

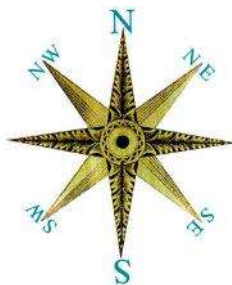
**EXCAVATIONS AT
230 ST MARY'S LANE, UPMINSTER
LONDON BOROUGH OF HAVERING, RM14 3DH**

An Archaeological Assessment Report



August 2017

COMPASS



ARCHAEOLOGY

EXCAVATIONS AT
230 ST MARY'S LANE, UPMINSTER
LONDON BOROUGH OF HAVERING, RM14 3DH

An Archaeological Assessment Report

Site code: SMS16

Planning ref: PO811.14

NGR: TQ 86605 56390 (centre)

Principal author:

Heidi Archer

with contributions from:

Paul Blinkhorn, Miranda Fulbright, Susan Pringle & Dr Jörn Schuster

COMPASS ARCHAEOLOGY LIMITED
250 YORK ROAD, BATTERSEA,
LONDON SE11 3SJ

Telephone: 0207 801 9444

Email: mail@compassarchaeology.co.uk

August 2017

©Compass Archaeology Limited

Abstract

Between the 3rd and 25th March 2017 Compass Archaeology conducted an open-area archaeological excavation on the site of 230 St Mary's Lane, Upminster, RM14 3DH. The archaeological works were carried out as part of planning condition 9 attached to redevelopment of the site into a three storey residential building with underground car parking (ref: PO811.14).

The excavation followed on from an initial three trench evaluation conducted on the site by Compass Archaeology in April 2016, and is associated with works carried out on the adjacent plot, 240-242 St Mary's Lane, by Compass Archaeology and Essex County Council Field Archaeology Unit in 2009-10.

Primarily, the investigation revealed three distinct phases of occupation and activity relating to the manorial complex known as New Place, which existed on the site in a variety of forms from c1475 until its demolition in 1924. The first phase was represented by a significant section of the 15th/16th century manor. In the northern half of the site at least one room was represented by a series of orange-red brick walls forming a square, bounded on the north, east and south sides by a compacted brick and gravel pathway. The room contained a well-constructed brick drain or well feature, the fill of which contained a quantity of finds dating from between 1480 and 1900. An extensive brick culvert and boundary wall were also recorded. This first phase is dated to between c1450 and c1720 and is thought to be a possible outbuilding associated with the main house.

The second phase of activity was characterised by a single N-S aligned wall running through the centre of site, truncating much of the earlier complex. This feature was well-constructed, measuring 12.5m in length, and had been demolished to foundation level and backfilled. The purpose of the wall is unknown, but represents a short-lived rebuilding programme between c1720 and 1775.

The final phase was represented by two walls situated in the southern part of the site, forming the western wall of the central 3 storey block, and the western wall of the ballroom, both belonging to the post-1775 redevelopment of New Place under James Esdaile.

In general, the site was relatively two-dimensional, with the majority of the features cutting into natural clay, exposed directly beneath modern overburden removed during the initial machine stripping of the site. Some demolition backfill was recorded in the south-eastern corner of site, taken to be associated with the 1924 clearance. The majority of archaeological features exposed during the excavation were recorded between 17.82 and 17.21mOD, with natural clay encountered between 17.68 and 17.15mOD.

Following on from this assessment report further investigation will be required to relate these results to those gathered during previous archaeological investigations. This is proposed to take the form of an article, completed in conjunction with the relevant parties, for publication in an appropriate archaeological journal.

Contents

	Page
1 Introduction	1
2 Acknowledgments	2
3 Site location, geology, and topography	2
4 Archaeological and historical background	4
5 Planning and objectives	8
6 Methodology	10
7 Results	13
7.1 Introduction	13
7.2 Natural geology	13
7.3 Phase 1a: 16 th – 18 th century New Place	13
7.4 Phase 1b: Associated Structures	32
7.5 Phase 2: Demolition and Clearance	36
7.6 Phase 3: Isolated rebuilding	40
7.7 Phase 4: c1775 New Place	44
7.8 Phase 5: Modern Demolition and Alterations	49
7.9 Phase 6: Car Park Ramp	56
8 Conclusions	59
9 Revised research objectives and publication proposals	63
10 Sources	64
Appendix I Context list	66
Appendix II Levels	68
Appendix III Ceramic Building Material <i>by Sue Pringle</i>	72
Appendix IV Pottery <i>by Paul Blinkhorn</i>	82
Appendix V Animal Bone <i>by Miranda Fulbright</i>	87

Appendix VI	Clay Tobacco Pipe	91
Appendix VII	Small Finds <i>by Dr Jörn Schuster</i>	99
Appendix VIII	OASIS Recording Form	103

List of figures

	Page
<i>Front Cover – Cologne Stoneware mug recovered from the fill (79) of a brick drain [47]</i>	
Fig.1: Site location, marked in red.	1
Fig.2: Site outline, marked in blue.	3
Fig.3: Extract from the British Geological Survey (Sheet 257: Romford) with site location marked in red.	4
Fig.4: Extract from the OS 2nd Edition 25" Sheet 75-6 (1896) showing the three wings of New Place and stables (now Clockhouse) to the east. Site outline marked in red.	6
Fig.5: New Place, c1909, with members of the Wilson family on the front steps.	6
Fig.6: The outline of the 16th/17th century house recorded in previous excavations (blue) and the post-1775 New Place (red) in relation to the area of excavation. Adapted from drawing no.1182/04 Proposed Block Plan by Form Architecture.	7
Fig.7: New Place Phase 1 (green). Original drawn at 1:20.	14
Fig.8: Wall [78] (marked in blue) running approximately E-W between the drain [47] and culvert [22]. Facing W. Scale 0.5m.	16
Fig.9: Eastern end of W[78] showing three intact courses and a bottom partial course. Facing W. Scale 0.2m.	16
Fig.10: L-shaped wall [51] bounded by a brick surface [49] to the south and natural clay to the north (6). Facing W. Scale 1m.	17
Fig.11: Walls W[68] (parallel to scale) and W[81] (below concrete), as seen in the northeastern corner of the excavation. Facing S. Scale 1m.	18
Fig.12: Wall [37] and CBM rubble (40). The remains of wall [53] can be seen to the right of frame. Facing N. Scale 1m.	19
Fig.13: Wall [58], north face. Another brick surface, S[73] can be seen in the foreground. Facing WSW. Scale 1m.	21
Fig.14: North face of W[58]. The culvert [22] can be seen in the foreground. Facing S. Scale 1m.	21
Fig.15: East end of W[58], showing the change in form. Original plan drawn at 1:20	22
Fig.16: 'Step' [74], with wall W[53] to the left of frame and drain [47] to the right. The slight step with a CBM tile base can be seen above the scale. Facing N. Scale 0.5m.	23
Fig.17: Surface S[49] to the south of a partially exposed wall W[51]. Facing E. Scale 1m.	24
Fig.18: N-S section of path (partially excavated). The path was truncated by a modern concrete drain which can be seen towards the top of frame. Facing W. Scale 1m.	25

Fig.19:	Detail of bedding layer S[49] and gravel (50) which can be seen in section. Facing NW. Scale 0.5m.	25
Fig.20:	S[77] lying between W[78] and culvert [22]. Facing W. Scale 0.5m.	26
Fig.21:	Surviving remnants of S[73] observed at the eastern end of W[58]. Facing E. Scale 1m.	27
Fig.22:	Drain [47], with E-W arm and brick surround, [72]. Facing E. Scale 1m.	29
Fig.23:	Interior of the chamber, [47]. The most substantial brickwork was seen in the south-facing section, terminating at a slightly arched brick base, [80].	29
Fig.24:	Western end of culvert [22] to left, and wall [58] to right of frame. Facing approximately NE. Scale 1m.	30
Fig.25:	Base of culvert [22] as seen at the western limit of excavation, with the remnants of the arch seen in section. Facing W. Scale 0.2m.	31
Fig.26:	Plan of New Place showing Phase 1b in light green. Original drawn at 1:20.	32
Fig.27:	Southern part of the site. The gravel surface can be seen in the centre of frame, with wall W[3] in the foreground. Facing E. Scale 1m.	34
Fig.28:	L-shaped wall W[5], with the western edge cutting into orange gravel (4). Facing N. Scale 1m.	35
Fig.29:	Northern end of W[5] and pottery abundant gravel (14) below scale. Facing NW. Scale 1m.	35
Fig.30:	Plan of New Place showing Phase 2: Demolition and Clearance. Original drawn at 1:20.	36
Fig.31:	Demolition scatter (45), characterised by whitish mortar spreads and CBM fragments, typical of the scatters observed across the site. Facing approximately NW. Scale 1m.	38
Fig.32:	Partially excavated CBM brick and tile dump (46), which was overlying drain [47]. Facing NNW. Scale 1m.	38
Fig.33:	CBM abundant deposit (57) outlined in blue, overlying W[51]. Facing W. Scale 1m.	39
Fig.34:	Wall W[53], which appears to have been constructed, demolished to foundation level and backfilled within a relatively short period of time. Original drawn at 1:20.	40
Fig.35:	Northern end of wall W[53] showing three courses of surviving brickwork below demolition mortar and rubble. Facing W. Scale 0.5m Figure	42
Fig.36:	Truncation of [37] by [53]. The bands of mortar and brick redeposited demolition material can be seen, with the surviving wall at the base, above the scale. Facing E. Scale 1m.	42

