

**An Archaeological Evaluation at
230 St Mary's Lane, Upminster
London Borough of Havering, RM14 3DH**



April 2016



230 St Mary's Lane, Upminster
London Borough of Havering, RM14 3DH

An Archaeological Evaluation

Site code: SMS16
Site NGR (centre): TQ 86605 56390
Planning ref: PO811.14

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Abstract

Between the 29th March–1st April, and on the 6th of April 2016 Compass Archaeology conducted an archaeological evaluation within the premises of 230 St Mary's Lane, Upminster, London Borough of Havering. The works were undertaken as part of the planning process for the redevelopment of the site (Planning ref: PO811.14).

The evaluation complements earlier fieldwork undertaken at the adjacent property 240-242 St Mary's Lane in 2009-10 by Compass and Essex County Council Field Archaeology Unit which uncovered some of the 16th-17th New Place building foundations, as well as part of the later 18th century footprint of the rebuilt property.

Three trenches were dug within and on the periphery of the footprint of the proposed new development and substantial post-medieval remains relating to multiple phases of the New Place building were uncovered. This included a 16th-18th century brick wall in Trench 1 and a 16th-18th century drain and drain inspection chamber in Trench 2. The features in Trench 1 are assumed to be part of the west wing of the late 16th-17th century New Place property, whilst those in Trench 2 could be part of the north frontage and courtyard. Two brick wall bases were uncovered in Trench 3 are likely to form part of the west and central wings of the rebuilt 18th century property. The presence of apparent stone rubble building pads in Trench 1 may represent evidence for an earlier, medieval, phase on the site.

The discovery of substantial post-medieval structures across the footprint of the site demonstrates the strong potential of the site for increasing our understanding of the multiple building phases at New Place, particularly in relation to the earlier (later 16th to early 18th century) development.

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1 INTRODUCTION

1.1 This report forms the summary of the results of an archaeological field evaluation conducted at 230 St Mary's Lane Upminster in the London Borough of Havering. The evaluation took place between the 29th of March and the 1st of April 2016, as well as occurring on the 6th of April. The entailed the excavation and recording of 3 trial trenches.



Fig. 1: *Site location plan*. Reproduced with the permission of the Ordnance Survey on behalf of the Controller of HMSO ©Crown Copyright. All rights reserved. (Compass Archaeology Ltd, license no. AL 100031317).

1.2 The fieldwork was carried out in accordance with stipulations attached to a planning consent for a demolition of the existing single storey mixed use building at 230 St Mary's Lane, Upminster, with a planned redevelopment of the site (see fig.3), and in accordance with a preliminary Written Scheme of Investigation. It is proposed to create nine new dwellings, comprising 1 one-bedroom and 8 two-bedroom units, inside of a new three storey building with basement parking and gardens facing onto Clockhouse Gardens.

The area of the development is rectangular in shape and approximately 44m deep by 18m wide providing an area of 788sq m.

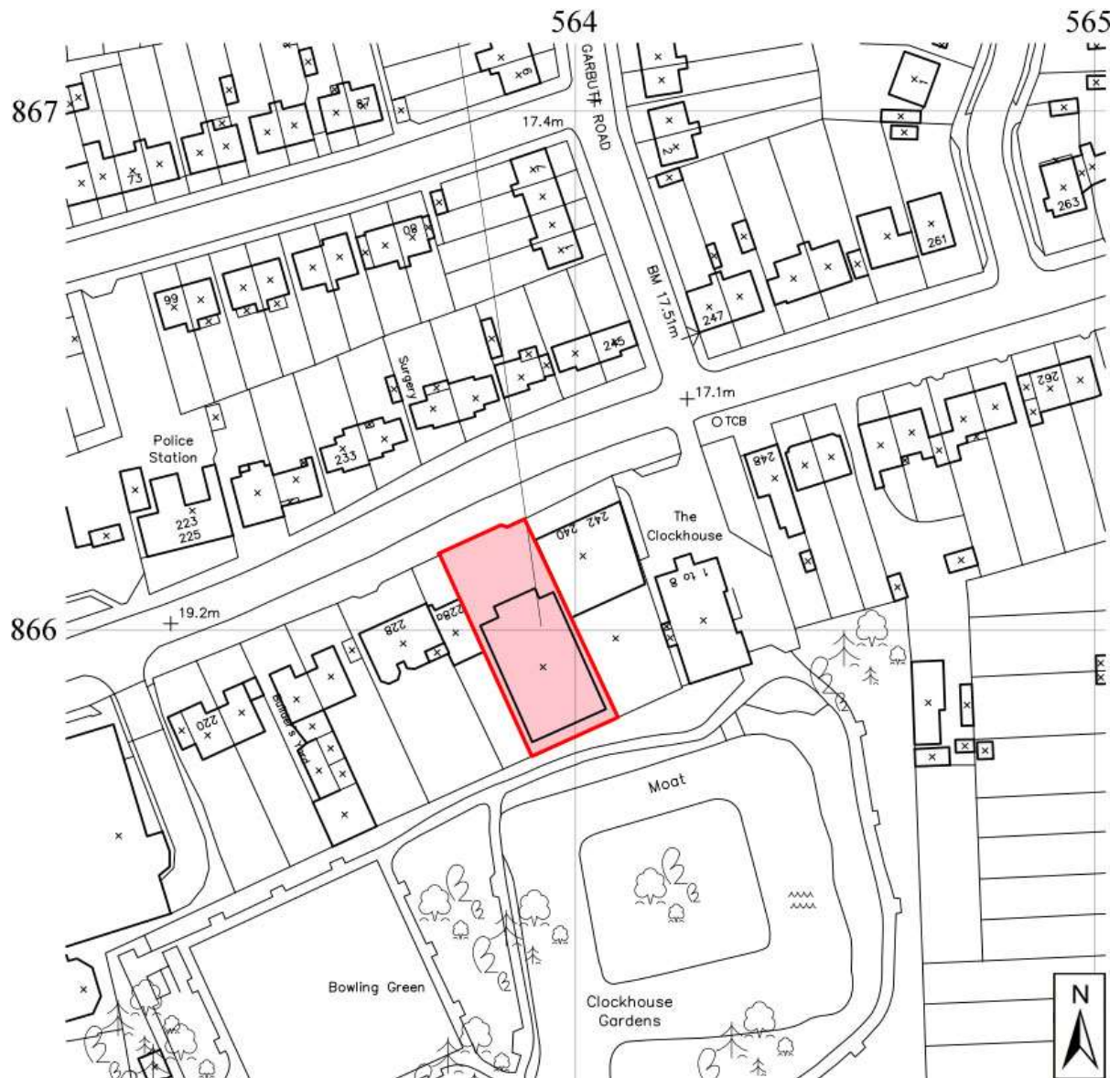


Fig. 2: *Detail of the site (study site in red).* Adapted from a Site Location Plan by Form Architecture, drawing no. 1182/01.



Fig. 3: *Proposed section N-S.* (Extracted from drawing no. 1182/08 revision A by Form Architecture).

- 1.3 The fieldwork was commissioned by the owner of the site Mr David Thickbroom of Roxwell Limited, as a part of planning process leading to the redevelopment of the site.
- 1.4 Compass Archaeology is grateful to Mr Thickbroom for commissioning the work and supporting the archaeological research and investigation. We are also grateful for the provision of plans and information relating to the proposed groundworks.

2 SITE LOCATION, GEOLOGY & TOPOGRAPHY

- 2.1 The site is located in the historic core of Upminster, on the south side of St Mary's Lane (NGR: TQ 56390 86605). It is located on gently eastward sloping land approximately 800m to the east of the River Ingrebourne, at a surface level of about 19m OD.
- 2.2 The site lies within an Archaeological Priority Area (DLO33233 New Place Moated Site) as designated in the Heritage Supplementary Planning Document (2011) by Havering Borough Council (see fig.4). It is well recorded that the historic house 'New Place' (1775-1924) stood partly on this site, with associated buildings in its vicinity – of which the Clockhouse (to the east and also dating from *c.* 1775) still remains. It is also known that an earlier house/farm known as New Place (or Newplace) stood here too, a bit closer to St Mary's Lane as was recorded during archaeological investigations in 2009/2010.

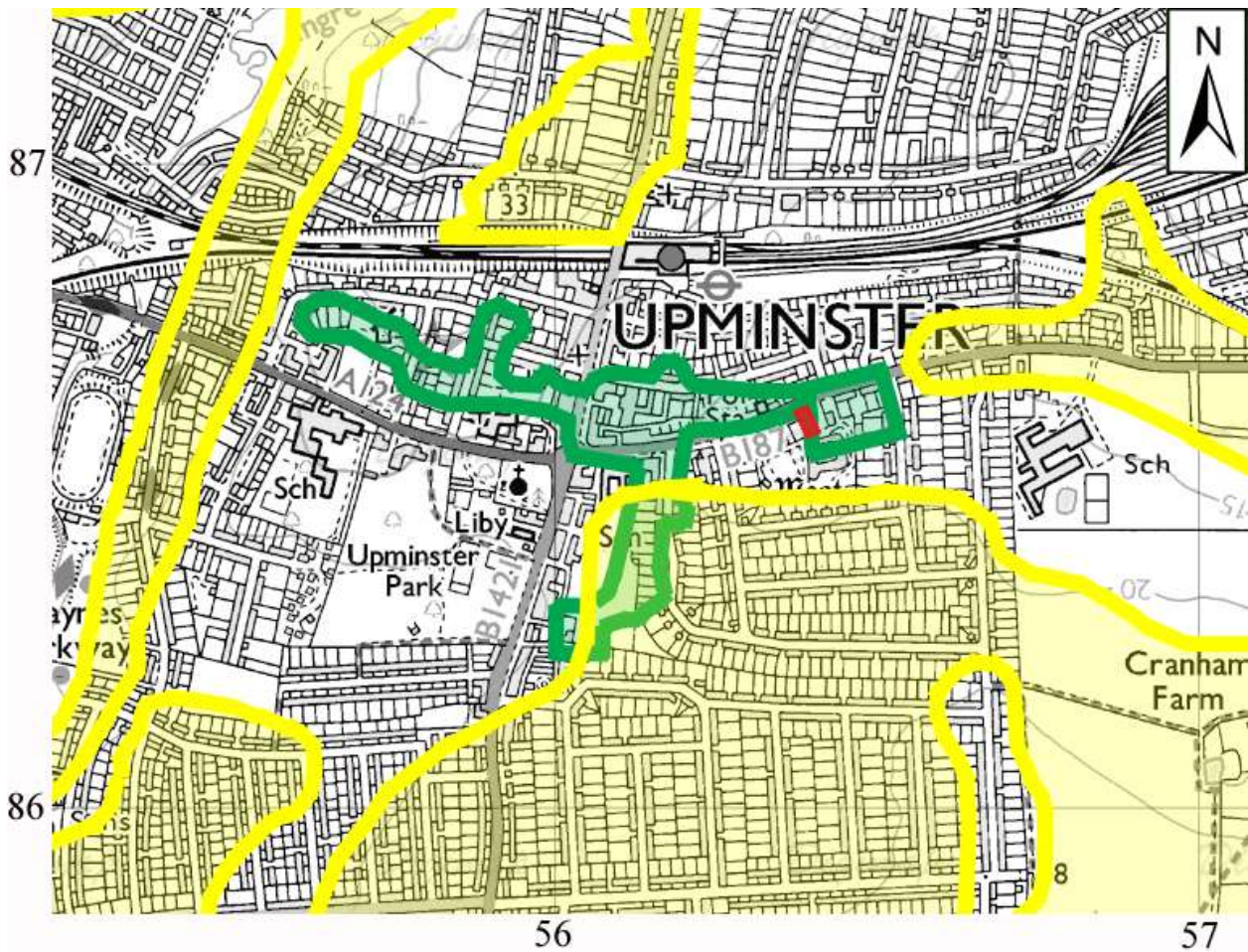


Fig. 4: The study site (red), in relation to the Borough Designated Archaeological Priority Areas (green) and Zones (yellow). Based on Figs.1 and 2 from the Havering Council Heritage SPD, (2010).

