick and concrete fragments	20th century
7	Found. trench	Linear cut for modern foundation 5	20th century
8	Wall	1.9m x 0.12m high (Same as 83)	18th century
9	Found. trench	Linear cut for foundation 8, 1.9m + long	18th century
10	Wall	0.3m+ long x 0.18m+ wide x 0.18m+ high	18th century
11	Found. trench	Linear cut for foundation 10, 0.3m + long	18th century
12	Layer	Compact spread of crushed and whole bricks (= 54)	17th century
13	Layer	Compact spread of crushed and whole bricks (= 51)	17th century
14	Wall	1.6m+ x 0.46m wide, light yellowish grey lime and sand mortar	18th century
15	Fill of 16	Mottled yellow and cream mortar	18th century
16	Robber trench	Linear, 1.8m+ x 0.25m+ wide (N. end of 14)	18th century
17	Wall	Same as 14	18th century
18	Found. trench	Foundation trench for wall 14/17, 1.6m+ x 0.46m wide	18th century
19	Fill of 16	Same as 15	18th century
20	Brick drain	Barrel-shaped, 2.5m+long x 0.28m+ wide, white lime sandy mortar	17th century
21	Wall	Number for lowest course at W end (= wall 77)	17th century
22	Found. trench	Linear cut for foundation 21, 6.5m+ long by 0.50m wide	17th century
23	Fill of 20	Gritty sandy silt & pebbles	17th century
24	Found. trench	Linear cut for brick drain 20 , 2.5m+ long x 0.28m+ wide,	17th century
25	Layer	Clay deposit. Not excavated (Evaluation Trench 2)	Undated

### Excavation (all dimensions given in metres)

Context	Type	Description	Period
50	Finds = 51	Bricks from east of sondage (same as 51)	17th century
51	Surface	Abraded brick and tile spread, 0.24m thick (equals 13)	17th century
52	Fill of 96	Grey silt with yellow & white mortar flecks, charcoal flecks and brick frags	17th century
53	Surface	Mixed red/orange and light grey, brick dust, sand and ash	17th century

Context	Type	Description	Period
54	Surface	Abraded brick and tile spread, 0.12m thick (equals 12)	17th century
55	Surface	Brown gravel, 0.12m thick	17th century
56	Levelling	Greyish brown to brown clay, occasional brick, 0.20m+ thick	17th century
57	Finds	Unstratified finds from machining and general cleaning. Unstratified.	Post-med.
58	Wall	0.56m+ long x 0.48m wide, yellow lime mortar, line of header bricks on S side	17th century
59	Wall	0.80m+ long x 0.50m wide, yellow lime mortar, bricks obscured	17th century
60	Wall	Square pad at wall junction, 0.84m x 0.74m+ x 0.10m+ thick (2 courses+), yellow lime mortar	17th century
61	Wall	Patch of mortared brick truncated to south, 0.45m+ long x 0.50m wide, yellow lime mortar	17th century
62	Fill of robber trench	Brown clay, brick, tile and mortar fragments, 0.10m thick (above 59)	18th century
63	Wall	3.2m+ x 0.50m wide, mainly part bricks to west, yellow lime mortar	17th century
64	Culvert	5.7m+ long x 0.45m wide, stretcher bricks laid on edge to form arched culvert, (lighter) yellow lime mortar (same as 20 & 82)	17th century
65	Wall	1.6m+ long x 0.50m wide x 0.05m + thick, (lighter) yellow lime mortar	17th century
66	Wall	3m+ x 0.60m x 0.18m+, includes chamfered bricks and stone block. Door or gateway?, yellow lime mortar	17th century
67	Surface	Broken roof tile laid on edge, brown clay matrix with mortar, 0.12m thick	17th century
68	Surface	Flint cobbles, brown clay silt matrix, 0.10m thick. Forms border to tiles(67)	17th century
69	Wall	2.95m x 0.25m x 0.10m, yellow lime mortar, cracked tile at east end	17th century
70	Wall	1.8m x 0.30m x 0.13m thick, single brick course over 2 courses of tile, yellow lime mortar	17th century
71	Wall	1.2m+ x 0.40m x 0.19m+ thick, 2 brick courses to S on projecting foot, yellow lime mortar	17th century
72	Wall	1m x 0.50m x 0.45m+ thick, yellow lime mortar	17th century
73	Wall	0.70m + x 0.60m x 0.33m thick, 4 courses on projecting foot of headers or ½ bricks, internal yellow lime mortar, white mortar on upper surface	17th century
74	Wall	5m+ x 0.60m x 0.08m+ thick, 2 courses with projecting foot of bricks to S, yellow lime mortar	17th century
75	Drain	4m x 0.34m x 0.21m deep, un-mortared, headers on top, two courses of ½ & ¾ bricks forming sides, 2 stretchers forming base	17th century
76	Well or soakaway	1.1m diameter x 0.40m+ deep, brick, no obvious bonding, heavy concretion, modern backfill	17th century+
77	Wall	4.7m x 0.50m x 0.15m+, 2 rows of header bricks, tiles projecting from N side of wall, yellow lime mortar (equals 21)	17th century
78	Fill of robber trench	Brown clay, brick, tile and mortar fragments, 0.08m deep (above 77)	18th century
79	Finds	Surface finds from central area	18th century
80	Fill of 81	Dark grey clay, occasional fragments of brick and gravel	19th century
81	Pit	Oval, 1.5m x 1.0m x 0.25m+ deep	19th century
82	Drain	0.5m+ x 0.74m wide, 2 rows of headers with central 2m gap forming base (same as 64 & 20)	17th century
83	Wall	2.75m+ x 0.50m+ x 0.35m+, 4 courses of header bricks, light yellow lime mortar (Same as 8)	1775