Fig.37:	Wall [53] (marked in blue) seen running N-S through the centre of site. Facing NW. Scale 1m.	43
Fig.38:	Eastern side of W[53] showing the truncation of W[51]. Facing W. Scale 0.5m.	43
Fig.39:	Western wall of the main central block of New Place [12] and western wall of Esdaile's ballroom [3]. Original drawn at 1:20.	44
Fig.40:	W[12], partially truncated by modern pile. Traces of render can be seen on the east face of the southernmost buttress. Facing W. Scale 1m.	46
Fig.41:	E-W return of W[12] observed during the pile cap trenching. Facing W. Scale 0.5m.	46
Fig.42:	Wall W[3]. Facing S. Scale 0.5m.	47
Fig.43:	Brick pad [44]. Facing E. Scale 0.5m.	48
Fig.44:	Plan of the site, showing the contexts associated with Phase 5 in yellow. Original drawn at 1:20.	49
Fig.45:	Ash deposit (9) observed overlying (19) and W[12]. Facing S. Scale 1m.	51
Fig.46:	Southeastern corner of excavation, showing (83) after the partial removal of grey clay (21). Facing N. Scale 1m.	51
Fig.47:	Completed excavation showing the light mortar trample (84) below (83) and (21). Facing N. Scale 1m.	52
Fig.48:	Stratigraphic sequence as observed in the southeastern corner of excavation. Facing S. Scale 1m.	52
Fig.49:	Pit [10] half-sectioned. Facing N. Scale 0.2m.	53
Fig.50:	Pit [28], abutting W[12] to the left of frame. Facing N. Scale 0.2m.	54
Fig.51:	Southeastern corner of excavation showing wall W[12] (truncated by piling) and demolition stratigraphy to the east. Facing NE. Scale 1m.	55
Fig.52:	Eastern half of modern drainage channel [7] after removal of fill (8). Facing E. Scale 1m.	56
Fig.53:	Completed ramp trench, showing modern construction debris overlying stained clay. Facing E. Scale 1m.	57
Fig.54:	Detail of drain / culvert remains. Facing E. Scale 0.5m.	58
Fig.55:	Plan of site showing all levels. Original drawn at 1:20.	68
Fig.56:	Front view of Cologne Stoneware mug recovered from context (79). Scale 10cm.	83
Fig.57:	Side view of the mug showing handle. Scale 10cm.	84
Fig.58:	Colchester Ware jug, partially complete, showing handle and shaped rim. Scale 10cm.	85
Fig.59:	Fragment of Frechen stoneware from (79) with decorative coat of arms. Scale 10cm.	85

Fig.60:	Moulded botanical pattern on partial stem. Scale 10cm.	91
Fig.61:	Leaf and flower garland on back of pipe bowl, plus iron staining. Scale 10cm.	92
Fig.62:	Leaf and garland border, right side of bowl. Scale 10cm.	93
Fig.63:	Leaf and garland border, base of bowl. Scale 10cm.	93
Fig.64:	Leaf and garland border, front of bowl. Scale 10cm.	94
Fig.65:	Scallop pattern, left side of bowl. Scale 10cm.	94

List of Tables

	Page
Table 1: Catalogue of Ceramic Building Material	75
Table 2: CBM Fabric Types	81
Table 3: Catalogue of Pottery	86
Table 4: Catalogue of Animal Bone	88
Table 5: Catalogue of Clay Tobacco Pipe	96
Table 6: Catalogue of Small Finds	100

1 INTRODUCTION

- 1.1 This document forms an archaeological assessment report detailing the findings of a recent programme of excavation carried out between the 3rd and 25th March 2017 on the site of 230 St Mary's Lane, Upminster, London Borough of Havering RM14 3DH (fig.1).

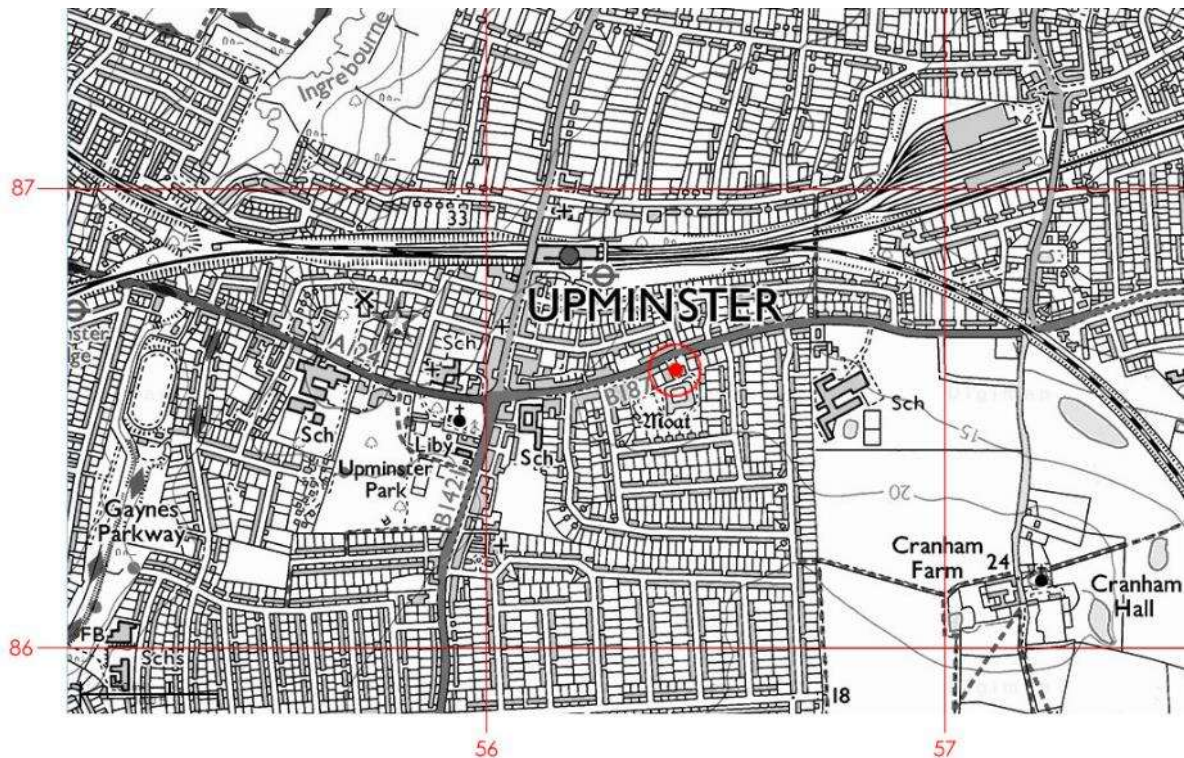


Figure 1: Site location, marked in red.

- 1.2 The archaeological works were carried out as part of planning condition 9 attached to redevelopment of the site into a three storey residential building with underground car parking (ref: PO811.14). The programme entailed an open area excavation of the site, specifically targeting the footprint of the proposed development and car park access ramp.
- 1.3 The present site overlies the known location of New Place, a series of properties which existed between c1475 and 1924 and as such the development would lead to complete removal of all associated archaeological deposits with this area. Therefore it was deemed appropriate that a full archaeological excavation should take place during groundworks associated with the construction of the new residential building, including 100% excavation of all features and deposits.
- 1.4 The excavation followed on from an initial three trench evaluation conducted on the site by Compass Archaeology in April 2016, and is associated with works carried out on the adjacent plot, 240-242 St Mary's Lane, by Compass Archaeology and Essex County Council Field Archaeology Unit in 2009-10.

2 ACKNOWLEDGMENTS

- 2.1** Compass Archaeology would like to thank Form Architecture Ltd and David Thickbroom for commissioning the programme of archaeological works. Thanks also to Roxwell Ltd for their support on site.
- 2.2** Compass would like to thank all of our internal and external specialists who provided relevant analysis of the archaeological finds and samples, and for their vital insights and contributions towards the understanding of the site.
- 2.3** Thanks to the field staff at Compass Archaeology, for their hard work during the site excavations, and during processing of the finds in the post-excavation process.

3 SITE LOCATION, GEOLOGY, AND TOPOGRAPHY

3.1 Site location, (fig.2)

- 3.1.1** The site is located on the southern side of St Mary's Lane, one of the main spine roads running through Upminster. The site is bounded by numbers 226-228 St Mary's Lane to the west and 240-242 St Mary's Lane to the east, with the Clockhouse and Gardens to the southeast.
- 3.1.2** The site is rectangular in plan, aligned northwest-southeast, measuring 44m in length x 17m in width. The land was previously occupied by a single storey, multi-use rectangular building (formerly a clinic) set back towards the southern end of the site, occupying c52% of the footprint. At the time of excavation the front part of the building had been demolished, leaving a smaller L-shaped structure standing in its stead.

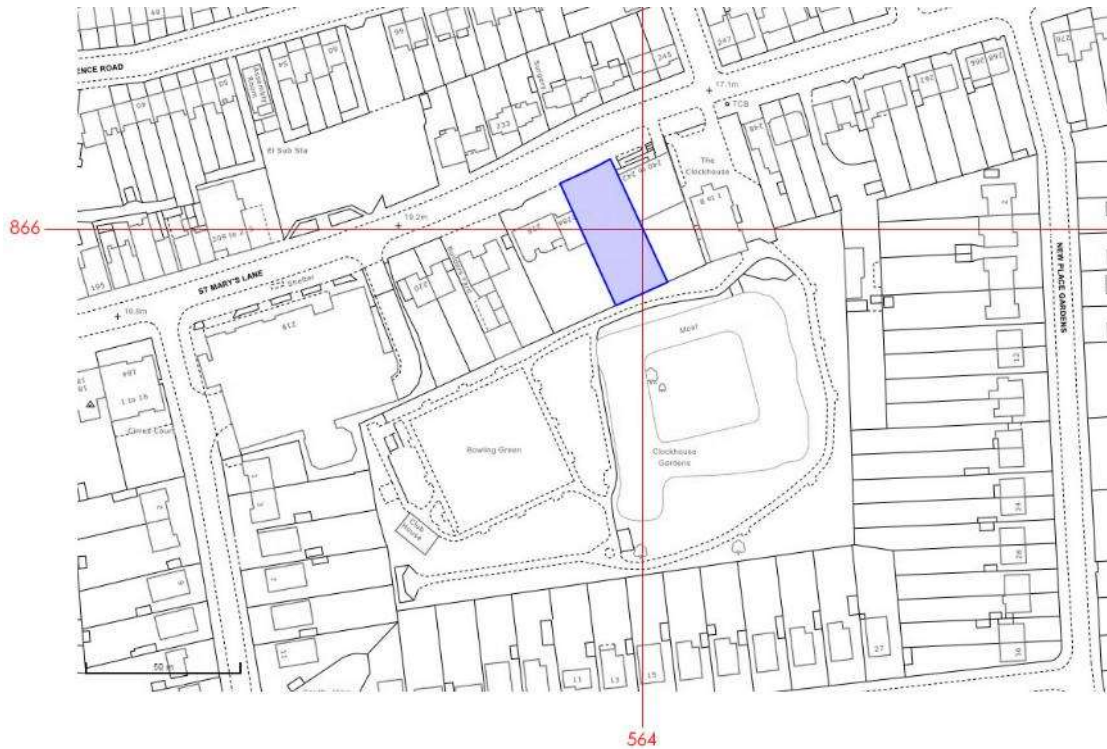


Figure 2: Site outline, marked in blue.