- 2.3** The British Geological Survey (BGS 1996 Romford, England & Wales Sheet 257. Solid & Drift Geology 1:50 000) indicates that the site lies on a natural ground surface of Head - undifferentiated: variably pebbly sandy clay. The survey also shows a narrow spur of Alluvium to the east of the site, running along the line of St Mary's Lane as far as the junction of New Place Gardens, just to the east of the Clockhouse. This could represent a former stream course, which may be associated with the origin of the moat. The landscape is littered with small streams, ponds, springs and lakes. To the south and southeast of the Clockhouse Gardens are areas of River Terrace Gravel (Lynch Hill and Boyn Hill). Made Ground was also identified overlying the Head deposit further to the north of the site.
- 2.4** The internal levels of the site are generally uniform, falling only about 350mm front to back and approximately 150mm side to side, and there is no real suggestion that the site ground surface has been either truncated or built up. However, the topography of St Mary's Lane is such that the adjacent section of road falls quite markedly from west to east, dropping by approximately 1m across the frontage of Nos 230, 240-242 and the Clockhouse.

3 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

3.1 The archaeological and historical background to the site has been discussed at length in the previous Desk-based Assessment (Compass Archaeology 2014), produced to accompany planning application PO811.14, and so will not be reproduced at length. Only the most pertinent points will be repeated below.

3.2 *Prehistoric, Roman and Saxon*

There is very little evidence for any formal occupation of Upminster or the immediate vicinity of the site being occupied prior to the medieval period. Chance finds of late Iron Age / early-Roman pottery to the northwest at 11 Waldegrave Gardens in 1991 was the only entry returned from a 750m wide search of the Greater London Historic Environment Record, (GLHER). A further 2km southeast at Manor Farm some mid-Iron Age / Roman features were recorded but only indicate localised agricultural exploitation rather than a larger settlement.¹

In 635 St Cedd, a monk from Lindisfarne, was sent to Essex as a missionary and established four minster churches including one at Upminster. This church would probably have been wooden, and would have become a new focus for the settlement. By 1086 the Domesday Survey² lists 'Upmunstra' in the administrative Hundred of Chafford, Essex. The entry records 35 households, 6 plough teams, 8 acres of meadow, and woodland for 200 pigs, along with 110 sheep valued at £11. The relatively large size of this settlement would suggest well established Saxon origins, but within a decidedly rural setting. No physical evidence has at yet been recovered relating to this potential earlier settlement.

3.3 Medieval

Upminster remained an essentially rural settlement through much of the medieval period. The church was rebuilt in the 12th century and rededicated to St Laurence. The square-moated feature known as Clockhouse moat is believed to be a remnant of the former medieval landscape perhaps representing a moated homestead or drainage feature. Although similar features are known from the medieval period no clear-cut evidence proving the features medieval origins has been forthcoming either way.

The property known as New Place is first mentioned in c1475 in Chancery records. By this time Upminster was now referred to as lying within the manor of Gaynes, and held of Lady Anne Cawood, widow of Hugh Cawood. The manor at this stage was still defined by its extensive woodland and agricultural land including pasture, meadow and arable. It is generally recorded in the documentary evidence that the eastern central part of the manor of Gaynes was sold off in 1557 to form the 'nominal manor' of New Place, though there is no evidence that it was an independent manor with rights or privileges.

¹ MOLA, (2004), Manor Farm: A post-excavation assessment

² <http://opendomesday.org/place/TQ5687/upminster/>

During excavations in the adjacent property, 240-242 St Mary's Lane,³ late 16th-17th century foundations for a large part of the property known as New Place were exposed. This will be discussed further below.

3.4 Post-medieval

In 1775 the medieval property known as New Place had been demolished, largely to foundation level based on the archaeological evidence which showed very little standing structure, beyond two or three courses of brickwork, and a series of robber cuts. The new owner of the property James Esdaile rebuilt the property in a grand Georgian style to the south and west of this earlier property. The site of the medieval New Place was levelled and re-laid as a semi-circular carriage drive probably laid to gravel, (figs.5-7).

This property remained standing until 1924 by which time it had fallen into a derelict state. New Place was pulled down, leaving only the 18th century Clockhouse / stable block and coach house standing. The site of New Place was then parcelled off and the plots of 230 and 240-242 St Mary's Lane established, (fig.8). The site has been used as a clinic (see fig.8), and recently for mixed office and residential purposes.



Fig.5: Extract from 'A Map of the County of Essex from the Actual Survey' by John Chapman and Peter André, c1777 (study site in red)

³ Compass Archaeology, (2004)b and Essex County Council Archaeology Field Unit, (2010)

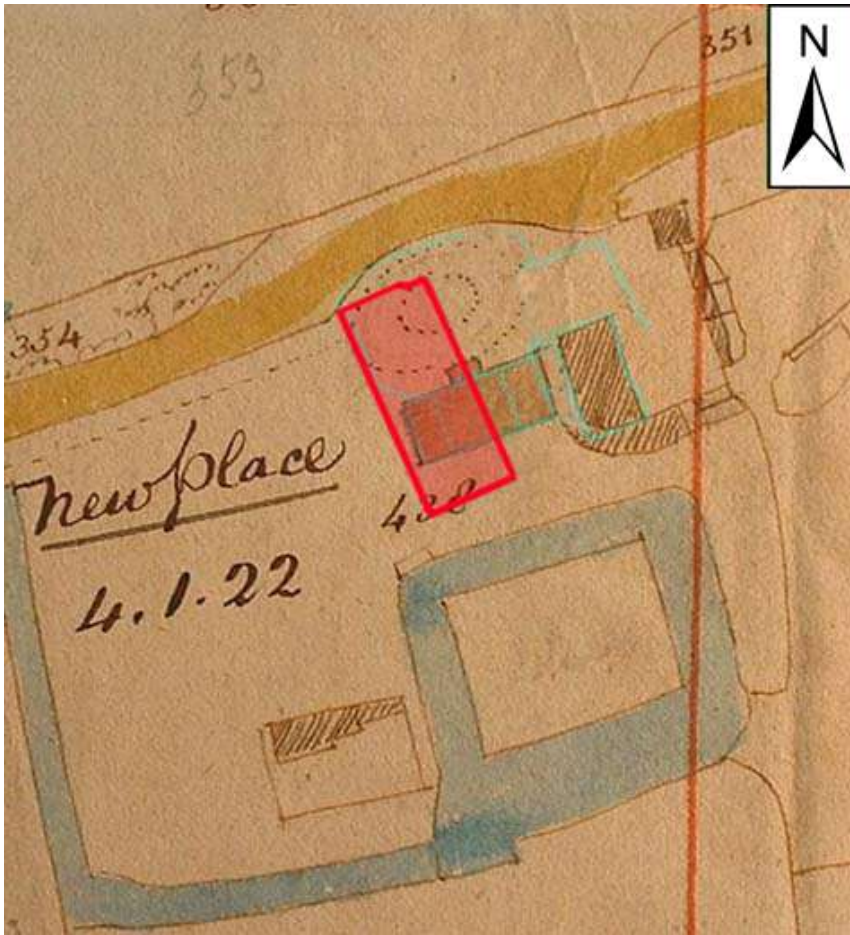


Fig.6: Extract from the Upminster Parish Map of 1842 (study site in red).

Reproduced courtesy of Havering Local Studies Library

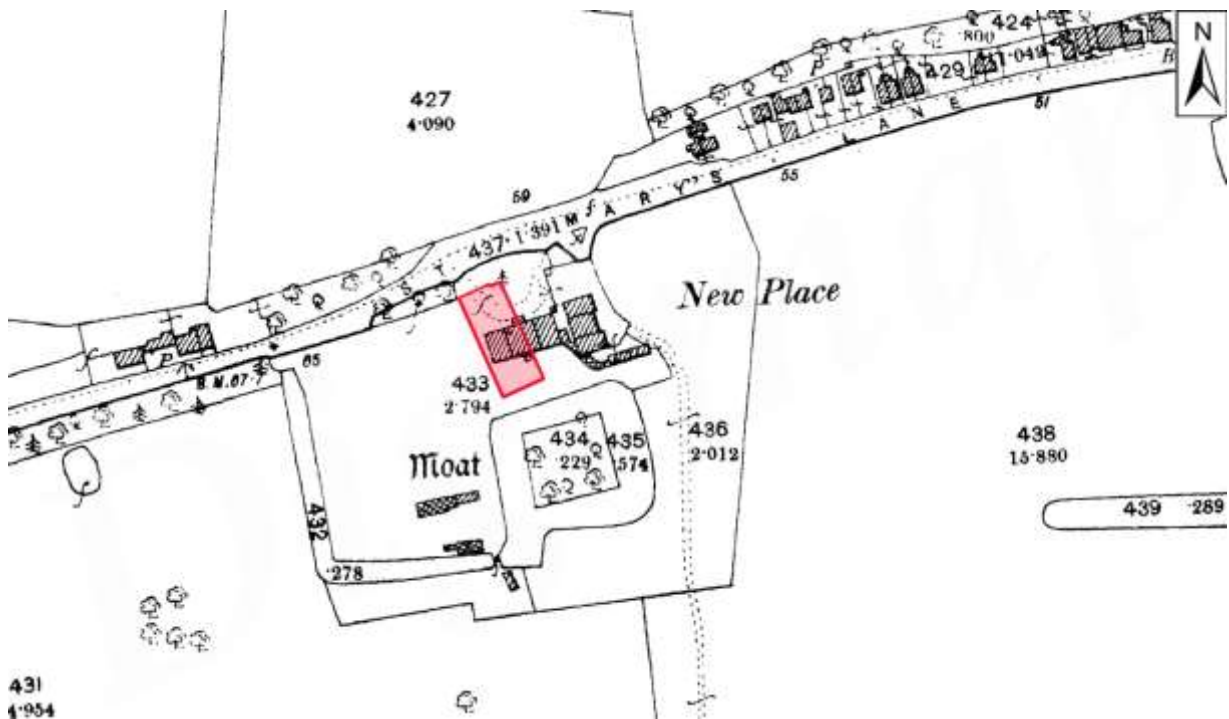


Fig.7: Extract from the Ordnance Survey 2nd Edition 25" Sheet 75-6 1896 (study site in red)