<b>Context</b>	<b>Type</b>	<b>Description</b>	<b>Period</b>
84	Found. trench	Linear cut containing culvert 85	18th century
85	Culvert	Arched brick structure, 0.63m wide by 0.68m high, sandy yellow lime mortar.	18th century
86	Fill of 85	Mid grey brown silty clay (within culvert)	18th century
87	Pit	Irregular oval, 1m x 0.80m	18th century
88	Fill of 87	Dark grey clay, frequent charcoal	18th century
89	Pit	Irregular oval 2m x 1.7m wide	Modern
90	Fill of 89	Dark grey clay	Modern
91	Post-hole	Square, 0.17m x 0.17m	Post-med.
92	Fill of 91	Black charcoally clay	Post-med.
93	Post-hole	Square, 0.17m x 0.17m	Post-med.
94	Fill of 93	Black clay	Post-med.
95	Fill of robber trench	In Evaluation Trench 2 (previously numbered 17) Greyish brown silty clay, mortar and brick & tile fragments	18th century
96	Found trench	Linear cut, N side of wall 71, 1.2m x 0.2m x 0.17m deep	17th century

## APPENDIX 2: FINDS DATA

All weights in grams

Context	Feature	Count	Weight	Description	Date
u/s	Tr.1	1	4	Silver coin, Charles 1 shilling	?1640s
		5	16	Clay pipe bowl and stems; bowl is Oswald Type 4 (stems discarded 4/12g)	1600-40
		2	24	Pottery; body sherds	Med/post med
u/s	Tr.2	1	16	Pottery; body sherd	Post med.
2	3	1	60	Pottery; rim sherd	Post med.
6	7	1	3000	Sample brick; one long side chamfered, mortar on underside, max width 140mm, 67mm deep	Post med.
8	Wall	2	5530	Sample bricks; heavily mortared, 240 x 110 x 60mm and 230 x 110 x 58mm	Post med.
		2	2690	Brick fragments, heavily mortared, 110 x 60mm	Post med.
12	Spread	2	2630	Brick fragments, no mortar, 115 x 60mm	Post med.
		3	106	Pottery; base and body sherds	Post med.
13	Spread	1	1110	Sample brick; no mortar, grass impressions on underside, 110 x 50mm deep	Post med.
		4	5150	Sample bricks; joining fragments, no mortar, irregular, 230 x 110 x 55mm and 230 x 60mm	Post med.
		1	1410	Brick fragment, no mortar, 110 x 60mm	Post med.
14	Wall	2	2460	Brick fragments, skim of mortar on most surfaces, 105 x 60mm and 120 x 58mm	Post med.
17	Wall	2	5120	Sample bricks; skim of mortar on all sides, 215 x 110 x 65mm and 240 x 110 x 60mm	Post med.
19	18	1	1	Pottery; body sherd	Post med.
20	Drain	5	2700	Brick fragments, two joining, irregular, mortar on all external surfaces, 100 x 68-70mm deep	Post med.
		1	14	Pottery; base sherd	Post med.
21	Wall	2	5440	Sample bricks; mortared on most surfaces, 240 x 110 x 63mm and 235 x 110 x 60mm	Post med.
50	Bricks	3	6300	Brick and brick fragments, all with mortared surfaces, length 220mm, widths 105-110mm, depths 58-60mm	Post med.
		1	252	Roof tile fragment (Discarded)	Post med.
51	Bricks	1	545	Iron object; door/gate hinge with four nails <i>in situ</i> (Discarded)	Post med.
		7	6490	Bricks and brick fragments, two with vitrified surfaces, length 225mm, widths 105-120mm, depths 50-60mm	Post med.
		3	965	Roof tile fragments, one with peg hole, one ridge tile (Discarded)	Post med.
		1	140	Floor tile fragment, green glaze on upper surface and knife-cut edge, depth 34mm	Post med.
		1	22	Pottery; body sherd	Post med.
52	Backfill	3	1	Animal bone; sliver; bird clavicle fragments	-
		4	1205	Roof tile fragments, width 155mm, one with two peg holes, one with one and one with mortar attached (2/232g discarded)	Post med.