3.2 Geology

3.2.1 The site overlies Head, a variably pebbly sandy clay, which was confirmed by borehole tests in the front and rear of the property, conduction by Soil Investigation Eastern Limited¹. Head was observed 1.3m below ground at the front of the property and 1.2m at the rear (fig.3).

3.2.2 During the main excavation natural clay; Head, was exposed at c17.68mOD in the centre of the site, sloping down to c17.34mOD towards the southwestern corner. The Head is bounded to the east by a narrow band of Alluvium and to the west by a large deposit of Lynch Hill Gravel.

3.3 Topography

3.3.1 The site rests on relatively level ground at approximately 19mOD in the north, sloping southwards to 18.65mOD at the rear of the property. However St Mary's Lane itself lies on an east-west rising slope, with the adjacent property of 240-242 lying at 18.35-18.90mOD.

¹ Soil Investigation Eastern Limited, borehole logs 01/09/15 Job no. RX2574.



Figure 3: Extract from the British Geological Survey (Sheet 257: Romford) with site location marked in red.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 The archaeological and historic background of the site has been discussed at length in the previous Desk-Based Assessment and associated Written Schemes of Investigation, produced to accompany the planning application PO811.14, so will not be reproduced at length here. Only the most pertinent points, particularly those relating to the New Place manors, shall be repeated below.

4.2 Prehistoric – Saxon

4.2.1 There is very little evidence of formal activity or occupation in Upminster prior to the medieval period. A small number of chance finds have been recorded in the general area, including Iron Age / early Roman pottery to the northwest at 11 Waldegrave Gardens, and Iron Age / early Roman evidence of agricultural exploitation 2km to the southeast of the site, at Manor Farm, however no significant evidence of settlement has been recovered.

4.2.2 In 635 St Cedd, a monk from Lindisfarne, was sent to Essex as a missionary and established four minister churches, including Upminster. This would have been the likely focal point for a new settlement to be established. By 1086 the Domesday

Survey lists 'Upmunstra', in the administrative Hundred of Chafford, Essex, as being a relatively large and well established settlement, but still within a decidedly rural setting. There is however no archaeological evidence to secure this documentary evidence.

4.3 Medieval

4.3.1 St Cedd's wooden 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 elaborate drainage feature. Again however, no firm archaeological evidence supports this hypothesis either way.

4.3.2 Significantly, a 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 by Lady Anne Cawood. The manor at the 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 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.

4.3.3 In this period Upminster existed as three clusters of settlement, comprising the village itself, and the Hamlets of Hacton and Corbets Tey. Scattered amongst these nucleated hamlets was a series of large manors, including New Place, but also Upminster Hall on Hall Lane to the north, and Great Tomkyns in Tomkyns Lane. This settlement pattern continued throughout the 16th and 17th centuries.

4.4 Post-medieval

4.4.1 From the 17th century wealthy Londoners were buying up property in Upminster and by 1700 New Place, Gaynes and Upminster Hall had been bought respectively by a draper, a brewer and a mariner. In the early 1770s James Esdaile inherited New Place through his second wife and subsequently purchased Gaynes, whereupon he set about an extensive programme of redevelopment of notable manors across Upminster, including New Place.

4.4.2 The medieval New Place was demolished by c1720 and replaced by c1775 with a square Georgian brick structure, flanked by two single storey wings (The western wing being a dedicated ballroom). The new build was located to the south and west of the earlier complex, accessed by a large semi-circular driveway with an entrance and an exit leading out on the main road (then Cranham Road) (fig.4). Figure 6 provides a plan of the two major phases in relation to the present day layout.

4.4.3 New Place was held by Esdaile's family until 1839 when it was rented out to private tenants. One of the tenants, Captain Richard Pelly RN, rebuilt the eastern wing. The house's final private occupant, John Wilson, lived at New Place from the late 1890s until his death in 1922. After this time the house became rundown and was eventually demolished in 1924.

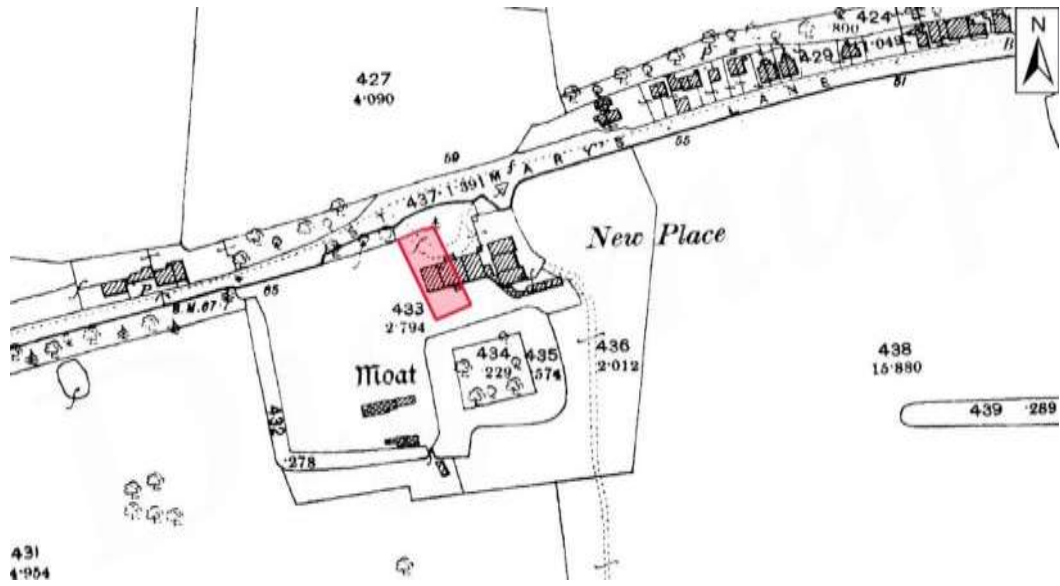


Figure 4: Extract from the OS 2nd Edition 25" Sheet 75-6 (1896) showing the three wings of New Place and stables (now Clockhouse) to the east. Site outline marked in red.



Figure 5: New Place, c1909, with members of the Wilson family on the front steps.

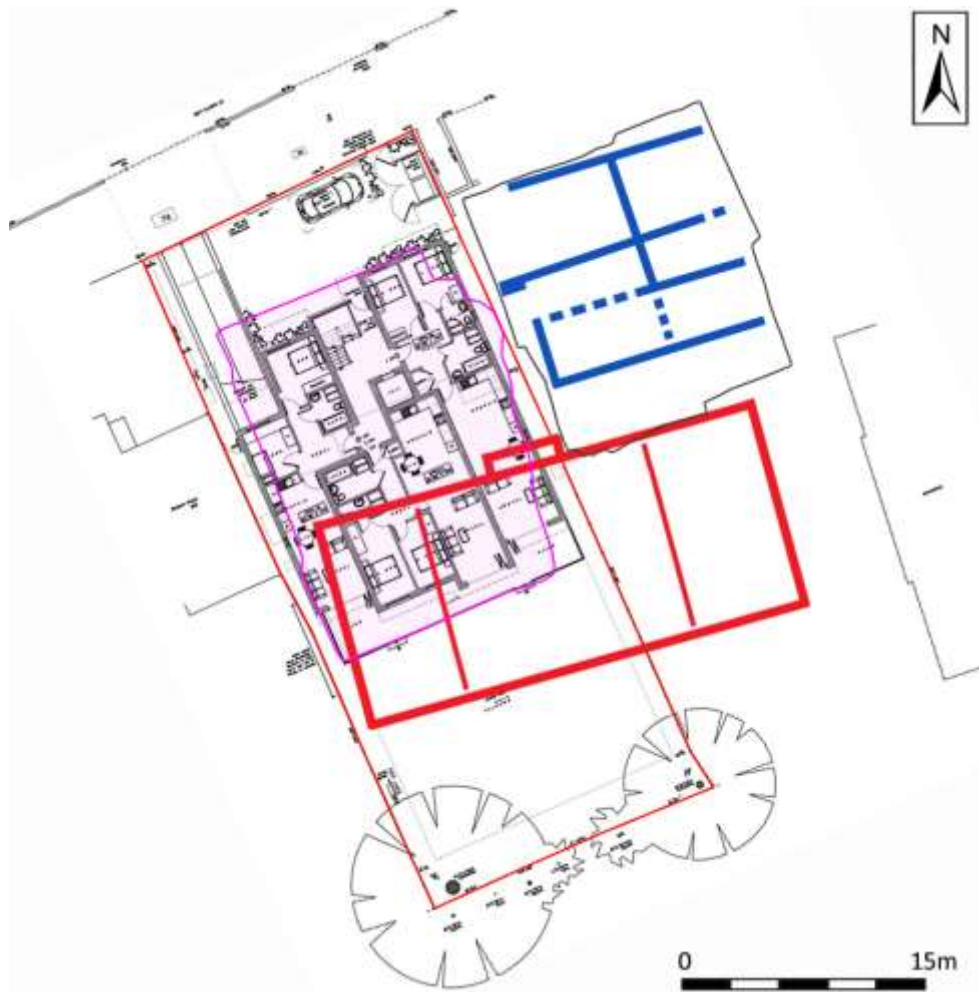


Figure 6: The outline of the 16th/17th century house recorded in previous excavations (blue) and the post-1775 New Place (red) in relation to the proposed development plan and area of excavation (pink). Adapted from drawing no.1182/04 Proposed Block Plan by Form Architecture.