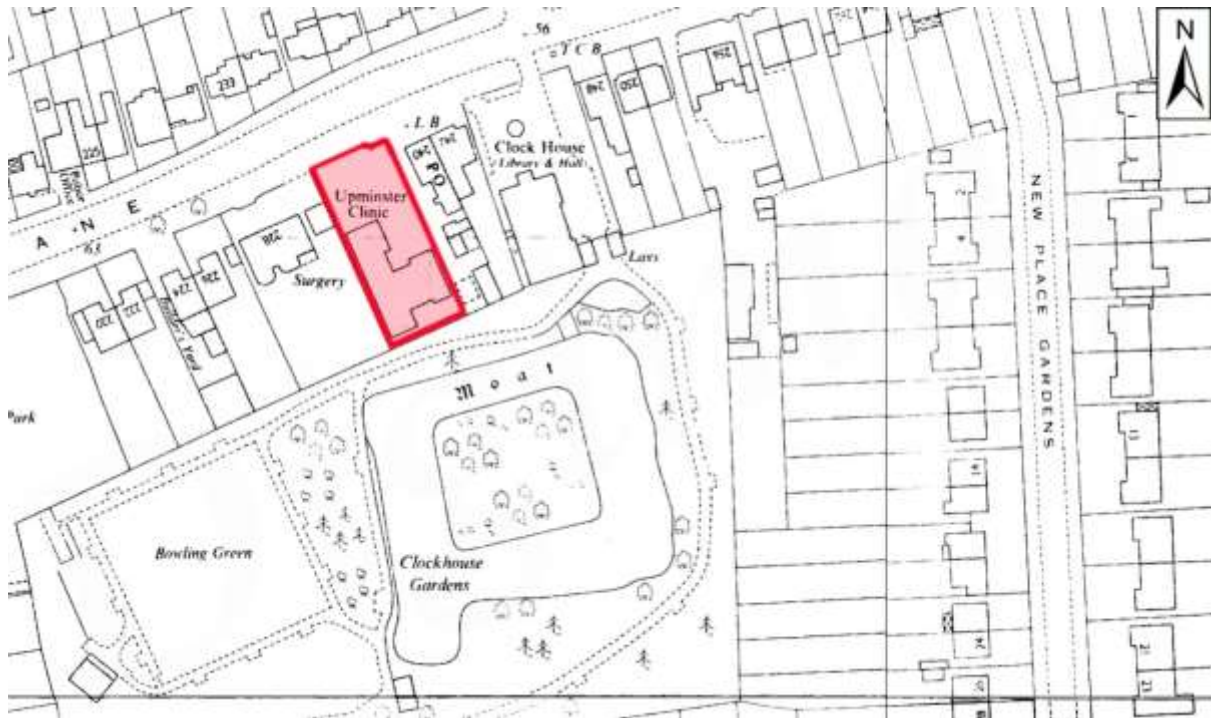


Fig.8: Extract from the Ordnance Survey 1:2500 Plan, 1962 (study site in red).

3.5 The 2009-10 Archaeological Evaluation & Excavation at 240-42 St Mary's Lane

Previous fieldwork at 240-42 St Mary's Lane took place in two main phases prior to redevelopment (Compass Archaeology 2009; Essex County Council Field Archaeology Unit 2010). The development, for residential apartments, was broadly similar in size and scope to the current proposal for No. 230.

Late 16th-17th century foundations (see fig. 9) for a large part of the property known as New Place were exposed including part of the frontage and eastern wing of the house along with the remnants of a central cobble courtyard immediately to the west. It is assumed that this cobbled surface continues into the footprint of 230 St Mary's Lane before reaching a western range complementing that seen in the east. The eastern wing was seen to be divided into at least 5 rooms, with a further yard area to the south. These remains were found in the northern half of the site footprint closer to the road than present development, extending into the car park of 230 St Mary's Lane. The remains were dated to the 16th century, so no evidence for the earlier medieval New Place have yet been identified.

During the excavations at 240-242 St Mary's Lane a portion of the 18th century footprint of the property was exposed including part of the northern frontage with foundations to stairs leading up to the front porch (see fig.10). This feature along with photographic evidence reflects the presence of an underlying basement – referred to as 'very capacious cellaring' in 1839 sale particulars. An 18th century brick culvert was also exposed along the eastern boundary of the site.

Fig. 11 provides an overview of the proposed development in relation to the approximate positions of the trenches, the 16th/17th century house and post-1775 house.



Fig. 9: Photograph of evaluation trench 2 (2009), showing the line of late 16th/17th century brick wall bases (outlined in red below) in the centre of the excavated area.

The walls (& contemporary culvert on right of the frame) are cut by modern concrete foundations





Fig.10: *Evaluation trenches in 2009 on the adjacent plot of 240-242 St Mary's Lane showing remains of the 16th and 18th century properties. 230 St Mary's Lane is at the top of the frame*

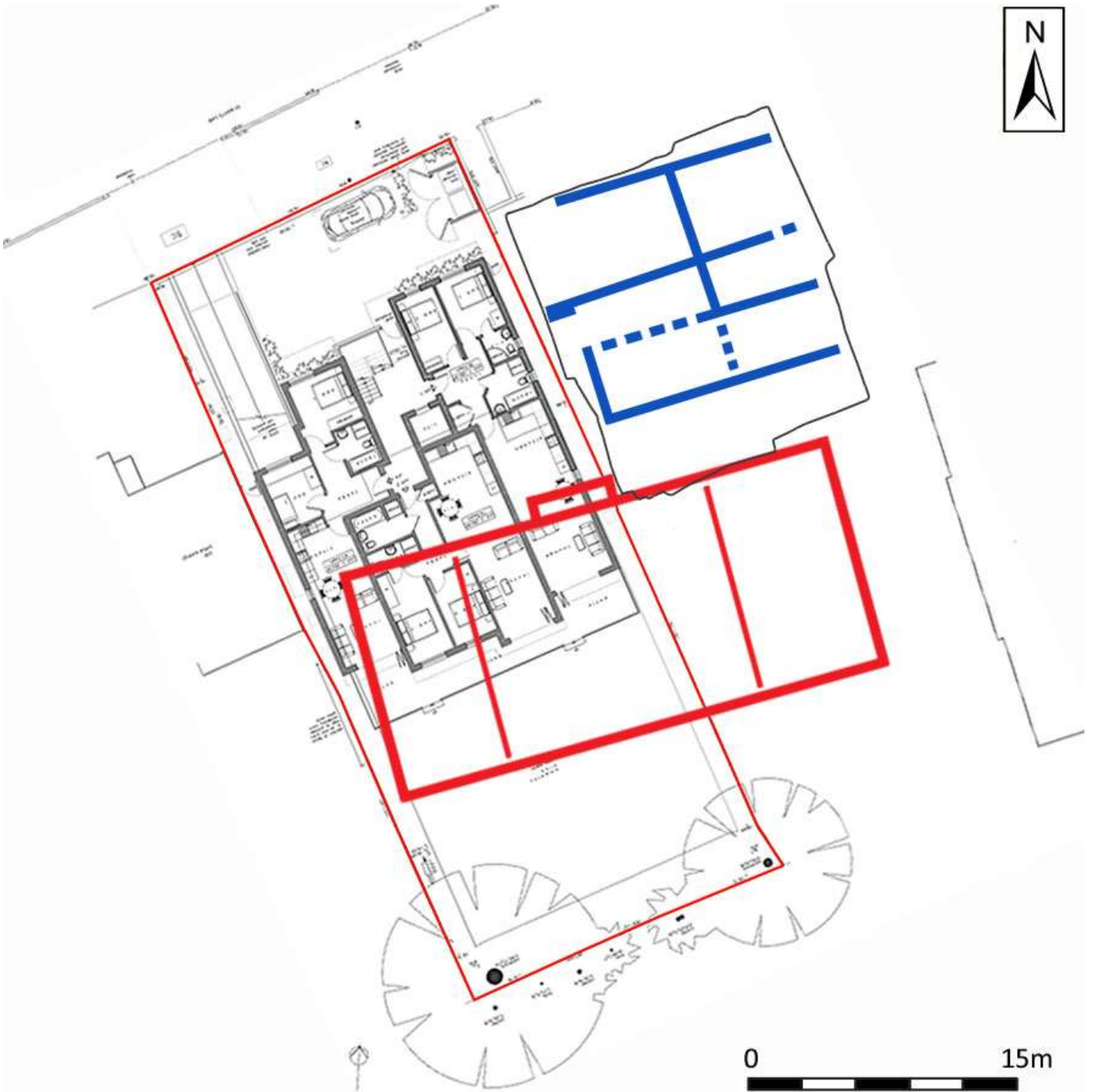


Fig.11: *The outline of the 16th/17th century house recorded in previous excavation (in blue), and the post-1775 New Place (red), in relation to the proposed redevelopment of the site*

(Adapted from drawing no. 1182/04 Proposed Block Plan by Form Architecture)

4 PLANNING AND OBJECTIVES

- 4.1 The proposed development will entail the demolition of the existing structure, grubbing out of all existing foundations, removal of concrete slabs and service runs and the construction of a new three-storey residential block with underground car parking in its place. The new building will have an extended footprint to the north into ground previously not built over since the 18th century. The new building will also have underground parking accessed via a ramped entrance in the northwest corner of the site, (figs.3 & 11).
- 4.2 These works will expose any underlying earlier surfaces, structures or other cut features still surviving, and in the case of the underground parking lead to a complete loss of any heritage assets. This is especially true of remains associated with the 16th and 18th century properties known as New Place, (figs.9 & 10). As such the archaeological evaluation has been deemed necessary to ascertain the nature of, level of survival, and condition of any archaeological remains likely to be affected within the redevelopment footprint.
- 4.3 This follows the standards set out in the London Borough of Havering's Heritage Supplementary Planning Document reproduced here:

DC70 – ARCHAEOLOGY AND ANCIENT MONUMENTS

The Council will ensure that the archaeological significance of sites is taken into account when making planning decisions and will take appropriate measures to safeguard that interest. Planning permission will only be granted where satisfactory provision is made in appropriate cases for preservation and recording of archaeological remains in situ or through excavation. Where nationally important archaeological remains exist there will be a presumption in favour of their physical preservation. Particular care will need to be taken when dealing with applications in archaeological 'hotspots' where there is a greater likelihood of finding remains. Planning permission will not be granted for development which adversely affects the three Ancient Monuments in the Borough or their settings.

- 4.4 The fieldwork presents the opportunity to answer the following general and more specific questions.
- Is there any evidence for prehistoric, Roman, or Saxon activity on the site?
 - Is there any evidence of medieval activity on the site? Can this be related to an earlier property on the site and thus potentially to the Clockhouse moat feature?
 - What evidence for the layout of the early post-medieval, and 18th century, New Place survive on site?
 - Can archaeological observations be related to cartographic sources or be linked to those made during the evaluation in 2010?
 - Is there any evidence for the carriage drive / entrance off of St Mary's Lane?
 - At what level does archaeology survive across the site?
 - What is the natural geology and at what level does it exist across the site?