Context	Feature	Count	Weight	Description	Date		
53	Spread	2	8	Copper alloy objects; toothed wheel, iron remains in centre, dia 26mm (resembles a pastry wheel); fragment	Post med.		
		1	10	Clay pipe stem (Discarded)	Post med.		
54	Spread	5	815	Iron objects; horseshoe fragments, spike (length 140mm), concreted pulley arrangement (pulley is non-iron) [All discarded]	Modern		
		7	70	Iron nails (Discarded)	-		
56	Deposit	1	74	Iron spike/large nail, length 120mm (Discarded)	-		
		7	8870	Bricks and brick fragments, lengths >220mm, widths 100-115mm, depths 50-55mm	Post med.		
		7	925	Roof tile fragments, two with peg holes, one iron-stained (Discarded)	Post med.		
57	Finds	3	2	Copper alloy objects; 7mm dia. stud and fragment; lace-tag with part of lace still <i>in situ</i>	Post med.		
		2	10	Animal bone; rib section; fragment (Discarded)	-		
		3	16	Shell; oyster, two valves and fragment (Discarded)	-		
		2	304	Glass; green base sherd, onion-type wine bottle, decayed surfaces; green body sherd, surface weathering (this discarded 10g)	Post med.		
		3	1	Glass; window sherds, decayed (Discarded)	Post med.		
		3	16	Clay pipe stems (Discarded)	Post med.		
		1	34	Tile fragment, stamped C O A (Discarded)	Modern		
		10	366	Pottery; rim, handle and body sherds	Post med.		
		59	Wall	1	2850	Sample brick, heavily mortared, 235 x 110 x 57mm	Post med.
		60	Wall	1	2740	Sample brick, heavily mortared on one long side, 240 x 110 x 58-60mm	Post med.
61	Wall	1	3060	Sample brick, heavily mortared, 235 x 110 x 57mm	Post med.		
62	Finds	2	144	Animal bone; tibia shaft, large mammal; radius, proximal end, sheep/goat (Discarded)	-		
		2	336	Roof tile fragments, one with mortar attached (Discarded)	Post med.		
		2	26	Pottery; body sherds	Post med.		
63	Wall	1	2780	Sample brick, heavily mortared, 235 x 110 x 55mm	Post med.		
64	Culvert	3	7810	Sample bricks, warped and distorted, lengths 215-225mm, widths 105-110mm, depths 55mm	Post med.		
65	Wall	1	900	Brick fragment, 125 x 57mm	Post med.		
66	Structure	2	5120	Sample bricks, heavily mortared, one end of each has been trimmed diagonally, 230 x 120 x 57mm and 220 x 120 x 57mm	Post med.		
69	Wall	3	2690	Sample brick, joining fragments, 230 x 115 x 55mm	Post med.		
70	Wall	1	2870	Sample brick, heavily mortared, 235 x 115 x 57mm	Post med.		
71	Wall	1	2760	Sample brick, heavily mortared, 230 x 115 x 55mm	Post med.		
72	Wall	1	2150	Sample brick, 225 x 110 x 57mm	Post med.		
74	Wall	1	3310	Sample brick, heavily mortared, 240 x 115 x 60mm	Post med.		
75	Drain	4	5820	Brick and brick fragments, length 240mm, widths 110mm, depths 55-60mm	Post med.		

Context	Feature	Count	Weight	Description	Date
77	Wall	2	5550	Sample bricks, heavily mortared, 220 x 110 x 60mm, 240 x 110 x 58mm	Post med.
78	Backfill	1	12	Glass; phial neck, no rim, natural green glass, surface weathering	Post med.
		2	1330	Brick fragments, one with vitrified surface, widths 105-110mm, depths 60mm	Post med.
79	Finds	1	1	Glass; window sherd, greenish-colourless, weathered	Post med.
		1	555	Glass; green base sherd, onion-type wine bottle, decayed surfaces, iron nail corroded to inner surface	Post med.
		1	32	Pottery; body sherd, Staffs slipware dish	Post med.
80	81	1	1355	Brick fragment, width 115mm, depth 60mm	Post med.
		2	118	Pottery; base and body sherds	Post med.
82	Drain	4	3740	Brick fragments, two larger have mortar skim, 110 x 60mm deep, 105 x 65mm deep, 60mm deep, 55mm deep	Post med.
83	Wall	3	5360	Sample brick; 235 x 110 x 60mm deep, heavily mortared; two fragments; 110 x 60mm deep, unbroken surfaces coated with mortar	Post med.
85	Culvert	1	236	Roof tile fragment; mortar attached, wooden peg <i>in situ</i> , width 110mm at the apex; tile appears to widen towards the broken edge	Post med.
		1	1385	Brick fragment, mortar on most surfaces inc the broken edge, width 105mm, depth 62mm	Post med.
88	87	1	68	Roof tile fragment, mortar attached (Discarded)	Post med.
90	89	1	94	Cement and pebble conglomerate (Discarded)	-
		1	1495	Brick fragment, mortar on most surfaces inc the broken edge, width 110mm, depth 60mm	Post med.
92	91	1	1470	Brick fragment, mortar on most surfaces inc the broken edge, width 110mm, depth 67mm	Post med.
94	93	1	138	Brick fragment, dark red fabric	Post med.