4.5 Previous archaeological on-site works

4.6 240-242 St Mary's Lane, 2009-10 (Compass Archaeology / Essex County Council Field Archaeology Unit)

4.6.1 Prior to development of the existing residential building an evaluation by Compass Archaeology and subsequent open area excavation by Essex County Council was completed. The work exposed late 16th-17th century foundations of New Place, including part of the frontage and eastern wing of the house, along with the remnants of a central cobbled courtyard immediately to the west. It was assumed this cobbled surface continued into the footprint of number 230 before reaching a western range. The eastern wing was divided into at least five rooms, with a further yard area to the south. These remains were found in the northern half of the site, lying closer to the road than the post-1775 rebuild.

4.6.2 The post-1775 New Place was identified, comprising an exposed portion of the northern frontage with foundations to stairs leading to the front porch. This feature along with photographic and documentary evidence reflects the presence of a basement – referred to as ‘*very capacious cellaring*’ in the 1839 sale particulars. An 18th century brick culvert was also exposed along the eastern boundary of the site.

4.7 230 St Mary's Lane, 2016

4.7.1 An evaluation by Compass Archaeology demonstrated that significant remains pertaining to the west wing and northern frontage of the earlier property, and western and central wings of the 18th century New Place survived within the proposed development footprint.

4.7.2 Trench 1 identified a red brick stepped wall [8] running WNE-ESE, dated to 1550-1750, taken to be part of the earlier residence. The top of this feature was encountered approximately 400-500mm below the ground level, continuing down for c400mm (17.89-17.52mOD).

This trench also recorded part of a brick wall or drain feature [9] towards the base of the north-eastern section, its function being unknown at this stage.

4.7.3 Trench 2 contained what was interpreted as a rectangular brick drain inspection chamber [19], with arched openings to the north and south, with one potentially draining into the E-W aligned culvert [16] situated to the north. Brick samples taken from the structure and the fill (21) suggest a slightly later date range of 1550-1800, however, the dating evidence still indicates this drain is associated with the earlier phase of buildings.

4.7.4 An isolated brick pad was recorded at the southern end of this trench in addition to the brick walls [30] and [31], which are taken to form part of the western and central wings of the post-1775 house. No evidence of basemementing was recorded during this investigation.

4.7.5 Natural orange brickearth was encountered at a level of 17.08-17.69mOD across the site, which indicates the potential deepest level of buried archaeology outside any possible basemented areas.

5 PLANNING AND OBJECTIVES

5.1 The Government adopted the National Planning Policy Framework in March 2012. The NPPF integrates planning strategy on 'heritage assets' - bringing together all aspects of the historic environment, below and above ground, including historic buildings and structures, landscapes, archaeological sites, and wrecks. The significance of heritage assets needs to be considered in the planning process, whether designated or not, and the settings of assets taken into account. NPPF requires using an integrated approach to establishing the overall significance of the heritage asset using evidential, historical, aesthetic and communal values, to ensure that planning decisions are based on the nature, extent and level of significance.

5.2 The protection of archaeological sites is therefore a material planning consideration. An initial evaluation should be designed to provide all parties, particularly the Local Planning Authority, with sufficient material information upon which to base informed decisions, incorporating adequate heritage safeguards. Where an evaluation produces positive results safeguards will be applied; these would normally consist of either design modifications to preserve archaeological remains *in situ* or, where this is not achievable, archaeological rescue excavation in advance of development.

- 5.3** The proposed development works, particularly with the inclusion of an underground car park and access ramp, will result in the exposure and subsequent removal or any underlying surfaces, structures or other features of archaeological interest. This is especially true of remains associated with the pre- and post-1775 phases of New Place. Because of this, and based on the results of previous archaeological evaluations, an open area excavation has been deemed necessary to ascertain the nature of, level or survival, and condition of the remaining archaeological features likely to be partially or wholly affected by the proposed development.
- 5.4** The site lies within the London Borough of Havering and as such planning works should take the following into consideration. *Policy DC70* is taken from London Borough of Havering's Supplementary Planning Document (2011), laid out below:

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.

5.5 Archaeological research questions

- 5.5.1** The following archaeological research questions were compiled during the planning stage taking into consideration previous investigations on this and nearby sites, and the nature of the anticipated remains:

- Is there any evidence for prehistoric, Roman or Saxon activity on the site?
- Is there any evidence of medieval activity on the site? Specifically, any finds or features relating to the structure thought to be the precursor of the 18th century New Place and / or the Clockhouse moat feature to the rear of the development site?
- In addition to the masonry recorded in the 2016 evaluation, what further sections of the 18th century New Place survive on the site?
- If present, can these archaeological features be related to those observed in previous Compass Archaeology and Essex County Council Field Archaeology Unit investigations?
- What phase of building do the remains belong to? Does this match cartographic sources?

- Can any sections of the circular carriageway and drive leading from St Mary's Lane be identified?
- Is there any significance to the stone pads recorded in Trench 1 during the 2016 evaluation? Do they relate to an earlier feature, for instance?
- Can a stratigraphic sequence for the site be produced? Based on the results of all archaeological fieldwork.
- Were any archaeological remains encountered during the stripping and excavation of the area of high potential to the north of the new development footprint?
- What is the natural geology and at what level does it exist across the site?

6 METHODOLOGY

6.1 The fieldwork and off-site work was carried out in accordance with Historic England guidelines, (in particular, *Guidelines for Archaeological Projects in Greater London* 2015). Works conformed to the standards of the Chartered Institute for Archaeologists (CIfA, 2014, *Standard and Guidance for Archaeological Excavation*; CIfA, 2014, *Standard and Guidance for the collection, documentation, conservation, and research of archaeological materials*). Overall management of the project was undertaken by a full Member of the Chartered Institute.

6.2 Fieldwork was carried out in accordance with the Construction (Health, Safety & Welfare) Regulations. Members of the fieldwork team held valid CSCS Cards (Construction Skills Certificate Scheme), and wear hi-vis jackets, hard-hats, and steel-toe-capped boots during excavation. All members of the fieldwork team will also follow the contractor's health and safety guidelines.

6.1 Fieldwork

6.1.1 The fieldwork involved 100% excavation of all archaeology within the development footprint and involved the following stages:

- A watching brief during stripping off of existing overburden via a mechanical excavator.
- Watching brief works during piling works around the perimeter of the development footprint.
- Open area excavation of the development footprint and basement car park ramp including all stratigraphy down to natural brickearth deposits.

6.1.2 All bulk reductions and machine work was undertaken using a mechanical excavator fitted with a toothless grading bucket. All subsequent hand-excavation of archaeological deposits was undertaken by a team of archaeologists.

6.1.3 Archaeological contexts were recorded on *pro-forma* sheets by written and measured description, and drawn in plan and/or section. Areas of investigation and discrete deposits and features were recorded at scales of 1:10 or 1:20, and related to a general

site plan. The recording system followed the procedures set out in the Museum of London recording manual. By agreement the recording and drawing sheets used are directly compatible with those developed by the Museum.

- 6.1.4** The fieldwork record was supplemented as appropriate by digital photography. This consists of working shots of the investigation, general shots of large areas of the investigation, and detailed shots of particular features. A scale was included in all photos except working shots, and a record made of what photos were taken on an accompanying register.
- 6.1.5** Levels were traversed in from an existing OSBM benchmark, on the side of No.247 St Mary's Lane (17.51mOD), and a temporary benchmark was established within the site boundary to be used throughout the excavation (18.19mOD).
- 6.1.6** No significant environment deposits were encountered during the excavation. Had such deposits been identified, further specialist work from QUEST (University of Reading) would have been sought, in consultation with the relevant parties.
- 6.1.7** Similarly, no human remains were encountered during the course of the excavation.
- 6.1.8** All finds and samples were treated on-site in accordance with the appropriate guidelines, including the Museum of London's '*Standards for the Preparation of Finds*'. All identified finds and artefacts were retained and bagged with unique numbers related to the context record, although certain classes of building material were discarded once an appropriate record was made. Where necessary, sensitive artefacts have been properly treated, in line with the appropriate Standards.
- 6.1.9** In addition, all items of metal (including jewellery, coins, pins) were given a unique small finds number to differentiate them from pottery, animal bone and ceramic building material.

6.2 Post-excavation and Finds

- 6.2.1** The fieldwork has been followed by a programme of off-site processing and assessment, and by compilation of a post-excavation report that will incorporate all phases of fieldwork. This has been detailed at length in an accompanying Written Scheme of Investigation² and so only the key points will be reiterated here.
- 6.2.2** Appropriately qualified staff have undertaken assessment of finds and environmental remains and, where appropriate, conservation of finds. Details of the specialists used by Compass Archaeology are provided in the appendices.

² Compass Archaeology 2017

6.3 The Post-Excavation Assessment Report

- 6.3.1** This document provides details of the scope, circumstances and organisation of the report, along with original research aims, and a documented historical background to the site.
- 6.3.2** The report details the methodology used for excavation and recording of the archaeology, and the nature of the archaeological remains and finds, followed by an interpretation of the deposits investigated. The interpretation of the archaeology includes a discussion of potential phasing of activity and chronological development of the stratigraphy / site, as well as comment on the site's potential local, regional and international importance. Conclusions have been set out in relation to the original research aims and objectives.
- 6.3.3** The written report has been supported by a series of scale drawings, and illustrative photographs.
- 6.3.4** Sufficient supporting data in tabulated form or as appendices has also been included in order to allow interrogation of the stated conclusions.
- 6.3.5** A short summary of the fieldwork has been appended using the OASIS Report Form. If required an additional summary will be compiled in paragraph form suitable for publication within the 'excavation round-up' of the *London Archaeologist*.
- 6.3.6** Copies of the report will be supplied to the Client, Historic England, the Borough Council and Havering Local Studies and Family History Centre.
- 6.3.7** Once the post-excavation report has been approved by the Local Planning Authority and Historic England, further analysis, publication, and archiving will be completed in accordance with the standards and timetable agreed upon by interested parties.

6.4 Archive

- 6.4.1** Following the issue of the post-excavation report and any further work that may be agreed, an ordered, indexed and internally consistent site archive will be compiled in line with MoL *Guidelines for the Preparation of Archaeological Archives* and including both phases of work.
- 6.4.2** It is proposed that the archive will be deposited in the Museum of London Archaeological Archive under site code SMS16. The integrity of the site archive should also be maintained, and the landowner will be urged to donate any archaeological finds to the Museum.