4.5 The archaeological brief

The accepted brief for archaeological evaluation is to determine, as far as is reasonably possible, the location, extent, date, character, condition, significance, and quality of any surviving archaeological remains liable to be threatened by the proposed redevelopment, (English Heritage, *Model Brief for an Archaeological Evaluation*).

Thus the objective of this archaeological evaluation was to establish information with regards to as many of the research questions as possible, whilst primarily answering the terms of the brief which was to provide information on which decisions can be taken as to the need for any further archaeological action.

5 METHODOLOGY

5.1 Fieldwork

The fieldwork was carried out in accordance with current English Heritage guidelines (in particular, *Standards for Archaeological Work, June 2009*) and to the standards of the Institute for Archaeologists. Overall management of the project was undertaken by a full member of the Institute. Fieldwork was carried out in accordance with the Construction (Health, Safety & Welfare) Regulations.

Initial ground breaking and subsequent bulk reduction was undertaken by mechanical excavator under constant archaeological supervision. This was continued until archaeological deposits were encountered.

Upon reaching archaeology, deposits were excavated by hand in stratigraphic sequence.

The archaeological evaluation included an on-site photographic and written record. *Pro forma* Context Record sheets were completed for individual the trenches; recording the nature of exposed deposits and details of any archaeological finds and features. Individual features and structures were allocated unique context numbers. Where suitable finds/samples were collected from deposits for dating purposes. The written record was supplemented by photography recording general trench locations, more detailed scaled views, and representative trench sections. Relevant trench plans and representative sections were drawn at a scale of 1:20 or 1:10 respectively.

The Client and Historic England were kept advised of the progress of the fieldwork, especially regarding any significant finds and remains that required further work.

5.2 Post-excavation work

The fieldwork was followed by off-site assessment and compilation of a report, and by ordering and deposition of the site archive.

Finds were treated in accordance with the appropriate guidelines, including the Museum of London's '*Standards for the Preparation of Finds to be permanently retained by the Museum of London*'. Finds and artefacts were retained and bagged

with unique numbers related to the context record, although some material was discarded following assessment. Assessment was undertaken by appropriately qualified staff.

Copies of this report will be supplied to the Client, Historic England and the local planning authority. A short summary of the fieldwork has been appended to this report using the OASIS Data Collection Form, and in paragraph form suitable for publication within the 'excavation round-up' of the *London Archaeologist*.

6 RESULTS

6.1 The proposed field evaluation consisted of three trial trenches located within the site (see fig.12 below). Trench 1 measured 7.94m in length by c.2.2m in width; trench 2 measured 10.2m long and 2.2m wide; trench 3 measured 9.9m in length and c.2.23m in width. This covered an area of c. 62m² thus representing an 18.5% sample of the 336m² development footprint. This is a slightly larger sample than was originally planned, mainly due to trench 3 being slightly extended in length to accommodate the archaeology at either end (see below, 6.4).

The trenches were located to provide the best chance of encountering areas of archaeology, and avoid those areas believed to have been disturbed by recent developments, such as buried services.

The results of the archaeological evaluation are discussed below in the order in which the trenches were first excavated and as numbered in fig.12. The individual trench plans and sections for all three trenches can be seen in Appendix 1 (figs.36-42).

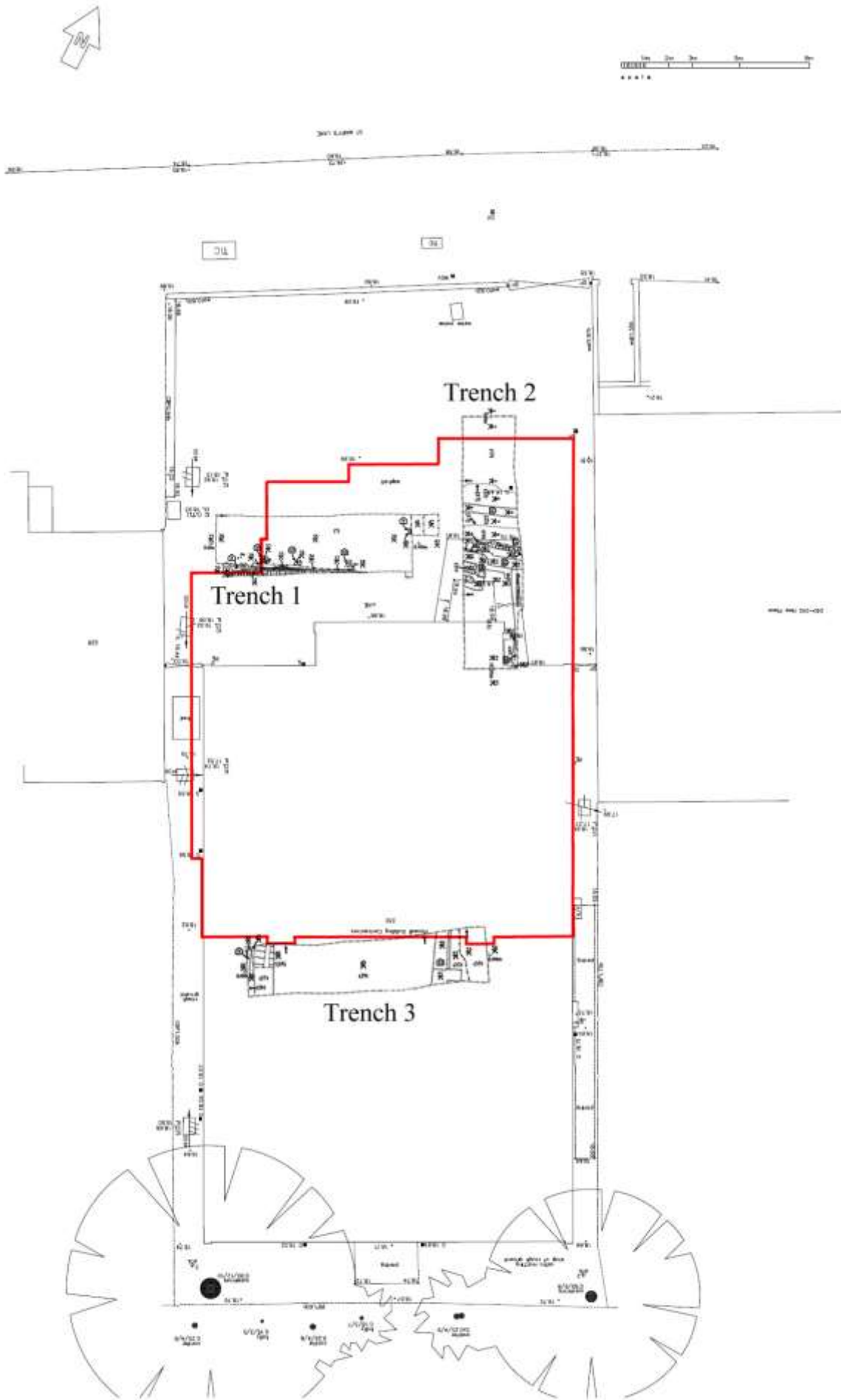


Fig.12: Location of archaeological trial trenches, with the approximate site of the proposed block outlined in red

(Adapted from drawing no. 1182/04 Proposed Block Plan by Form Architecture)

6.2 TRENCH 1

- 6.2.1** Trench 1 measured 7.94m long, (NE-SW), by c.2.2m wide at its greatest extent, (NW-SE), across the western half of the proposed building frontage with the intention of picking up any evidence of a west wing to the 16th century New Place, mirroring the east wing observed at 240-242 St Mary's Lane. The trench also extended a further 1.1m to the east on its northern side to accommodate two steps for access purposes.

The trench was excavated to a maximum depth of c.1.2-1.3m below existing ground level, corresponding to approximately 17.12-17.01m OD. The natural geology, (7), was comprised of light yellow-brown clay with a slight green tinge which was fairly clean but included some black flecks or streaks. This was reached at approximately 17.43-17.47m OD in section.

- 6.2.2** The topsoil (1) consisted of dark fine clay with frequent stone, CBM and white fleck inclusions, with larger CBM and gravel inclusions towards the east end of the trench. The layer was approximately 20-200mm thick, and this layer becomes lighter brown at a depth of c.200mm and is recorded as a separate context (2), which first appears at approximately 18.22m OD-18.18m OD in section and is 100-180mm thick.

Below this was a succession of layers of made ground (see fig.13 and fig.36); the darker brown stone-rich clay layer (3) which was 90-180mm thick and first appeared at a level of 18.20m OD-18.18m OD in section, the lighter brown clay layer (4) at a thickness of 100-200mm and first appeared at 18.02-17.86m OD in section, the darker brown clay band (5) which was 160- 250mm thick and first appeared at a level of 17.90-17.72m OD. This context contained seven pieces of pottery dating to the 17th century (for a more detailed discussion, see Appendix II below).

Underlying (5) was a lighter brown clay layer (6) which was thinner at 40-80mm and first appeared at a level of 17.55-17.47m OD in section. This overlaid the natural clay (7).



Fig.13: *View of south-western (end) section in trench 1, facing SW (1m scale)*



Fig.14: *View of trench 1, facing SW (1m scale)*



Fig.15: *View of trench 1, facing NE (1m scale)*

6.2.3. A red brick wall, [8], was observed in the south section aligned approximately WNW-ENE (see figs. 16 and 17). It was built directly on top of the natural with no construction cut visible – the adjoining deposits to the north (5), *etc.*, representing made ground deposited against the brick face. The entire observed structure measured 7.45m in length by 0.45m in height and 0.55m wide at its west end, with the top of the structure at a level of 17.89m OD and the bottom of the wall at a level of 17.52m OD where tiles appear at the base. It comprised of six stepped foundation courses with no clear bonding material that with a soldier course of headers and a top row of stretchers with some headers which appears to be bonded with a yellow-orange sandy mortar. A short section towards the western end of the wall included haphazardly arranged brick tiles as a base course. The dimensions of the bricks used were 240mm in length x 110mm in width x 70mm in thickness. The tiles were 200mm in length x 20mm thick. Two brick samples were taken from this wall and dated to 1550-1750 (see Appendix III).

Figs. 16 and 17 below show that further exploratory work at the eastern end of the southern section revealed further brickwork continuing the line of the wall observed within the trench.

This structure would appear to provide evidence of a west wing to the 16th-17th century New Palace. The presence of 17th century pottery in context (5), which appears to have been deposited up against [8] indicates that this structure can be

associated with the late 16th-17th century building foundations found during the 2009-10 excavations at 240-42 St Mary's Lane.