### APPENDIX 3: POTTERY DATA

All weights in grams

Context	Feature	Count	Weight	Description	Date
u/s	Tr.1	1	22	Post-medieval red earthenware body sherd from hollow ware showing partial external glaze	Late 16th C onwards
		1	4	Black-Glazed Ware sherd with all over glaze, most likely from a mug or tyg	Most likely 17th C
u/s	Tr.2	1	16	Post-Medieval Red Earthenware curved, thick-walled body sherd showing an external glaze, most likely from a jug	Late 16th C onwards
2	3	1	60	Post-Medieval Red Earthenware, rim sherd from large curved sided bowl with everted rim and discoloured internal glaze	Late 16th C onwards
12	Spread	3	106	Tudor Red Earthenware/Post-medieval red earthenware unglazed base and body sherd perhaps from large jug or cistern	Late 15th/16th C or later
19	18	1	1	Post-Medieval Red Earthenware thin-walled internally glazed body sherd, band of external horizontal grooves	Late 16th C onwards
20	Drain	1	14	Post-Medieval Red Earthenware base sherd showing very dark almost black-glaze	Late 16th C onwards
51	Bricks	1	22	Post-Medieval Red Earthenware, glazed sherd probably from jug, highly fired	17th to 19th C
57	Finds	1	5	?Colchester-type Ware, sherd from flat ware showing Sgraffito decoration	14th to early 15th C or later
		1	20	Surrey-Hampshire white ware base sherd, internal green glaze, glaze also on underside of base, perhaps from a dish	later 16th to 17th C
		2	3	Black-Glazed Ware upright rim from jug or drinking vessel	most likely 17th C
		4	229	Post-Medieval Red Earthenware including glazed bowl with bead below rim, abraded; rim of small bowl or jar and pipkin handle, the latter could be Low Countries	17th C
		2	104	Metropolitan slipware flanged dish rim, rim type E8, abraded	c.1660s
62	Finds	1	3	Sandy Orange Ware, sherd from flat ware showing rather decomposed internal glaze	14th to 16th C
		1	23	Low Countries redware internally glazed base	15th to 17th C
79	Finds	1	32	Staffs-type combed slipware, body sherd from dish	most likely 18th C
80	81	1	16	Frechen stoneware, base of jug	most likely 17th C
		1	102	Purple stoneware ?butter pot fabric, Staffs or Normandy	19th C
		<b>25</b>	<b>782</b>		

## **APPENDIX 4: CONTENTS OF ARCHIVE**

**Site Name: 240-242 St Mary's Lane, Upminster, London Borough of Havering**  
**Site Code: MYU 09**

### **Index to Archive:**

#### **1. Introduction**

- 1.1 Written Scheme of Investigation for Archaeological Evaluation (CA)
- 1.2 Written Scheme of Investigation for Archaeological Monitoring and Recording (ECC FAU)

#### **2. Research Archive**

- 2.1 Archaeological Assessment Report (CA)
- 2.2 Archaeological Evaluation Summary (CA)
- 2.3 Archaeological Excavation and Monitoring Report (ECC FAU)
- 2.4 Finds Reports (ECC FAU)

#### **3. Site Archive**

- 3.1 Context Record Register
- 3.2 Context Records (1 to 25 & 50 to 94)
- 3.3 Plan Register
- 3.4 Section Register
- 3.5 7 A4 plan/section sheets
- 3.6 Levels Register
- 3.7 Trench location plan
- 3.8 Photographic Registers
- 3.9 Site Photographic Record (1 set of Black & White prints, 2 Sets of digital images on disk)
- 3.10 Miscellaneous notes/plans

#### **Not in File**

Four large plans, one large section drawing

#### **Finds**

The retained finds occupy fifteen boxes.