7 RESULTS

7.1 Introduction

- 7.1.1** What follows is a written description of the archaeology recorded during the archaeological programme in chronological order from the earliest deposits, (natural geology), to the most modern, (early-20th century demolition deposits and subsequent redevelopment).
- 7.1.2** Contexts representing fills and layers will be referred to in round brackets thus, (xxx), and cuts in squared brackets thus, [xxx]. Walls are prefixed W[xxx] whilst surfaces will be prefixed S[xxx].
- 7.1.3** The text is supplemented by phase plans, sections and photographic illustrations at appropriate points throughout.
- 7.1.4** Due to the presence of a modern east-west drainage channel the site was split into two unequal halves, known in this document as the northern – in which much of the pre-1775 archaeology was situated, and the southern – the location of the post-1775 New Place.
- 7.1.5** Many of the prominent features discussed below were aligned between north-south to east-west, and west-north-west to east-south-east, for ease of reading, the alignment is often just referred to as N-S or E-W.

7.2 Natural geology

- 7.2.1** Natural geology was encountered between 17.34 and 17.68mOD across the area of excavation, with a slight but noticeable slope from north to south. The natural geology comprised a widespread homogenous deposit of well compacted, firm, mid orange brickearth clay with few gravel inclusions.
- 7.2.2** In the areas of excavation which were devoid of archaeological features, the natural brickearth was exposed directly beneath approximately 0.3-0.5m of general overburden (1) covering the site, which was removed via monitored machine excavation.
- 7.2.3** The high level at which the natural brickearth was present reflects the widespread truncation of the site which has occurred over the numerous developments. All of the walls recorded during the excavation were set directly on to the natural clay, using it as a foundation, suggesting it afforded enough stability to be used as a base.

7.3 Phase 1a: 16th – 18th century New Place

- 7.3.1** The first major phase is characterised by a series of archaeological finds and features recorded were situated in the northern half of the site, with 14 distinct masonry structures and associated contexts forming at least one room of the house (fig.7). The archaeology recorded can be split into three categories: walls; surfaces; and drainage, discussed in turn below.

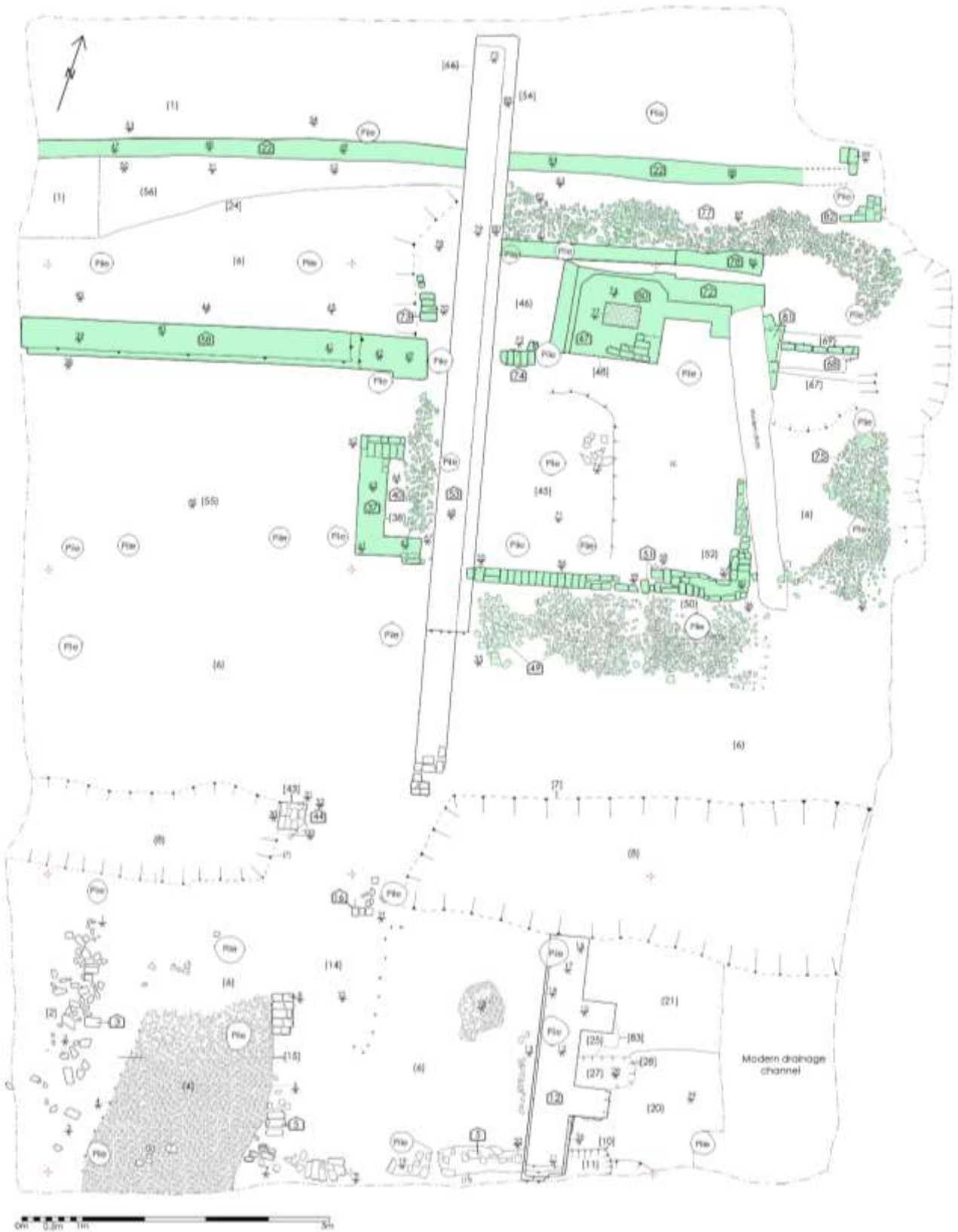


Figure 7: New Place Phase 1 (green). Original drawn at 1:20.

7.3.2 Walls

7.3.2.1 The northern and southern extents of a building were represented by two walls of a similar date, W[78] and W[51]. The northernmost wall, W[78], measured 4.16m in length x 0.4m in width x 0.3m in height, running on an east-west alignment, constructed from orange-red brick, with no visible mortar remaining (fig.8). In section, headers and stretchers were visible, possibly indicating an English or Flemish bond. The top of the feature was encountered at 17.34mOD below a layer of general overburden (1) stripped off via machine excavation, and partially overlain and abutted by a rubbly section of S[75]. Although the top course of bricks was in slightly poor condition, an additional lower two courses survived well, cutting into the natural clay (6) (fig.9).

The southern wall, W[51], was situated 5m to the south of W[78] and comprised an orange-red brick L-shaped structure aligned east-west / north-south. The feature measured 4.60m (E-W) x 1.98m (N-S) in length x 0.38m in width x 0.24m in height (3 courses) (fig.10). The bricks were bonded with a sandy pale yellowish mortar, in an irregular bond. The structure was encountered between 17.64mOD (western end) and 17.60mOD (eastern end).

The western end of the E-W section stood to a height of 3 courses. The bottom course was obscured, with the two courses above being comprised of stretchers laid side by side, creating a header bond. The middle part of this section had been truncated to a single course and was mostly broken, with a few different sized bricks used to fill in the gaps. The corner was again disturbed, with the three surviving courses tilted, sloping from north to south. Due to the height of this section traces of a possible English bond could be seen. The N-S return of wall W[51] was constructed of two rows of a mix of half bricks and full stretchers, continuing for approximately 2m before being truncated by a modern concrete drain.

A small quantity of pottery was recovered from redeposited clay (52) in the corner of wall consisting of a single sherd of Post-medieval Redware, dated 1580-1900, a single sherd of Staffordshire Slipware, dated 1650-1800 and nine sherds of English Tin-Glazed Ware, dated 1600-1800. Their position, nestled in the corner of the wall would suggest a deliberate deposition, or discarding, and further support the dating of this first phase of New Place to the 17th century.

7.3.2.2 In both instances brick samples identified a number of different sized bricks, ranging from 180+ - 235mm in length, with more similar breadths of c111-112mm, but 47-58mm in thickness, all unfrogged, dated to between 1450 and 1800 for W[51] and 1450-1700 for W[78] (see Appendix III for a more detailed discussion on Ceramic Building Material). No clear bonding material was visible within W[78] however W[51] was bonded, in an unclear and non-uniform pattern, by a sandy pale yellow-grey mortar.

7.3.2.3 The close date range for these two and parallel positions within the site suggest they are contemporary and represent the observable northern, southern and partial eastern extent of a room, measuring 5m N-S x a minimum of 3.9m E-W, taking into account the truncation caused by W[53].



Figure 8: Wall [78] (marked in blue) running approximately E-W between the drain [47] and culvert [22]. Facing W. Scale 0.5m.



Figure 9: Eastern end of W[78] showing three intact courses and a bottom partial course. Facing W. Scale 0.2m.



Figure 10: L-shaped wall W[51] bounded by a brick surface S[49] to the south and natural clay to the north (6). Facing W. Scale 1m.

7.3.2.4 A small section of brickwork was recorded at the northern end of the modern drain which may represent the continuation of W[51], emerging from beneath the concrete (fig.11). This small section, recorded as W[81] measured 1.3m in length (partially obscured) x 0.12-0.25m in width x 0.34m in height. It was constructed of red bricks bonded with a yellow sandy mortar and stood to a height of two courses, with partial remains of a third and fourth visible to the immediate east of the concrete drain.

Similarly to the walls described above brick samples from this section of masonry date from 1550-1800 and are therefore believed to be part of this first phase of New Place.



Figure 11: Walls W[68] (parallel to scale) and W[81] (below concrete), as seen in the northeastern corner of the excavation. Facing S. Scale 1m.