Fig.16: *Oblique view of brick wall [8], facing S (1m scale)*



Fig.17: *View of southern section with brick wall [8], facing SE (1m scale)*



Fig.18: *Detail of one of four possible stone building pads [10], facing SW (0.2m scale)*

6.2.4. Fig. 18 shows one of four possible chalk stone building pads which were encountered along the trench base, evidently pre-dating the wall [8] and apparently sealed by an intermediate alluvial deposit (7). These could possibly be of medieval date, supporting some form of structure the alignment of which is parallel to the clusters of packed stone. Three of the eastern-most pads can be seen on the relevant trench plan (fig.37), whilst the western-most example can be seen in the section drawing (fig.36). No bonding material was observed. The dimensions for the potential building pads are as follows (numbered from SW-NE; width=SE-NW, length=NE-SW):

1. 380mm width x 340mm length, appeared at a level of 17.03m OD
2. 330mm width x 290mm length, appeared at a level of 17.01m OD
3. 400mm width x 330mm length, appeared at a level of 17.1m OD
4. 230mm width x 120mm length, appeared at a level of 16.42m OD

6.2.5 A brick wall or drain feature [9] was observed towards the base of the north-eastern section of the trench (see fig.37), and may be a continuation of a similar feature seen in Trench 2 (see below, [15]). As was the case with [8], it was composed of red brick and with brick tile at the base. It appeared 170mm above the trench base and was possibly running NE-SW, although this is not clear due to the slumped nature of the structure. The entire feature measured 0.7m in length x 0.37m in height and was at least two brick courses deep (100mm). The bricks in this structure, however, were slightly smaller than those seen in [8] with dimensions of 240mm in length x 120mm in height and 50mm thickness.



Fig.19: *View of [9], facing NE (1m scale)*

6.3 TRENCH 2

6.3.1 Trench 2 was aligned roughly NNW-SSE and was positioned on the eastern side of the site. It measured approximately 10.20m in length x 2.2m in width and was excavated to a depth of 1m at the north end and c.0.79m deep at the shallower southern end, roughly corresponding to 17.22m OD-17.44m OD. The trench was placed so as to correspond with the presumed location of the northern frontage of the 16th century property and partly over what is believed to be the central cobbled courtyard around which the main house was built.

The natural geology, which was the sterile brown clay (13), was very compacted and first encountered at approximately 17.47-17.69m OD in section.

6.3.2 The upper level (11) was composed of modern demolition rubble (see fig.20 and fig.38 for a detailed record of the stratigraphy) and made ground from the clearance of buildings. It measured approximately 230-300mm thick and was first encountered at 18.22-18.31m OD in section. Below this was a made ground subsoil containing frequent inclusions of crushed brick and tile as well as stony gravels up to 3cm in diameter. The layer was a dark-grey/brown clay-soil and approximately 300-520mm thick. It was first encountered at approximately 17.99-17.93m OD. This appeared above the natural geology (13), though as can be seen from fig.38 where the brick

drain [19] was seen in section, this was overlaid in part by (12) rather than (13) as the natural seems to dive down at this point.



Fig.20: *SW section of Trench 2 showing the main masonry features, facing SW (0.8m scale)*

6.3.3 Context (14) represents a crushed CBM/clay layer which is sealed by (13) and present exclusively over the fragmentary brickwork [15] and plinth/brickwork to the north of the main drain [19]. It is approximately 100-10mm thick and first appears at a level of 17.33-17.49m OD in section.

[15] itself (which can be clearly seen in the centre of fig.20) was an area of fragmentary brickwork aligned roughly E-W. It measured 0.3m wide and 0.96m at its greatest extent, and may have been part of a larger original brick surface perhaps forming part of a courtyard which was thought to potentially exist in this area. It was at a level of roughly 17.35m OD at its western end and 17.4m OD at its eastern end.



Fig.21: *View of Trench 2, facing NNW (1m scale)*



Fig.22: *View of Trench 2 facing SSE (1m scale)*



Fig.23: *Oblique view of brick features [15], [16], [18] and [19], facing S (1m scale)*

6.3.4 There are several substantial masonry features in Trench 2; first those features in association with the main brick drain chamber structure [19] will be discussed (seen in the top and middle of fig.23).

[18] represents a plinth/brickwork to the north of [19] (seen in fig.23 as the slightly lower brickwork in association with the northern side of the drain). It was approximately 0.4m in width at its greatest extent by 2.4m in length (it appeared across the entire width of the trench) and roughly 70mm in depth where this was exposed. The ‘plinth’ was made up of a row of complete headers underlying the NW side of [19], and these seem to form part of a drain arch (see fig. 24), the south-facing side of which can be seen below in fig. 25.

Its eastern extent appears to be at least in part composed of irregular brick fragments, and certainly many bricks at the eastern extent of [18] are cracked and damaged. It was at a level of 17.37m OD at its eastern end and 17.39m OD at its western-most extent. The component of [18] which forms part of a brick arch is at a level of 17.36m OD.



Fig.24: *View of [18] in association with [19] and northern-facing brick arch, facing SSE (0.5m scale)*



Fig.25: *Detail of southern-facing brick arch of [19], facing NNW (0.5m scale)*

6.3.5 The rectangular drain inspection chamber [19] is probably the most significant feature found in Trench 2. It was composed of dark orange brick with its main rectangular element to the west measuring 1.4m in width at its greatest extent and its E-W aligned 'arm' measuring 2m in length at its greatest extent. It was composed of headers around its northern and eastern sides, but more fragmentary pieces of brick and stretchers along its southern side (see fig.25). Its eastern-most end was at a level of 17.41m OD, its western-most extent at 17.46m OD and its northern-most extent at 17.51m OD. Three brick samples were taken from the drain and dated to approximately 1550-1800 (see Appendix III).

The drain itself was at least 0.44m deep. The drain chamber was composed of the drain fill (21), which was very dark brown wet clay. As can be seen from fig.25 above, the drain quickly became waterlogged when excavated. Fill (21) contained seven pieces of late 16th century pottery (see Appendix II below), which correlates with the presumed date for the structure in relation to those building foundations found at the adjacent property. It also contained some animal bone and one 17th century piece of clay pipe (see Appendix IV below). The drain chamber reached down to a level of at least 16.99m OD. A brick sample was taken from context (21) which has been dated to 1550-1800 (see Appendix III).



Fig.26: *View of [20], facing E (0.5m scale)*

6.3.6 [20], seen in fig.26 above, is a small area of orangey-red brick wall footing in the eastern section of the southern end of Trench 2. It measures approximately 1.5m long N-S and 0.26m wide at its greatest extent, and 0.07m deep. It is composed of one

course of bricks as revealed in the trench but with at least two rows visible which seem to be made up of a combination of headers and stretchers. A yellow-beige sandy mortar was observed. Its southern end was at a level of 17.57m OD and its northern end was at a level of 17.60m OD. Its presence suggests potential further brick features to the SE of Trench 2.



Fig.27: View of [16], facing SE (1m scale)

6.3.7 The arched drain [16] appears north of [19] and its associated features in Trench 2 (see fig.27). The drain was revealed across the width of the trench, running roughly 2.2m E-W and 0.34m in width. Only the top of the narrow arch was revealed, and this indicates that the structure is at the very least 0.15m deep. The eastern end of the drain was at a level of 17.36m OD and the western end was at 17.39m OD.

The cut for the drain [17] was 0.88m wide and 2.22m long on the northern side of [16] and 0.46m wide by 2.24m long on the southern side of the drain, with the full depth of the cut not yet known. The fill for this cut (22) was particularly artefact-rich containing 36 pieces of 17th century pottery (see Appendix II) which matches with the expected late 16th-17th century date of the feature., as well as four fragments of 17th century clay pipe (see Appendix IV below), small glass vessel fragments, two pieces of animal bone, three nails and an irregularly shaped metal object potentially part of a horseshoe. The level of (22) on the northern side of [16] was 17.29m OD and 17.24m OD on the southern side.

It is possible that [19] drains into [16], but this has yet to be confirmed.

6.4 TRENCH 3

6.4.1 Trench 3, located to the south of the footprint of the proposed development, measured 9.72m long by 2.26m at its greatest extent and was aligned approximately SE-NW. Its location was chosen in order to straddle the central and western wings of the 18th century New Palace, and was designed to pick up any evidence of the ‘capacious cellaring’ under the central block mentioned in the 1839 sale catalogue and to see if the wings were potentially cellared too.

The trench was excavated to a maximum depth of 0.53-1.31m below existing ground level, corresponding approximately to 17.44m OD-16.60m OD. The natural geology, (29), was comprised of a light yellow-brown clay with some gravel inclusions which was first encountered at approximately 17.44m-17.08m OD in section.

6.4.2 An isolated square brick feature [34] was observed during the process of cutting Trench 3 and was found at a higher level than other masonry features towards the eastern end of the trench (see figs.28 and 29). It was composed of re-used bricks over dry-bedded gravels with no clear mortar bonding, and measured approximately 350mm wide by 560mm long, and was approximately 5.55m away from the NW end of the trench and 420-480mm away from the NNW section. It appears to have overlaid the orange gravel-rich layer (25), and may represent the base for a garden feature prior to the western extension of the 18th century house. The feature was mainly composed of four irregularly shaped bricks which are all the same shape, suggesting that they previously had a very specific purpose. Two brick samples were taken from [34] which have been dated to 1550-1800 (see Appendix III).



Fig.28: *View looking west and providing context for the isolated brick feature [34] (0.5m scale)*



Fig.29: *Detail of isolated brick feature [34](0.5m scale)*

6.4.3. The topsoil of Trench 3 (23) was composed of a dark brown clay with moderate gravel inclusions, and measured c.130-640mm thick, getting thicker towards the SE extent of the trench. This layer was first encountered at a level of 17.94m OD-18.02m OD. Below this was a thin charcoal-rich burnt clay layer (24) with some moderate stone/gravel inclusions which overlaid both wall [30] and [31]. This ranged in thickness from 140mm-20mm in section, and was first encountered at a level of -17.37-17.81m OD. This was above the orange clay layer with frequent pebble inclusions (25) which ranged in thickness from 150mm-20mm in section. This layer was also first encountered at approximately 17.59-17.34m OD in section. This deposit contained three pieces of Colchester Slipped Ware dating to the 15th century in association with the NW side of wall [31]. This layer was deposited up against both walls [30] and [31] and perhaps contains these pieces due to a disturbance of earlier material during the construction of the walls. It also yielded a long thin metallic object which could potentially be some kind of door hinge which was associated with the western side of wall [31].

The mid-brown clay deposit (26) appeared under (25) at the NW end of Trench 3, extending approximately 3m from the NW end of the Trench in the NNW section of the trench (see fig. 30) before tapering off. It was first encountered at approximately 17.46m OD and measured 200-260mm in section. This deposit may represent redeposited natural sealing ditch [28], which is discussed below.



Fig. 30: *Oblique view of Trench 3 NNW section (0.8m scale)*

6.4.4. The linear ditch [27] can be seen in figs. 30 and 31. The feature was clearly visible at the NW extent of the trench due to its distinctive light beige-blue clay fill (27). As can be seen in fig.40 the ditch had quite a steep cut which sloped towards the NW section. The fill (28) was at least 440mm thick and first encountered at a level of approximately 17.24m OD in section, and the bottom of the ditch was at a level of approximately 16.6m OD, which represents the deepest level of excavation in this trench. No finds were recovered from the ditch. Its proximity to wall [30] suggests that the two were associated.

As can be seen in fig.31, the light brown clay deposit (35) appeared at the same level and next to (27) (approximately 17.24m OD in section) and then rose up and tapered off at approximately 2m from the NW edge of the trench. The deposit is 160-180mm thick in section and is also likely associated with the ditch. Like the brown clay deposit (26) (35) is likely to have been associated with ditch [28].