## APPENDIX 5: OASIS SUMMARY

# OASIS DATA COLLECTION FORM: England

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

[Printable version](#)

OASIS ID: essexcou1-69302

### Project details

Project name	240-242 St. Mary's Lane, Upminster:Archaeological Excavation and Monitoring
Short description of the project	Excavation of an area of 15 x 17m and subsequent monitoring of groundworks was carried out following an earlier trial-trenching evaluation by Compass Archaeology for which no report was issued. The excavation recorded the front and east wing of a large brick house fronting onto St Mary's Lane, built in the late 16th/17th centuries. The house was built around a courtyard, with a second yard area to the rear. A culvert ran beneath the front range. Part of the east wing was rebuilt, probably in the mid-17th century, and at this time a crushed brick levelling was laid down to make good an area of wet ground. The house continued to be occupied into the 18th century, but was demolished and robbed to make way for its successor, a Georgian house completed in 1775 and demolished in 1924. Only the front of the 1775 house and a culvert to its east were recorded, and its remains are preserved beneath a garden to the rear of the modern development. The stable-block and coach-house of the 1775 house, known as The Clockhouse, survives to the east of site and is a listed building. No evidence of occupation has been recorded that is related to the probably medieval moated enclosure to the rear of the site. Documentary evidence suggests the late 16th/17th-century house was the residence of the Lathams of the City of London, while the 1775 house was built by Sir James Esdaile, mayor of London in 1766.
Project dates	Start: 10-08-2009 End: 30-01-2010
Previous/future work	No / No
Any associated project reference codes	MYU09 - Sitecode
Any associated project reference codes	2102 - Contracting Unit No.
Any associated project reference codes	060165/00 - Related HER No.
Any associated project reference codes	060165/01 - Related HER No.
Any associated project reference codes	211409/01 - Related HER No.
Any associated project reference codes	DLO 1628 - LBS No.
Type of project	Recording project
Site status	None
Current Land use	Industry and Commerce 3 - Retailing

Monument type MANOR HOUSE Post Medieval  
Monument type CULVERT Post Medieval  
Significant Finds BRICK Post Medieval  
Significant Finds POT Post Medieval  
Significant Finds COIN Post Medieval  
Investigation type 'Part Excavation','Watching Brief'  
Prompt Direction from Local Planning Authority - PPG16

#### Project location

Country England  
Site location GREATER LONDON HAVERING UPMINSTER 240-242 St Mary's Lane, Upminster  
Postcode RM14  
Study area 255.00 Square metres  
Site coordinates TQ 56405 86615 51.5561974453 0.256387340185 51 33 22 N 000 15 22 E Point  
Height OD / Depth Min: 16.00m Max: 16.00m

#### Project creators

Name of Organisation Essex County Council Field Archaeology Unit  
Project brief originator Greater London Archaeological Advisory Service  
Project design originator Essex County Council Field Archaeology Unit  
Project director/manager Patrick Allen  
Project supervisor Trevor Ennis  
Type of sponsor/funding body Developer  
Name of sponsor/funding body IONA Outsourcing Ltd

#### Project archives

Physical Archive recipient London Archaeological Archive Research Centre  
Physical Archive ID MYU09  
Physical Contents 'Ceramics','Glass','Metal','other'  
Digital Archive recipient London Archaeological Archive Research Centre  
Digital Archive ID MYU09  
Digital Contents 'Ceramics','Glass','Metal','Stratigraphic','other'

Digital Media available 'Images raster / digital photography','Spreadsheets','Text'  
Paper Archive recipient London Archaeological Archive Research Centre  
Paper Archive ID MYU09  
Paper Contents 'Ceramics','Glass','Metal','Stratigraphic','other'  
Paper Media available 'Context sheet','Drawing','Map','Photograph','Plan','Report','Section','Unpublished Text','Unspecified Archive'

**Project bibliography 1**

Publication type Grey literature (unpublished document/manuscript)  
Title 240-242 St Mary's Lane, Upminster, London Borough of Havering. Archaeological Excavation and Monitoring  
Author(s)/Editor (s) Ennis, T.  
Other bibliographic details 2102  
Date 2010  
Issuer or publisher Essex CC Field Archaeology Unit  
Place of issue or publication ECC FAU, Braintree  
Description Bound A4 paper volume with colour photograph of the site, with The Clocktower in the background.  
Entered by Patrick Allen (patrick.allen@essex.gov.uk)  
Entered on 21 July 2010

**OASIS:** Please e-mail English Heritage for OASIS help and advice  
© ADS 1996-2006 Created by Jo Gilham and Jen Mitcham, email Last modified Friday 3 February 2006  
Cite only: /d1/export/home/web/oasis/form/print.cfm?ID=79993 for this page