- 7.3.2.5** The western extent of the surviving structure was represented by a U-shaped orange-red brick wall, W[37], situated to the north-east of W[51] (fig.12). The north-south length of the wall measured 2.08m, with the east-west lengths extending eastwards 0.72m at the north and 1.04m at the south. The wall measured 0.47m in width and was one course deep, cutting into the natural clay (6). It was constructed of unfroged bricks measuring 230mm in length x 113mm in width x 53-62mm in thickness, bonded with a gritty yellow lime mortar. A similar date of 1450-1700 was given for this wall. The top of the feature was encountered at 17.68mOD and the base at 17.54mOD.
- 7.3.2.6** The alignment between W[37] and W[51] is slightly skewed, with W[51] sitting 0.1m further south. Due to the truncation caused by W[53] (discussed below) it is unclear if these two walls were part of the same feature, with a slight dog-leg. Again, due to the matching date ranges this seems more plausible than two phases of building in a short amount of time.



Figure 12: Wall [37] and CBM rubble (40). The remains of wall [53] can be seen to the right of frame. Facing N. Scale 1m.

7.3.2.7 Towards the north-east corner of the excavation, adjacent to the modern concrete drain and wall W[81] a short section of well-built red-orange brick wall was recorded. The structure, W[68] ran on an E-W alignment towards the eastern extent of excavation (see fig.11 above). The wall sat within a linear cut [67] which had vertical sides terminating at a horizontal base, cutting into the natural clay (6). The cut measured 1.2m in length x 0.72m in width x 0.2m in depth (minimum). The cut was filled by wall W[68] and backfilled with a deposit of well compacted dark orange coarse sandy gravel (69), containing no other inclusions.

The wall itself measured 1.2m in length x 0.43m in width x 0.2m in height and stood to 3 courses in height. The structure appeared to be three courses wide, with the southern two courses obscured by a layer of mortar. The north face of the wall was visible, showing a course of stretchers above a course of headers.

7.3.2.8 The function of this wall remains unknown and its relationship to wall W[81] is unclear. The angle between W[68] and W[81] does not appear to be a flush right angle, and W[68] is more substantial and well-built in appearance than both W[81] and W[51]. It is possible that both walls are contemporary, but were built as two abutting structures, or some construction and subsequent alteration work was carried out within a short period of time c1600-1750.

7.3.2.9 The final wall in the northern part of the site was situated to the west of the main complex described above, running on an approximately WNW-ENE alignment. The wall, W[58], was previously recorded during the 2016 evaluation, with its northern face now being re-exposed. The observable section measured 7.25m in length x 0.64-0.66m in width x 0.45m in height, comprising 5 courses bonded in a slightly erratic mix and English and Flemish bond (figs.13-14). The bricks measured 240mm in

length x 110mm in width x 70mm in thickness, bonded with a yellowish sandy mortar. The uppermost course is narrower, stepping in by the width of one brick from the course below. The southern edge of this uppermost course is neatly finished with a row of stretchers, whereas the northern face is more roughly finished with headers, which sit flush with the courses below.

The top of the feature was encountered between 17.76 and 17.79mOD, stepping down to 17.57mOD at the eastern end.

- 7.3.2.10** English bond was popular until the later 17th century, being replaced by the more popular Flemish bond from the late 17th century onwards. This style is consistent with the dates of the brick samples taken from the structure, which give a date of 1550-1800. As there is no evidence for a wall existing in the post-1775 period of New Place it is therefore more likely to suggest this wall stood between 1550 and c1750.
- 7.3.2.11** The western end was truncated by a drainage channel dug during the most recent groundworks. The eastern end of the structure displayed a slight variation to the remainder, with an additional row of headers added to the width on the southern side, observed for a length of 0.45m (fig.15). A final north-south row of headers, aligned east-west was set 40mm further east from the main structure, set 30-35mm high than the bricks to the west.
- 7.3.2.12** Due to the placement of two modern concrete piles laid down during the groundworks it is unclear what the relationship between these two sections of brickwork is. The gap and slight height difference would suggest the two features are related, but not necessarily constructed for the same purpose or at the same time. One interpretation at this stage is that the bricks at the easternmost end, heavily truncated by the pile, represent a separate pad or base at the end of the main wall.
- 7.3.2.13** Further, the function of the main wall W[58] itself remains unclear. There does not appear to be any returns to the wall and it is not tied in to other sections of masonry. It is taken to be contemporary with the first phase of New Place based on the specialist dating and its parallel alignment with the surrounding features. A large garden or 'boundary wall' is suggested at this stage.



Figure 13: Wall [58], north face. Another brick surface, S[73] can be seen in the foreground. Facing WSW. Scale 1m.



Figure 14: North face of W[58]. The culvert [22] can be seen in the foreground. Facing S. Scale 1m.

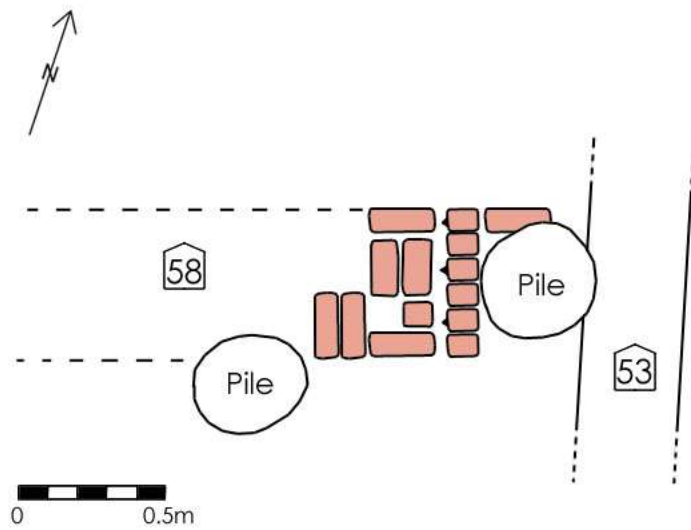


Figure 15: East end of W[58], showing the change in form. Original plan drawn at 1:20.

- 7.3.2.14** Finally, a small step-like feature was recorded, situated to the north of wall W[51] and immediately to the southwest of the drain [47] described below. The feature was small, but well defined, comprising 5 red brick stretchers laid side by side, running E-W, with no observable mortar [74] (fig.16). The bricks appeared to be faced with fragments of ceramic tile on the northern side, stepping down 50mm on to a ceramic tile surface. Only one broken tile remained in-situ, the remainder of the step was indicated by a well-defined edge to the natural clay.
- 7.3.3.15** The step was potentially truncated by wall W[53] at the western end and by a pile at the eastern, so it is unclear if the feature continued in either direction. The slightly higher level at which it was encountered, 17.63mOD, and its alignment would suggest it may be related to the drain feature [47], its function provisionally ranging from an entranceway to a simple ledge.



Figure 16: 'Step' [74], with wall W[53] to the left of frame and drain [47] to the right. The slight step with a CBM tile base can be seen above the scale. Facing N. Scale 0.5m.

7.3.3 Surfaces

- 7.3.3.1** The room described above was bounded on the northern, southern and eastern sides by an external path, constructed of a well compacted brick and tile bedding layer S[49] / S[75] / S[77], levelled with a layer of very compacted rounded gravel (50) which provided a flat walking surface (figs.17-19). The feature measured a maximum of 1.3m wide and consisted wholly of complete and partial bricks, and less frequent CBM peg tiles. The gravel layer was particularly apparent on the southern and eastern sections, measuring a maximum of 105mm in thickness, its extent limited to overlying the brick below.
- 7.3.3.2** To the south of wall W[51] the compacted brick and CBM layer continued eastwards for 4.4m before being truncated by a modern concrete N-S drain. The surface then emerged again adjacent to the N-S length of W[51], running parallel with the extent of excavation (recorded as S[75]). The final section of this feature, recorded as S[77] lay immediately north of W[78] with little to no gap between the two (fig.20). They are taken to be abutting, rather than intercutting.
- 7.3.3.3** The northern section of the path sat at approximately 17.26-17.30mOD, higher than the southern section which was encountered at c17.50mOD, reflecting the slope of the natural geology from north to south.

- 7.3.3.4** With the exception of the infrequent peg tiles used in the construction of the path very few finds were recovered from this area, possibly a result of the very compacted nature of the surface and limited depth of stratigraphy. The ceramic building material present appears consistent with the material used in the walls described above and would imply the features are contemporary.
- 7.3.3.5** Although partially truncated by the modern piles, the surface is still easily visible and level, with a less well defined but observable edge, with a 90° angle representing a corner.



Figure 17: Surface S[49] to the south of a partially exposed wall W[51]. Facing E. Scale 1m.



Figure 18: N-S section of path (partially excavated). The path was truncated by a modern concrete drain which can be seen towards the top of frame. Facing W. Scale 1m.



Figure 19: Detail of bedding layer S[49] and gravel (50) which can be seen in section. Facing NW. Scale 0.5m.



Figure 20: S[77] lying between W[78] and culvert [22]. Facing W. Scale 0.5m.

7.3.3.6 Also recorded was a small section of brickwork located to the north of the eastern end of W[58]. The surface, S[73] was constructed of red bricks bonded with a mid-brown sandy mortar (fig.21). In total the feature measured 1.70m in length x 0.70m in width however much of the brickwork was disturbed. It appeared to have been constructed as at least one row of stretchers laid side by side. The bricks were all approximately the same size measuring 230mm x 110mm x 60mm, appearing consistent in form with the bricks used in the structures described above.

Only one course of the feature survived, however some heavily fragmented brickwork is visible in section. The western side was truncated by W[53]. It is suggested that it is related to W[58] immediately to the south, however its original form appears to be unclear. Due to its limited depth it is taken to be a surface rather than a wall at this stage.



Figure 21: Surviving remnants of S[73] observed at the eastern end of W[58]. Facing E. Scale 1m.

7.3.4 Drainage

7.3.4.1 The most notable feature to be fully excavated from this first phase of New Place was a brick drain / well [47], previously partially uncovered in 2016. The structure was situated immediately south of wall W[78], running east-west, on a slightly different alignment to the surrounding walls (fig.22).