Fig.31: *View of Trench 3 NNW section at the NW end (1m scale)*



Fig.32: *Oblique view of wall base [30] facing west (1m scale)*

6.4.5 The red brick wall [30] (see fig.32) was encountered at a relatively high level in the trench (17.74m OD in section) and was approximately 1.42m long N-S and 0.24m E-W and 290mm deep (down to a level of approximately 17.45m OD in section). As can be seen from fig.32 above, the wall was only partially revealed in the NW section, and its approximate N-S alignment meant that it was angled so that more of its northern end extended into the trench. The wall seems to have been composed of at least three courses of stretchers, with the middle course greatly obscured by a hard grey mortar. It sat on top of the brown clay deposit (26). This wall formed part of what was

evidently an extended (& single storey) western wing of the 18th century New Place property, and was certainly in existence by the 1830s.



Fig.33: *View of Trench 3, facing SE (1m scale)*



Fig.34: *View of Trench 3, facing NW (1m scale)*



Fig.35: *Oblique view of [31], facing SSW (0.5m scale)*

6.5.6 Wall [31] was also composed of red bricks and was aligned roughly N-S, though the bricks were considerably obscured by white-yellow mortar. It measured approximately 2.12m N-S, and 1.16m E-W at its greatest width across the buttress at its southern end. The wall was 250mm deep in section with footing on its eastern side composed of a single brick course of stretchers along the main part of the wall. The main wall itself seems to have been constructed mainly in stretcher bond and the top of it was at level of approximately 17.41m OD in section. The top of the buttress was at a level of 17.43m OD. This wall is evidently part of the original western wall (& after extension one side of the main central section) of the later 18th century New Place property.

As can be seen in fig. 35, a working surface was revealed on the eastern side of [31], which was at a level of 17.16m OD. The gravel-rich orange clay layer (25) was deposited up against the wall and underneath this was the beige-grey clay layer (32) which was 70-150mm thick in section and encountered at a level of 17.23-17.31m OD.

Deposited up against this and (25) was the brown clay construction backfill (33), with clean undisturbed natural clay below. Layer (33) extended across the width and up to the SE extent of the trench. The deposit was 170mm thick and encountered at a level of approximately 17.34m OD in section. Three fragments of Chinese Porcelain dating to the 18th century were found whilst cleaning this context, which correlates with the expected late 18th century date of the construction of the later New Place residence.

7 CONCLUSIONS

It is clear that significant remains pertaining to the probable west wing and northern frontage of the late 16th to 17th century New Place property, and the western and central wings of the later 18th century building survive within the footprint of the proposed block at 230 St Mary's Lane.

In Trench 1, the red-brick stepped wall [8] running WNW-ENE has been dated between approximately 1550-1750, which reflects the expected pre-1775 date for the feature. This likely formed part of the western wing of the late 16th-17th century New Place residence. Four stone potential building pads were also found below and in parallel with the wall and may represent the earliest features found during the evaluation, of possible medieval date. The brick wall/drain in the NE section of the trench may have been associated with the drainage features seen in Trench 2.

Trench 2 contained the rectangular drain inspection chamber [19] which was at least 600mm deep with arched openings to the north and south with one potentially draining into the E-W aligned arched drain [16] further to the north. Brick samples taken from [19] and the drain fill (21) suggest a slightly later date range for this feature of 1550-1800. Pottery from (21) and the construction backfill of [16] dating from the late 16th-17th century suggests that the features in Trench 2 can also be associated with the earlier New Place residence from this period.

Two red brick walls [30] and [31] were discovered at the NWW and SEE extent of Trench 3 respectively. Both were aligned roughly N-S, whilst the latter also had a buttress. The isolated square brick feature [34] which was found at a higher level in the process of cutting the trench has been dated to 1550-1800. Both 15th century and 18th century pottery fragments were found in association with wall [31], though the presence of 18th century pottery in the construction backfill (and also the location of both walls in relation to historic plans) confirm that these remains are associated with the post-1775 New Place residence. It is surmised that wall [30] forms part of the extended western wing of this building whilst [31] forms original house and main central 3-storey block. However, there was no evidence here for the cellars which were thought to exist in this area.

Natural geology was encountered at a level of 17.08-17.69m OD across the site, which indicates the potential deepest level of buried archaeology outside any possible cellared areas.

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Appendix I: Plans and sections of excavated archaeology