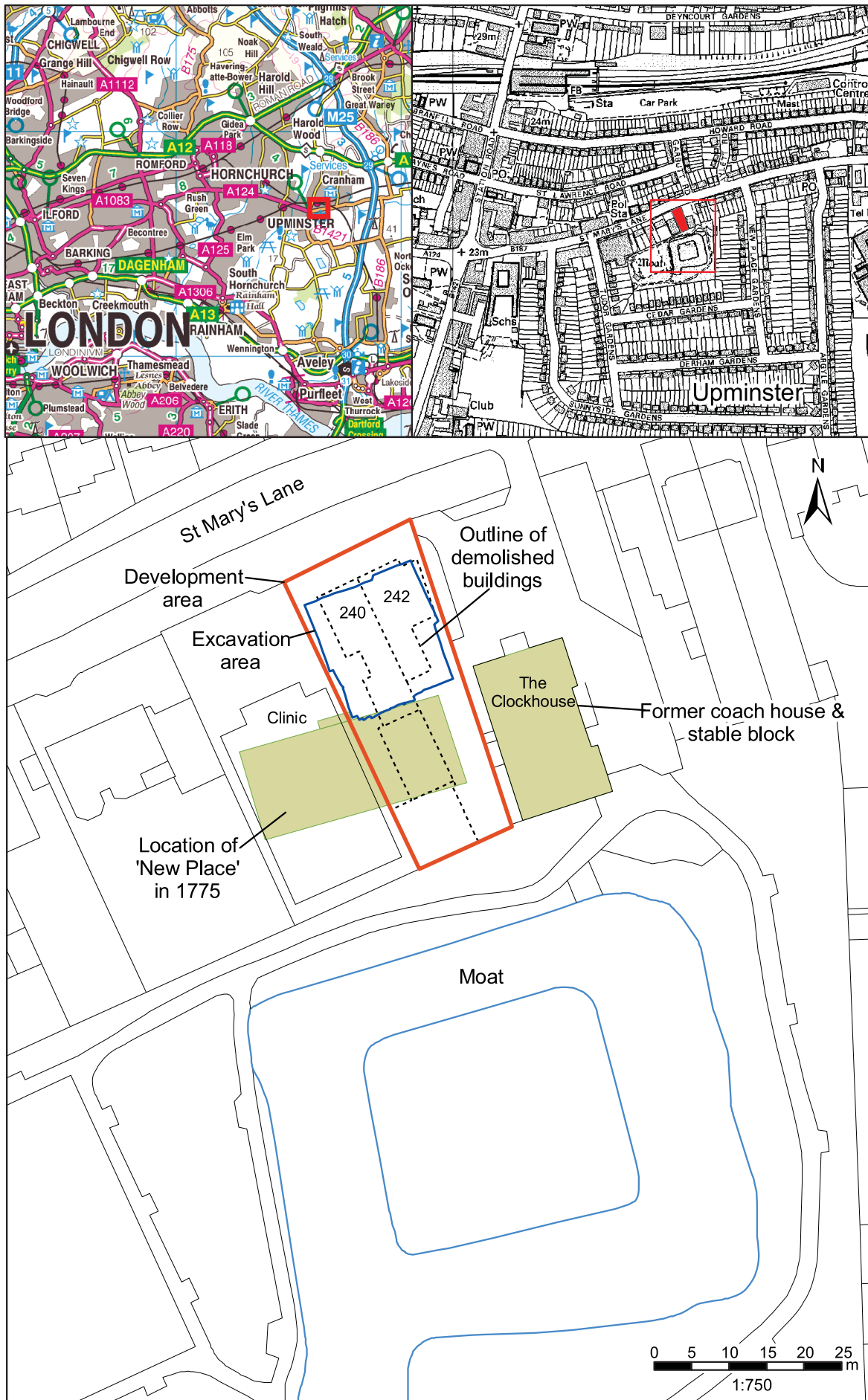


Fig.1. Site location

Mapping reproduced by permission of Ordnance Survey on behalf of the Controller of HMSO. Crown copyright. Licence no.LA100019602.