7.3.4.2 The ‘drain’ part of the structure was rectangular in plan, bordered by a well finished dark orange brick surround with chamfered corners on the northern side. The southern side stood to a height of three courses, but was more fragmentary and less well finished – no sign of a symmetrical chamfer was observed. The structure measured 1.48m in length x 1.36m in width, constructed of dark orange bricks measuring 230mm x 110-120mm x 50-60mm, aligned north-south. The internal chamber measured 0.6m in length x 0.4m in width x 0.6m in depth (16.85mOD), completed with a widely spaced brick base [80]. On the east and west faces the chamber wall was constructed of three courses of stretchers, directly overlying a mid-brown silty fill (79). The northern face of the chamber comprised a brick arch, constructed using headers, leaving a space of 390 x 390mm through which water could flow (fig.23). The southern section of the chamber was damaged, with most of the brick surround falling inwards, however, no sign of a symmetrical arch was observed. This would imply that whilst water flowed into the feature, it was not a continuous flow running southwards. One hypothesis is that the feature forms the base of a well or storage receptacle, or water pump, hence its neat finish and construction.

7.3.4.3 Extending eastwards from the eastern edge of the drain was a wall, at least one course high, constructed of two rows of stretchers arranged end on end, bonded with a yellow sandy mortar. This section of wall measured 1.06m in length x 0.3m in width, terminating in an ‘L’ at the eastern end.

- 7.3.4.4** The drain was surrounded on the western and northern sides by a brick base [72], set one course below the main feature. This feature consisted of at least one course of bricks extending outwards from [47] by between 100 and 400mm. There is no indication that the base extended further in any direction.
- 7.3.4.5** Brick samples taken from drain [47] and base [72] date the feature to 1550-1800, slightly later than the northern and southern walls described above, but consistent with this phase of New Place. It is possible, based on the building material, and slightly angled alignment of the drain that it is a later addition.
- 7.3.4.6** Of particular interest for this feature is the fill of the drain, (79). The fill (partially excavated in 2016) consisted of a relatively loosely compacted mid-brown wet silty soil, becoming firmer towards the base. The context contained a small quantity of burnt and unburnt wood fragments, CBM and flecks of mortar, with a larger quantity of organic material being recovered from a narrow band above the brick base. The finds, taken to be domestic in nature, included animal bone, vessel glass, metal, brick and tile fragments, clay tobacco pipe and pottery. Analysis of the finds gives a broad date range, from the 15th to the 19th century, suggesting the longevity of the structure.

Specialist analysis of the small finds assemblage from the drain describe a bone handle for a whittling tang knife of late medieval to post-medieval date, a copper alloy buckle – hardly used, from the same period and a copper alloy purse frame bar and handle, also of late medieval to early post-medieval date, consistent with the rest of the finds assemblage (see Appendix VII).



Figure 22: Drain [47], with E-W arm and brick surround, [72]. Facing E. Scale 1m.



Figure 23: Interior of the chamber, [47]. The most substantial brickwork was seen in the south-facing section, terminating at a slightly arched brick base, [80].

7.3.4.7 The north-south aligned arched section of the drain was taken to adjoin a substantial brick culvert, running in an approximately east-west direction through the northern extent of the site (fig.24). This feature was partially recorded during the 2016 evaluation, and also observed during the archaeological evaluation next door in 240-242 St Mary's Lane. The culvert, [22], was partially excavated in the western section of the site, strongly indicating the structure continued westwards into the adjacent plot.

7.3.4.8 The culvert was constructed from red brick, consisting of a flat base with the bricks arranged end on end, with a slightly angled E-W border (fig.25), supporting the arched portion above. Approximately 14m of the culvert was recorded during the investigation, measuring 0.4-0.5m in width x 0.5m in height, totalling a minimum of 7 courses including the arch. The base appeared to be at the bottom of the arch, with a further four courses continuing below into the clay. The culvert was cut [24] into the natural clay (6) and filled by a compact dark grey clayey silt (56), taken to be discoloured as a result of water leeching into the ground over a sustained period of time. A quantity of pottery and CBM was recovered from the fill of the cut, dating from 1550-1900 and 1550-1800, in addition to several fragments of animal bone – most likely domestic waste.

7.3.4.9 The culvert was relatively uniform in appearance and well-constructed throughout its length. Aside from a few dips in the arch, in general the top of the structure presents a slight slope from 17.45mOD at the eastern end to 17.28mOD at the west, indicating the direction of flow.



Figure 24: Western end of culvert [22] to left, and wall [58] to right of frame. Facing approximately NE. Scale 1m.



Figure 25: Base of culvert [22] as seen at the western limit of excavation, with the remnants of the arch seen in section. Facing W. Scale 0.2m.

7.4 Phase 1b: Associated structures

7.4.1 This phase is taken to contemporary with 1a, but refers to separate masonry and possible garden features recorded in the southern part of the site, on land which later became the ballroom of the c1775 rebuild (fig.26).

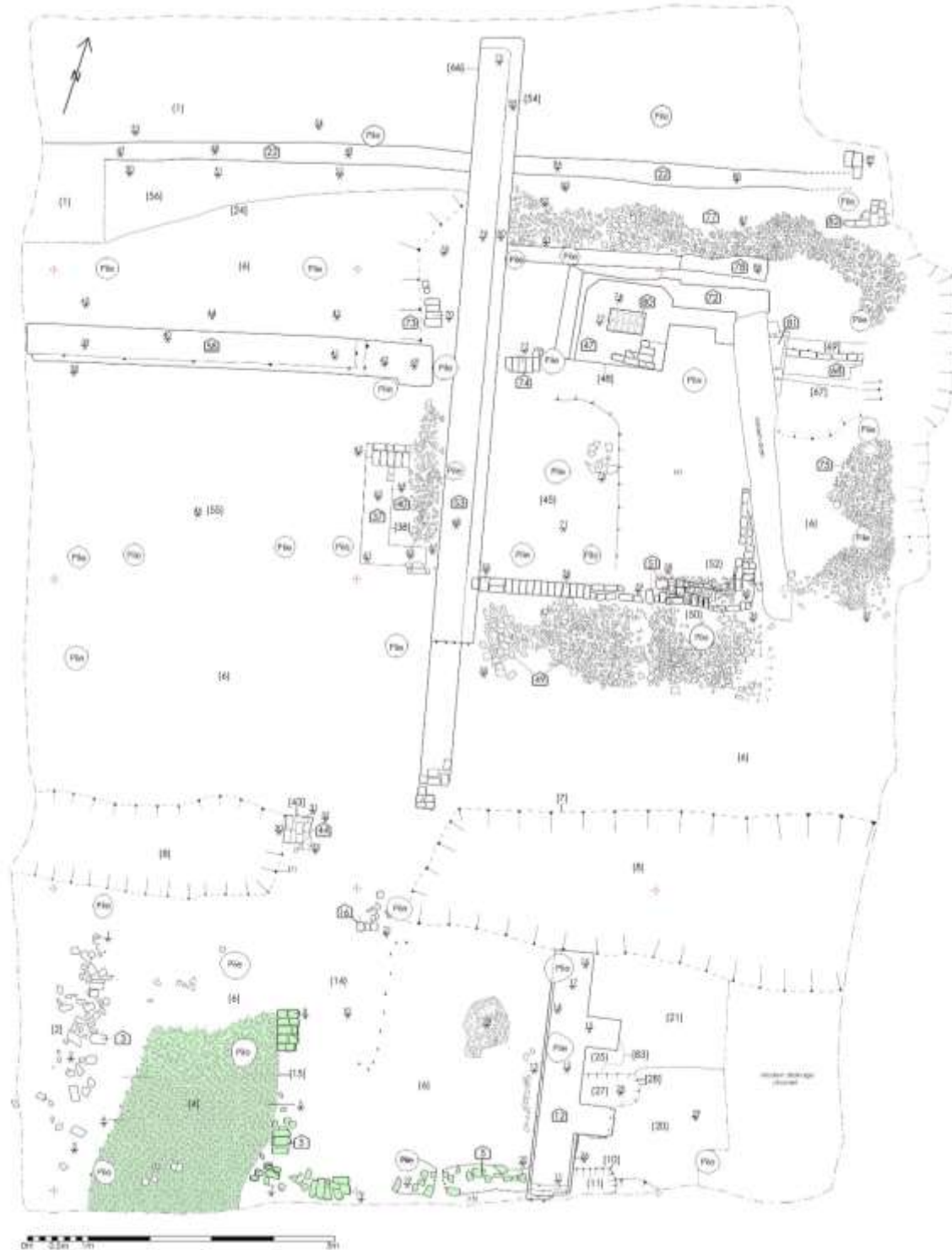


Figure 26: Plan of New Place showing Phase 1b in light green. Original drawn at 1:20.

- 7.4.2** A compacted orange gravel surface measuring 3.2m in length (N-S) x 1.4-1.65m in width x 0.05-0.1m in thickness, with no other inclusions observed was recorded in the southwestern corner of the site (fig.27). The gravel directly overlay the natural clay (6) and was mostly uniform and homogenous throughout, thinning slightly towards the northern extent. The top of the layer was encountered at 17.47-17.45mOD. No finds were recovered from this spread and there did not appear to be a bedding layer such as was recorded below the gravel (50) discussed above.
- 7.4.3** At present such a feature may be interpreted as a surface, such as a yard or garden path, however it cannot accurately be dated.
- 7.4.4** The eastern end of the gravel surface was later cut by a brick L-shaped wall W[5]. The cut, [15], was linear, running on an N-S alignment with vertical sloping sides terminating at a horizontal base (figs.28-29). The 'tail' of the 'L' was less well defined but still visible. This cut was then filled by a moderately loosely compacted black ashy deposit (13), taken to be a bedding layer, followed by the wall W[5] itself.
- 7.4.5** The wall survived as a single course of dark orange-red bricks bonded with a fairly thick, coarse mid to dark grey mortar, with no bond visible due to the limited height. The bricks measured a uniform 240 x 120 x 70mm, with the wall itself measuring 4m N-S x 6.4m E-W x 0.36m in width x 0.13m in height, cutting directly into the natural clay.
- 7.4.6** Similarly to other structures on the site analysis of brick samples provided a date of 1550-1800, covering all phases of development. A smaller deposit of gravel recorded to the east of wall W[5], taken to be a separate feature to gravel spread (4) yielded several fragments of Post-medieval Redware pottery dating from 1580-1900. Whilst the upper limit of this date is not plausible, it suggests the finds were deposited at the latter end of the 16th century or into the beginning of the 17th.
- 7.4.7** Based on its position within the stratigraphic sequence the L-shaped brick wall W[5] is believed to be an outbuilding or ancillary structure associated with the complex in the northern half of the site and was most likely demolished during the mid-18th century.