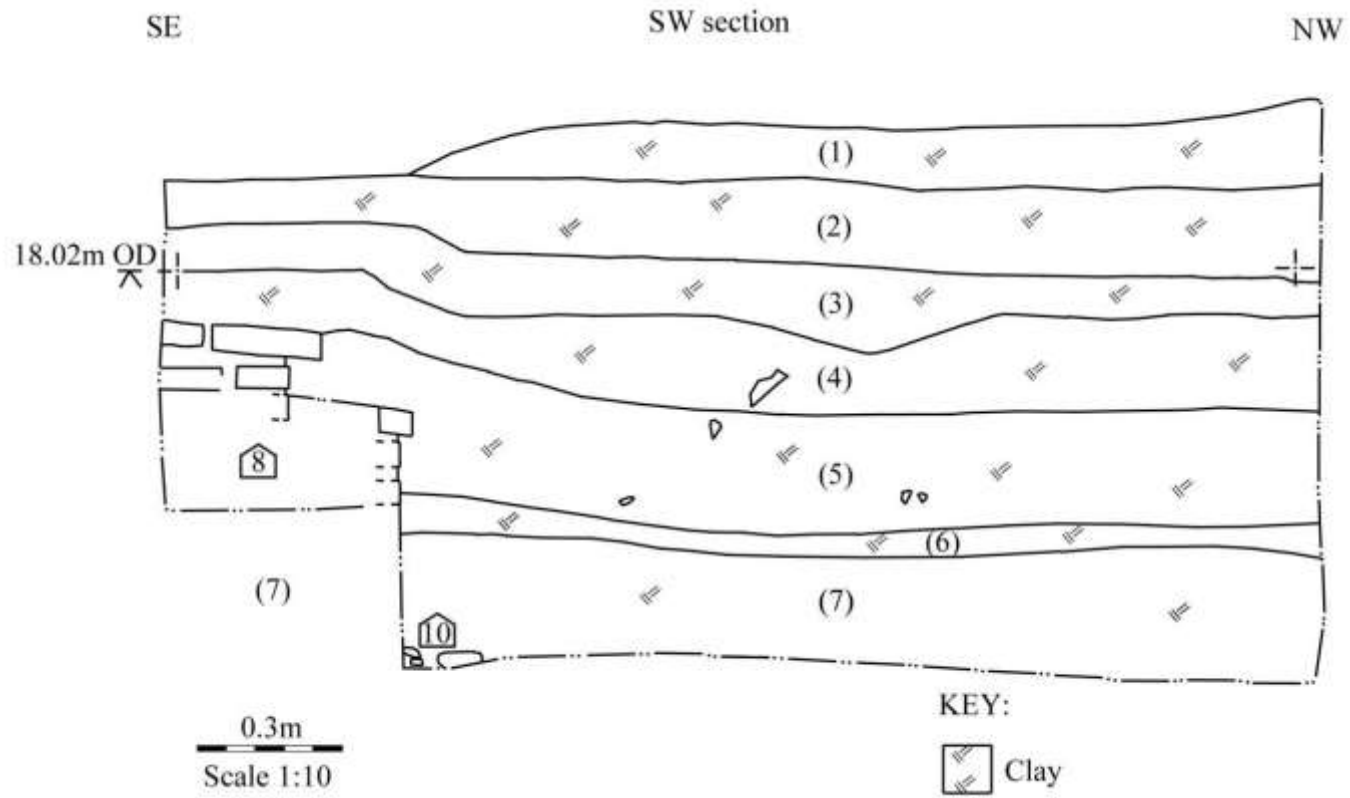


Fig.36: SW section of Trench 1

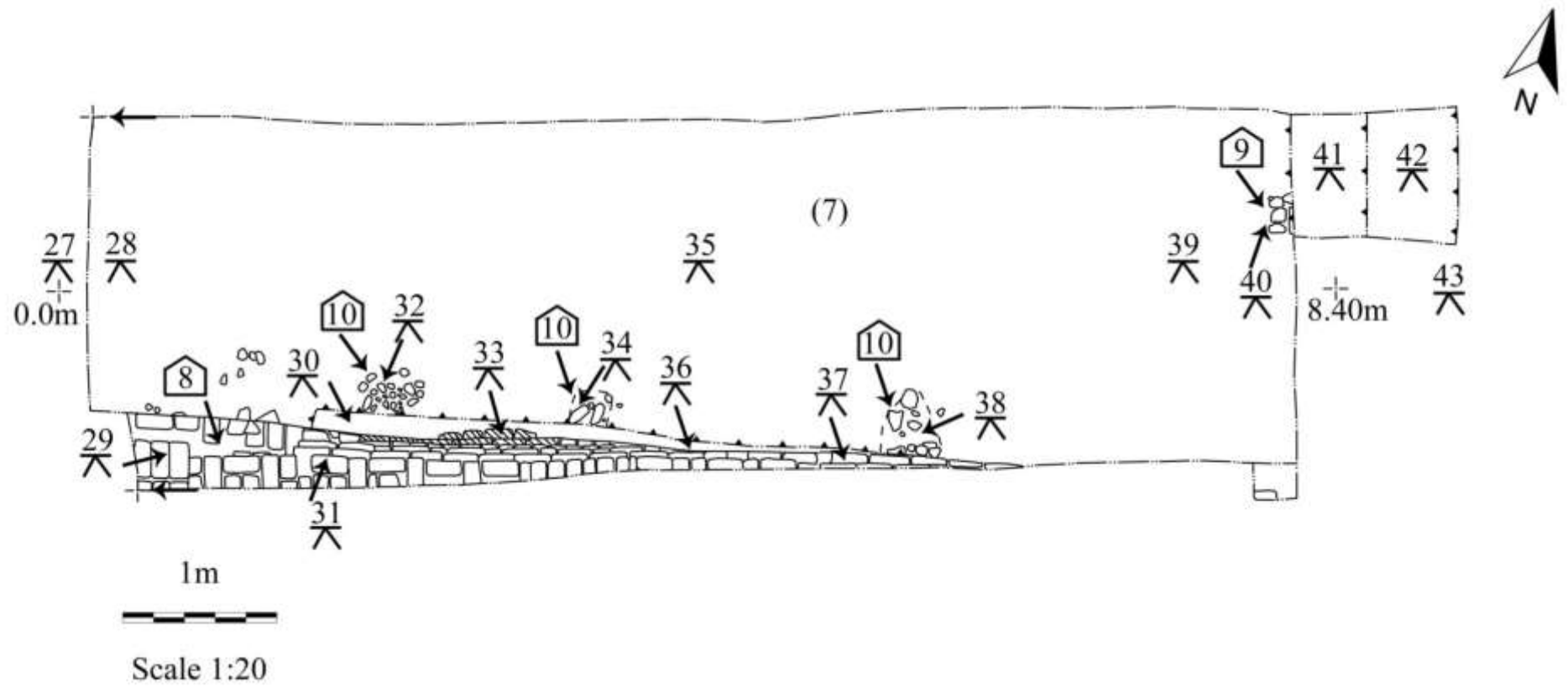


Fig.37: Plan of Trench 1

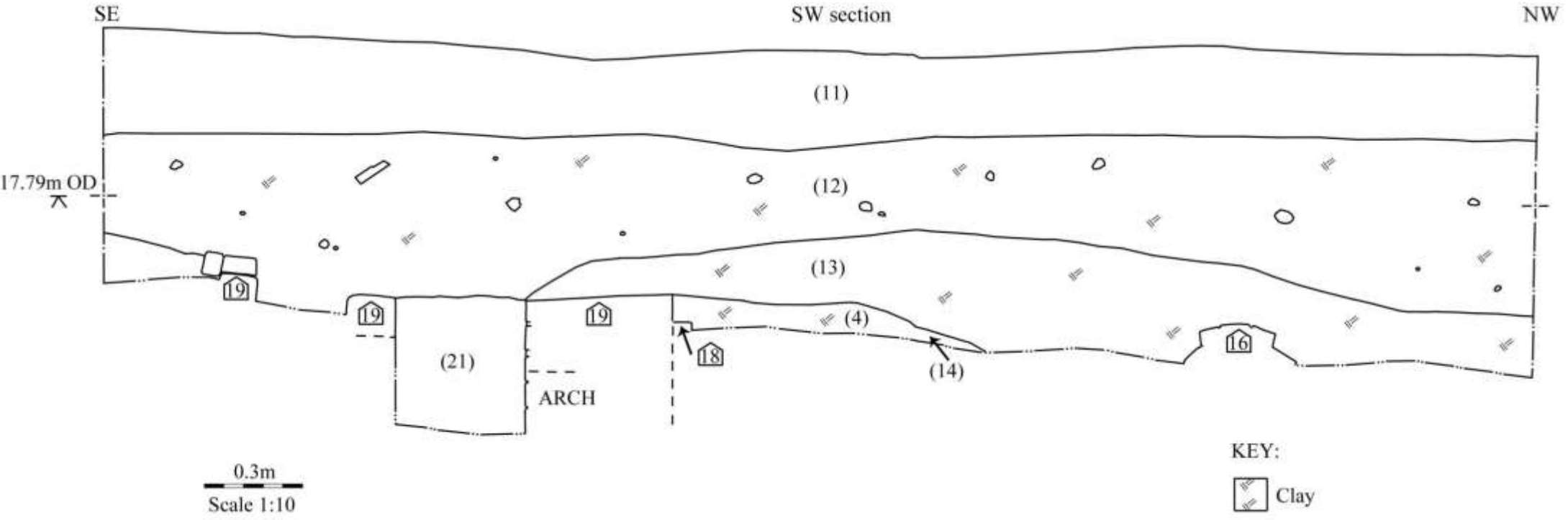
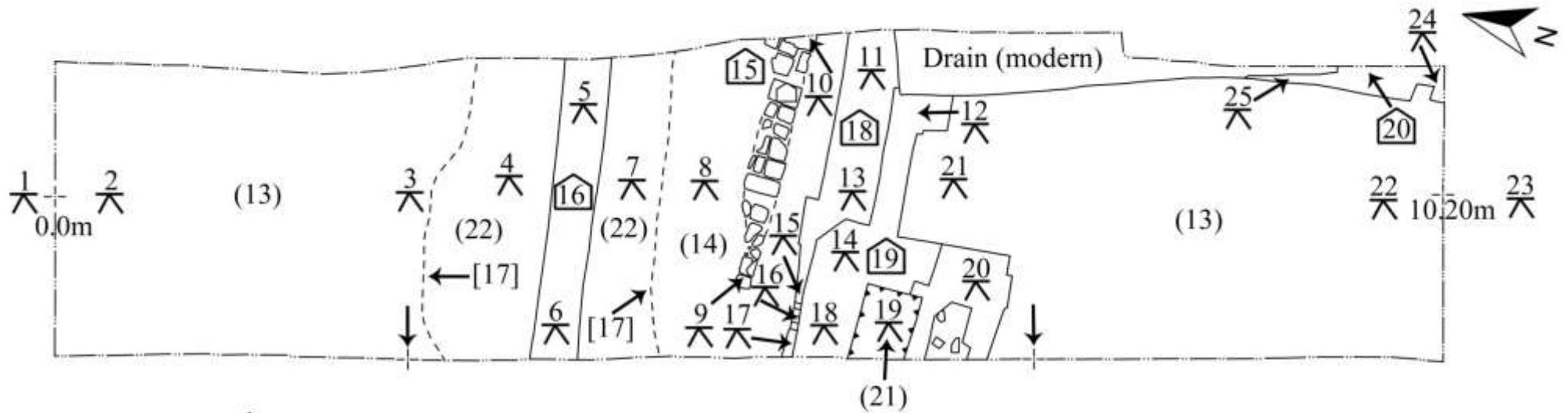



Fig.38: SW section of Trench 2



1m

 Scale 1:20

Levels		
(m.OD):	10= 17.40	20= 17.51
1= 18.23	11= 17.37	21= 17.48
2= 17.28	12= 17.41	22= 17.44
3= 17.22	13= 17.37	23= 18.26
4= 17.29	14= 17.44	24= 17.57
5= 17.36	15= 17.38	25= 17.60
6= 17.39	16= 17.36	26= 17.79
7= 17.24	17= 17.39	
8= 17.34	18= 17.46	
9= 17.35	19= 16.99	

Fig.39: Plan of Trench 2

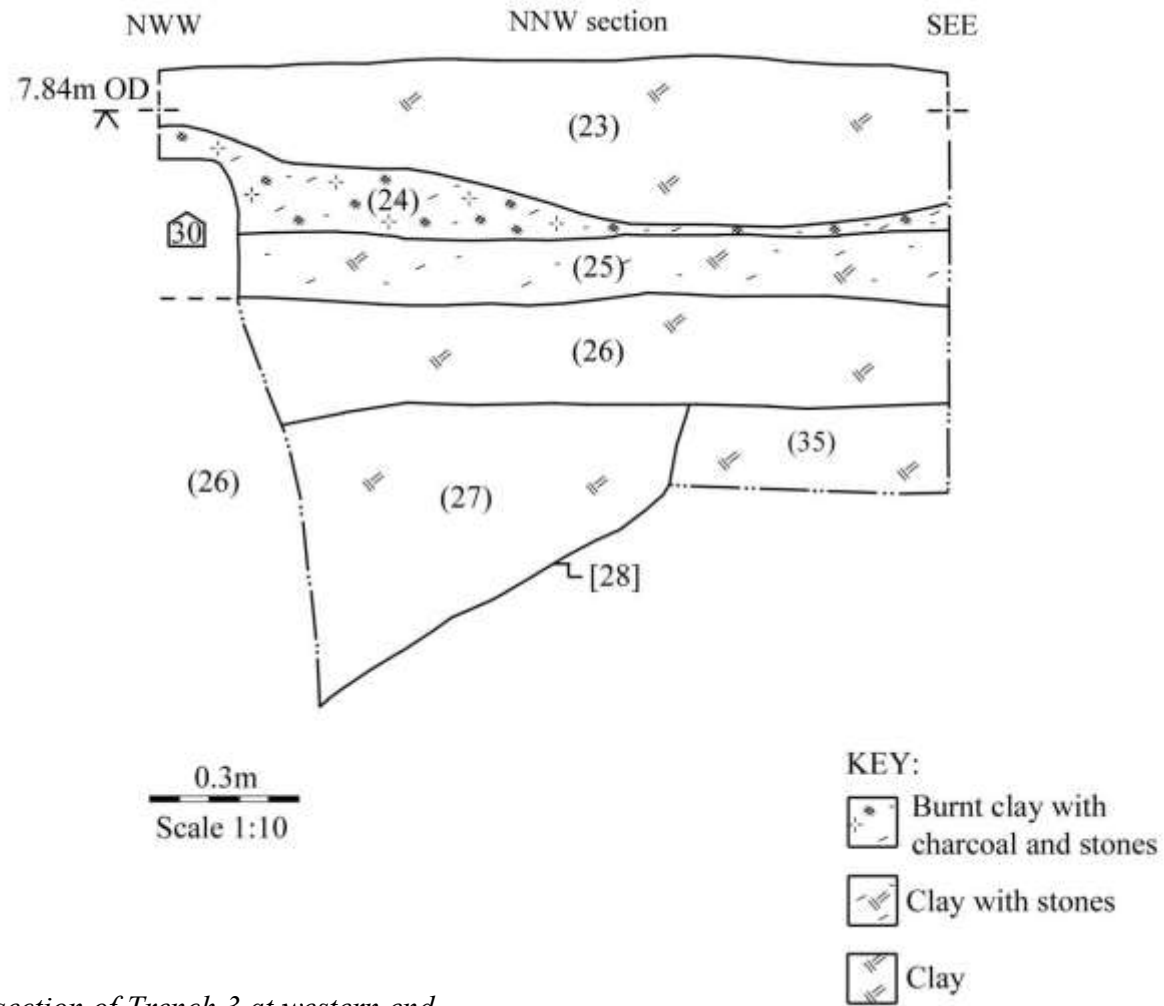
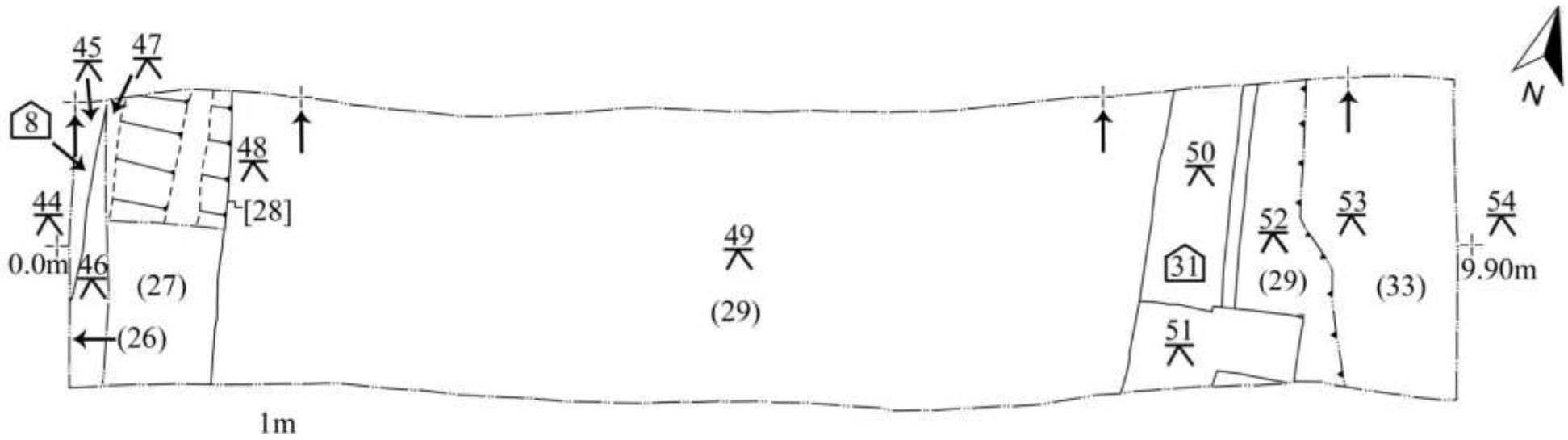


Fig.40: NNW section of Trench 3 at western end



1m
 Scale 1:20

- Levels (m.OD):**
- 44= 17.92
 - 45= 17.75
 - 46= 17.47
 - 47= 16.60
 - 48= 17.03
 - 49= 17.20
 - 50= 17.38
 - 51= 17.43
 - 52= 17.15

Fig.42: Plan of Trench 3

Appendix II: Pottery report

Paul Blinkhorn

The pottery assemblage comprised 56 sherds with a total weight of 1,835g. It was all late- or post-medieval, and was recorded using the conventions of the Museum of London Type-Series (eg. Vince 1985), as follows:

- BORDY:** Yellow-glazed Border Ware, 1550-1700. 17 sherds, 772g.
CHPO: Chinese Porcelain, 1580 -1900. 3 sherds, 4g.
COLS: Colchester Slipped Ware, 1400-1550. 9 sherds, 772g.
PMBL: Post-medieval Black-glazed Redware, 1600-1900. 1 sherd, 28g
PMR: Post-medieval Redware, 1580 – 1900. 22 sherds, 616g.
TGW: English Tin-Glazed Ware, 1600-1800. 4 sherds, 31g.