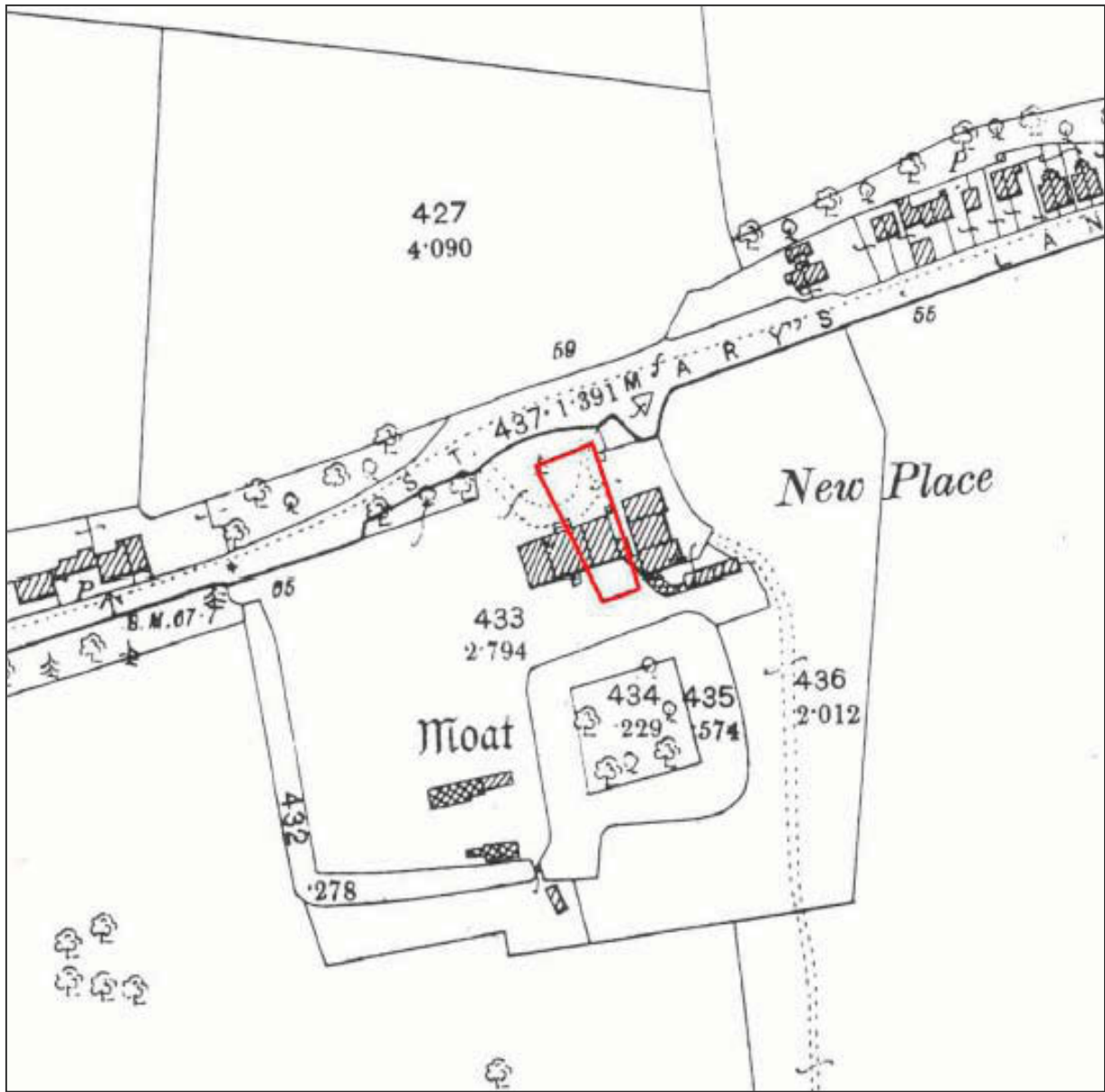


Fig.2. Extract from Ordnance Survey 2<sup>nd</sup> Edition 25" Sheet 75-6, 1896.  
The site outline is shown in red.

(Figure courtesy of Compass Archaeology, 2005, 240-242 St Mary's Lane – An Archaeological Assessment, Fig.13)