The pottery occurrence by number and weight of sherds per context by fabric type is shown in Table 1. Each date should be regarded as a *terminus post quem*. The range of fabric types is typical of sites in the region.

The assemblage is in very good condition, and appears to be mostly primary deposits, with a number of refitting sherds and partially-complete vessel present. All but two of the sherds of Border Ware from context 22 were from a single vessel, most probably a Type 1 chamber-pot dating to the second half of the 17th century (see fig. 43) (Pearce 1988, 99). The sherds of COLS from context 21 were also all from a single vessel, a small jug or jug-shaped cistern (eg. Cotter 2000, Fig. 84).

The assemblage is largely utilitarian, other than the sherds of TGE, which are from two blue-painted vessels, one a closed form and the other a plate.

Cntxt	COLS		BORDY		PMR		PMBL		TGW		CHPO		Date
	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	
5	1	80			3	93	1	28	2	2			17thC
21	5	618			2	147							L16thC
22			17	384	17	376			2	29			17thC
25	3	74											15thC
33											3	4	M18thC
Total	9	772	17	384	22	616	1	28	4	31	3	4	

Table 1: Pottery occurrence by number and weight (in g) of sherds per context by fabric type

Bibliography

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Pearce, J, 1988 *Border Wares* HMSO

Vince, AG, 1985 The Saxon and Medieval Pottery of London: A review *Medieval Archaeology* 29, 25-93



Fig.43: *Yellow-glazed border ware base from context (22)*

Appendix III: Brick report

Sue Pringle

Two brick samples were taken from wall [8] in Trench 1, three from drain [19] in Trench 2, one from (21) which was the fill of drain chamber [19], and two from the isolated brick feature [34] in Trench 3. The bricks with the earliest date range of 1550-1750 come from the large brick wall in Trench 1 [8], but all of the bricks can be roughly dated roughly between the 16th and 18th centuries which fits the established chronology for the site. Scans of bricks from context (21) and [34] can be seen below (figs.44-46).

Context	Date of CBM / Context	Period	Fabric	Form	Count	Weight (g)	L	B	T	Condition	Comments
[8]	1550-1750	PM		Brick	1	3187	237	103	62	M, Ru	Unfrogged; indented margins; creased sides and base. 2 mortars, off-white lime mortar overlying yellowish lime mortar
[8]	1550-1750	PM		Brick	1	3547	240	110	60	M, Ru	Unfrogged; trace indented margin (top mortared); creased sides and base (also mortared). Traces of yellowish lime mortar under thick off-white lime mortar
[19]	1550-1800	PM		Brick	1	2674	230	119	58	M	Unfrogged; flast, lightly creased sides; creased base. Indented margins. Lime mortar, light brown
[19]	1550-1800	PM		Brick	1	1227	140+	109	57	M	Unfrogged; orange fabric with silty chunks, fine moulding sand. Clay on one stretcher pushed up to form ridge-probably accidental, and dent in top surface. One stretcher looks worn. Light brown lime mortar.

Context	Date of CBM / Context	Period	Fabric	Form	Count	Weight (g)	L	B	T	Condition	Comments
[19]	1550-1800	PM		Brick	1	1158	130+	116	60	M	Unfrogged; creased stretcher and base. May have indented margin under light brown lime mortar.
(21)	1550-1800	PM		Brick	1	1725	165+	115	61		Unfrogged brick; shaped by rubbing 1 stretcher arrise down to form bull-nose.
[34]	1550-1800	PM		Brick	1	3644	290+	142	67	M, Ru	Large unfrogged brick moulded with sloping stretcher. Larger end has been cut-so brick was originally longer. White lime mortar on bedfaces.
[34]	1550-1800	PM		Brick	1	3579	280+	145	68	M, Ru	As above, large moulded and shaped brick, unfrogged re-worked. White lime mortar on bedfaces.

Key: A = Abraded; M = Mortar; PM = Post medieval; Rd = Reduced; Ru = Re-used; V = Vitrified

All measurements given in millimetres, (L = Length; B = Breadth; T = Thickness)



Scale: 50mm

Fig.44: *Brick sample from context (21)*



Fig.45: *Profile of brick sample from context (21)*



Scale: 50mm

Fig.46: *Brick sample from isolated brick structure [34]*

Appendix IV: Clay tobacco pipe report

Florence Smith Nicholls

A total of five clay pipe fragments were recovered from Upminster, four from context (21) and one from (22). This included two complete or semi-complete bowls with partial stems attached, one from each context respectively and three partial stems from context (21). The diagnostic piece from the drain chamber fill (21) has a slightly later potential dating of 1640-1660, whilst the example from (22) which is the backfill around drain [16] is dated between 1580 and 1680. However, these two dates overlap and corroborate the expected late 16th-17th century date of the features they are associated with. Naturally, the few pieces recovered were found in contexts associated with drains where discarded tobacco pipes will have been dumped.

Key to table overleaf:

Abbreviations across head of table

BH = Bowl height
BW = Bowl width
SL = Stem length
SW = Stem width
BS = Borehole size

Abbreviations within text of table

BA = On bowl, facing away from the smoker
BF = On bowl, facing smoker
BL = On bowl, on left hand side as smoked
BO = On bowl, covering the entire bowl
BR = On bowl, on right hand side as smoked
H = On base of hill
SH = On sides of heel
SL = Stamp or decoration along the length of stem, on left side as smoked
SR = Stamp or decoration along the length of stem, on right side as smoked
SS = On sides of spur
SP = On base of spur

All bowls have been identified using the following guides:

* = Atkinson, D and Adrian, O, (1969), 'London Clay Tobacco Pipes' *Journal of the Archaeological Association. Third Series Vol.XXXII*

^ = Oswald, A, (1975), Clay Pipes for the Archaeologist, British Archaeological Reports 14

All dates are approximate, all measurements are given in millimetres, (mm).

Context	Form	Type	Date	Count	BH	BW	SL	SW	BS	Comments
(21)	Slightly damaged bowl with partial stem	10*	1640-1660	1	34	13	70	10	4	Milling on rim and slightly discoloured BL due to burning, as well as some accretion
(21)	Partial stem	-	-	1	-	-	62	9.5	3	Creamy pink colour
(21)	Partial stem	-	-	1	-	-	50	6.5	4	Very wide bore, some accretion
(21)	Partial stem	-	-	1	-	-	36	9	4	
(22)	Slightly damaged bowl with partial stem	13*	1580-1680	1	34	14	70	9	3	Milling on rim and slightly discoloured BL due to burning

Appendix V: OASIS Data Collection Form

OASIS ID: compassa1-249391

Project details

Project name	Evaluation at 230 St Mary's Lane, Upminster, RM14 3DH
Short description of the project	Between the 29th of March-April 1st, and on the 6th of April 2016 Compass Archaeology conducted an archaeological evaluation within the premises of 230 St Mary's Lane, Upminster, London Borough of Havering. The works were undertaken as part of the planning process for the redevelopment of the site. The evaluation complements earlier fieldwork undertaken at the adjacent property 240-242 St Mary's Lane in 2009-10 by Compass and Essex County Council Field Archaeology Unit which uncovered the 16th-17th New Place property foundations, as well as part of the later 18th century footprint of the rebuilt house. Three trenches were dug within and on the periphery of the footprint of the proposed new block and substantial post-medieval remains relating to multiple phases of the New Place building were uncovered. This included a 16th-18th century wall in Trench 1 and a 16th-18th century drain and drain inspection chamber in Trench 2. The features in Trench 1 are assumed to be part of the west wing of the late 16th-17th century New Place property, whilst those in Trench 2 could be part of the north frontage and courtyard. Two brick wall bases were uncovered in Trench 3 which are likely to form part of the west and central wings of the 18th century property. The presence of possible stone building pads in Trench 1 may represent evidence for an earlier (?medieval) phase at the site.
Project dates	Start: 29-03-2016 End: 06-04-2016
Previous/future work	No / Yes
Any associated project reference codes	SMS16 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Industry and Commerce 2 - Offices
Monument type	BUILDING PLATFORM Medieval
Monument type	DRAIN Post Medieval
Monument type	WALL Post Medieval
Significant Finds	POTTERY Medieval
Significant Finds	POTTERY Post Medieval

Significant Finds	CLAY PIPE (SMOKING) Post Medieval
Methods & techniques	"Targeted Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON HAVERING UPMINSTER 230 St Mary's Lane
Postcode	RM14 3DH
Study area	62 Square metres
Site coordinates	TQ 866 564 51.275573846723 0.675621543001 51 16 32 N 000 40 32 E Point
Height OD / Depth	Min: 17.08m Max: 17.69m

Project creators

Name of Organisation	Compass Archaeology
Project brief originator	Historic England
Project design originator	Compass Archaeology
Project director/manager	Compass Archaeology
Project supervisor	Geoff Potter
Type of sponsor/funding body	Landowner

Project archives

Physical Archive recipient	Museum of London archaeological archive
Physical Contents	"Ceramics"
Digital Archive recipient	Museum of London archive
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	Museum of London Archaeological Archive
Paper Media available	"Context sheet", "Correspondence", "Map", "Plan", "Section", "Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	An Archaeological Evaluation at 230 St Mary's Lane, Upminster London Borough of Havering, RM14 3DH
Author(s)/Editor(s)	Smith Nicholls, F.
Date	2016
Issuer or publisher	Compass Archaeology
Place of issue or publication	250 York Road, London SW11 3SJ
Description	A brief report of the results of an archaeological evaluation undertaken at 230 St Mary's Lane. This includes a discussion of all of the trial trenches monitored, photos, plans and sections where relevant, brick, pottery and clay pipe analysis, a plan showing the location of the trenches, and any conclusions reached.

Entered by	Florence Smith Nicholls (mail@compassarchaeology.co.uk)
Entered on	22 April 2016