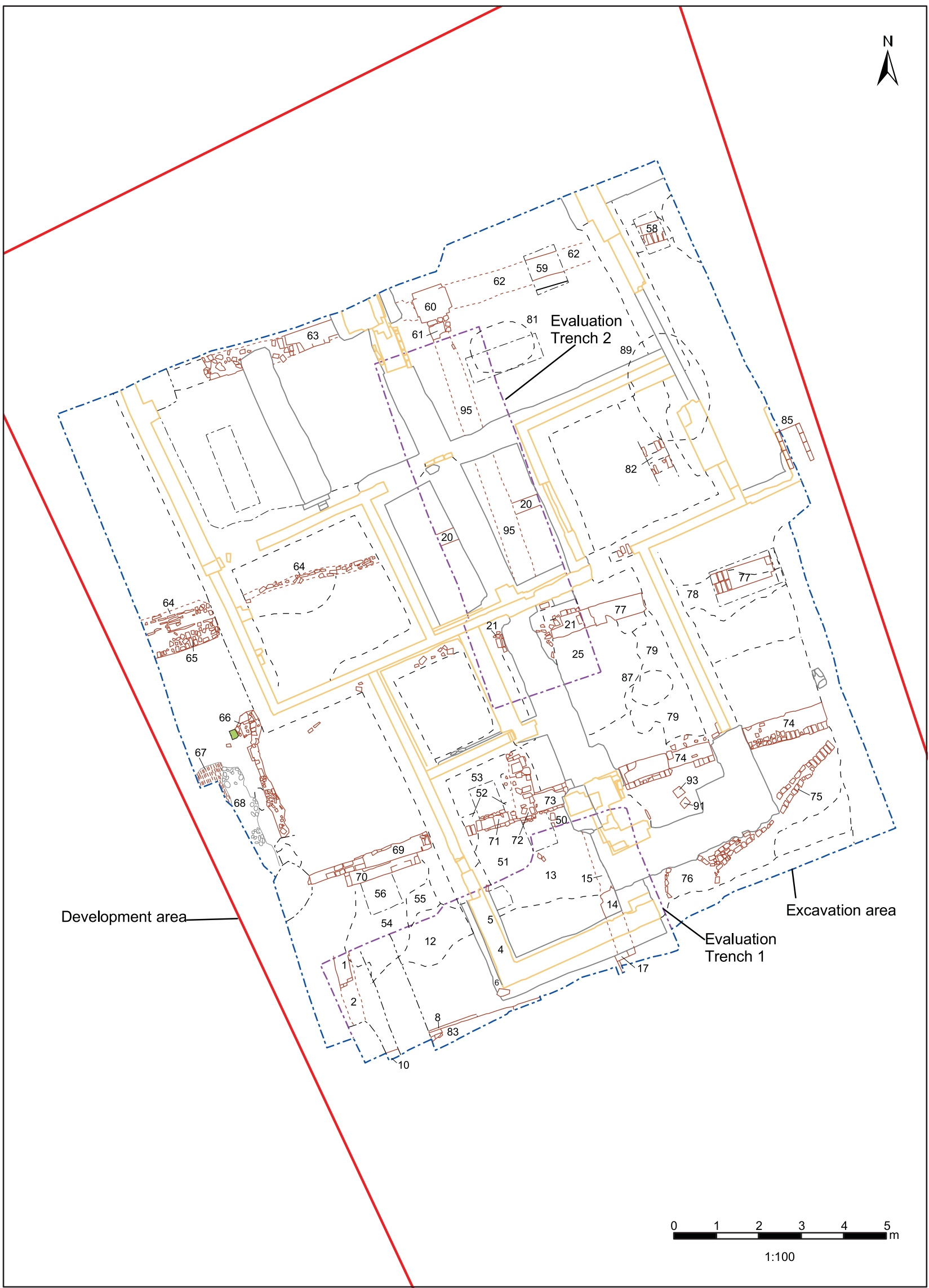


Fig.3. All features




Key	
	20th c. yellow brick walls
	20th c. concrete
	earlier brick walls



Fig.4. Archaeological features and areas of truncation



Fig.5. Interpretive phase plan of structural remains

Key	
<span style="display:inline-block; width:15px; height:10px; background-color: #e91e63;"></span>	late 16th / 17th c. phase 1
<span style="display:inline-block; width:15px; height:10px; background-color: #f08080;"></span>	late 16th / 17th c. phase 2
<span style="display:inline-block; width:15px; height:10px; background-color: #ff9933;"></span>	late 16th / 17th c. phase 3
<span style="display:inline-block; width:15px; height:10px; background-color: #f08080; border: 1px dotted black;"></span>	late 16th / 17th c. crushed brick surface
<span style="display:inline-block; width:15px; height:10px; background-color: #d3d3d3;"></span>	late 16th / 17th c. courtyard
<span style="display:inline-block; width:15px; height:10px; background-color: #90ee90;"></span>	18th c.
<span style="display:inline-block; width:15px; height:10px; background-color: #32cd32;"></span>	1775
<span style="display:inline-block; width:15px; height:10px; background-color: #2e8b57;"></span>	19th c.





Plate 1. The site looking north, with remains of the late 16th/17th-century house overlain by modern foundations (2m scale)



Plate 2. Pier base 60 (top), wall 61 and robber trench fill 95, dividing Rooms 1 and 3 (1m scale)



Plate 3. Wall 74, the southern wall of Room 2, with external foundational off-set (1m scale)



Plate 4. Wall 65, the southern wall of Room 3, with culvert 64 on its north side (1m scale)



Plate 5. Wall 66 (left), with a greensand moulding for a doorway in the south of Room 4, with cobble and tile courtyard surface 67/68 in background (1m scale)



Plate 6. Wall 73 (right) of the original building phase, abutted by walls 71 and 72 related to the rebuilding of Room 5, with brick rubble levelling 13/51 in the foreground (1m scale)



Plate 7. Wall 69 (right), the rebuilt southern wall of Room 5, with foundation 70 added to its south (1m scale).



Plate 8. Foundation 70 overlying external gravel surface 55, above clay levelling 56, and natural clay at the base of the trench (scale 1m)



Plate 9. Wall 83, the front wall of the 1775 house, with external foundational off-set, looking south (1m scale)



Plate 10. Brick culvert 85, related to the 1775 house, looking north (0.5m scale)