Figure 27: Southern part of the site. The gravel surface can be seen in the centre of frame, with wall W[3] in the foreground. Facing E. Scale 1m.



Figure 28: L-shaped wall W[5], with the western edge cutting into orange gravel (4). Facing N. Scale 1m.



Figure 29: Northern end of W[5] and pottery abundant gravel (14) below scale. The brickwork seen above the right end of the scale, [16] is possibly the return of wall W[5], although due to the truncation this cannot yet be confirmed. Facing NW. Scale 1m.

7.5 Phase 2: Demolition and Clearance

7.5.1 This phase is characterised by a series of dumping layers and demolition material scatters, (45), (46), (55), and (57), recorded in numerous parts of the northern half of the site, taken the represent the transition period between the first New Place and the post-1775 manor (fig.30).



Figure 30: Plan of New Place showing Phase 2: Demolition and Clearance. Original drawn at 1:20.

- 7.5.2** (45) was observed on a raised area of clay³ to the east of wall W[37] consisting of a thin (<20mm) spread of whitish mortar, reddish brown sand and red flecks of CBM (fig.31). The spread was square, measuring 2.04m E-W x 2.05m N-S, recorded at 17.71mOD. The context produced one fragment of unidentified long bone from a medium sized mammal, three partial stem fragments of clay tobacco pipe and a quantity of CBM, including several large fragments of peg tile dating from the 16th-18th century.
- 7.5.3** A similar scatter, (55), was recorded on the western side of the site, to the south of wall W[58] at 17.68mOD. This context was an irregular surface scatter, containing frequent whitish mortar spreads and small fragments of CBM peg tile and brick, and notably, a bone handle from a small brush. Both (55) and (45) lay directly above the natural clay.
- 7.5.4** (46) was the most substantial demolition deposit recorded during the excavation, comprising a discrete dump of well packed CBM rubble, containing infrequent fragments of pottery, glass, clay tobacco pipe and iron nails (fig.32). The deposit measured 1.4m in length (N-S) x 1.6m in width x 0.4m in thickness, partially overlying the western edge of drain [47].

The pottery assemblage from this context covered a broad date range, the earliest being a single fragment of Midland Purple Ware, dated 1480-1750, to the latest, consisting of two sherds of Refined Whiteware, dated 1800-1900. The remaining 10 sherds recovered from this context date from between the 15th and 20th centuries, with a possible peak between 1550 and 1700.

Three partial clay tobacco pipe stems and one partial bowl were recovered from context (46), with the bowl being dated to 1680-1710. This would suggest that the demolition of this range of buildings occurred towards the end of the 17th century or beginning of the 18th century, which is consistent with Philip Morant's record (writing in 1768) that by the time Esdaile acquired the property in the 1770s 'the house is down and nothing but the outbuildings remaining'⁴.

The dating of the CBM recovered from this context is broadly consistent with the samples taken from the exterior walls, with three fragments of peg tile dating to 1200-1600/1800.

This context also produced three small finds, including a rectangular iron buckle of unknown date, a sub-rectangular copper alloy vessel patch and most interestingly, a copper alloy clasp taken to be part of a sword belt fitting, dated to the late medieval / early post-medieval period. It is unclear as to how this find ended up amongst demolition rubble, however no associated objects were recovered.

- 7.5.5** The final demolition deposit was recorded overlying wall W[51], within its cut (fig.33). The material, (57), comprised a well compacted layer of red brick rubble within a whitish gritty mortar matrix, approximately 0.5m in width, truncated in a number of places by the concrete piles and modern drain. The material is lighter in

³ Artificially raised, as a result of mechanical excavator being unable to navigate between piles.

⁴ Taken from *The History and Antiquities of the County of Essex vol. 1* (1768).

colour and contains smaller fragments than the brick surface S[49] immediately to its south, and is taken to be the backfilled material of the demolished wall, rather than an extension of the path, described above. No finds were recovered from this context so it cannot be accurately dated, however, it is taken to be consistent with the general demolition and clearance seen elsewhere on the site.



Figure 31: Demolition scatter (45), characterised by whitish mortar spreads and CBM fragments, typical of the scatters observed across the site. Facing approximately NW. Scale 1m.



Figure 32: Partially excavated CBM brick and tile dump (46), which was overlying drain [47]. Facing WNW. Scale 1m.



Figure 33: CBM abundant deposit (57) outlined in blue, overlying W[51]. The material is taken to be demolition rubble backfilled into the cut of the wall. Facing W. Scale 1m.

7.6 Phase 3: Isolated rebuilding

- 7.6.1 This phase is categorised by a single wall, W[53], located in the centre of the site, aligned N-S, which was built after the first phase of New Place, but demolished prior to construction of the c1775 complex.

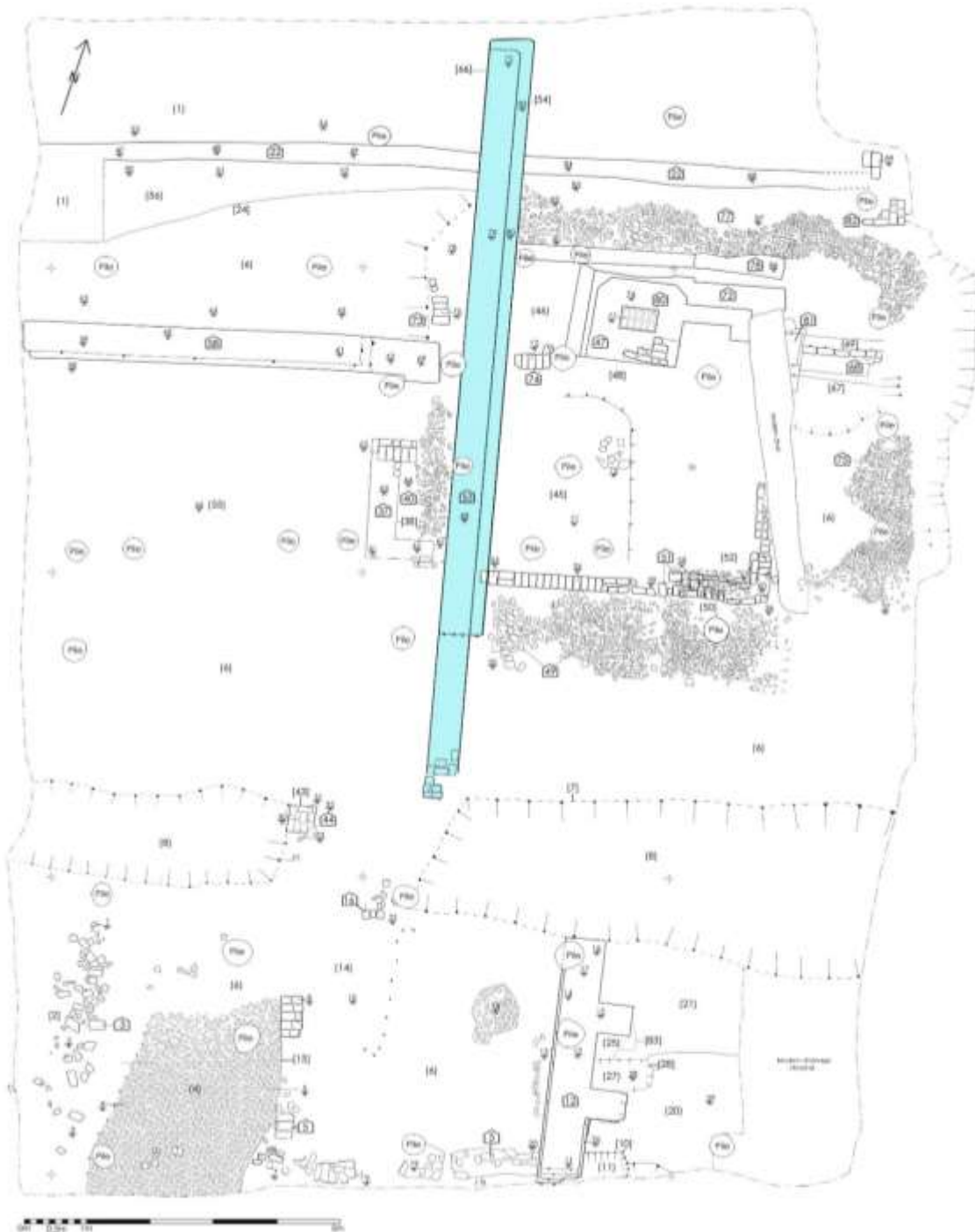


Figure 34: Wall W[53], which appears to have been constructed, demolished to foundation level and backfilled within a relatively short period of time. Original drawn at 1:20.

- 7.6.2** The wall was constructed from red brick bonded with a pale grey-brown sandy mortar, in an unclear bond, surviving to a height of three courses. The cut for the wall, [54] was recorded as a shallow linear feature with vertical sides terminating at a horizontal base, partially disturbed on the western side by the insertion of a modern pile.
- 7.6.3** The structure measured 12.5m in length x 0.55 – 0.75m in width x a maximum of 0.3m in height, with the bricks measuring 230 x 110 x 60mm. The three foundation courses remained relatively intact, with some deformation observed towards the northern end (fig.35).
- 7.6.4** When the wall fell out of use it was demolished to this foundation level, observed as a messy linear cut [66] varying in width between 0.4 and 0.65m. The cut was subsequently backfilled in four alternating bands of fine brick rubble and mortar demolition material, and more soil abundant backfill (62) – (65) (fig.36).
- 7.6.5** The uppermost fill (62) consisted of a 20mm of firm white-grey mortar containing frequent fragments and flecks of orange-red CBM. This overlay 50mm of firm mid brown-grey clayey silt (63) containing moderate flecks of CBM and occasional mortar and charcoal flecks. Below this was a second thin band of firm white-grey mortar (64) measuring 20-30mm in thickness, again containing CBM. The fourth and lowest fill, directly overlying the wall [53] comprised 100-110mm of mid brown clayey silt (65) with CBM, mortar and charcoal inclusions.

Although some commingling between the four layers was noted, the banding would suggest a staggered backfill, or multiple episodes of backfilling, rather than one mixed dump of material being deposited.

- 7.6.6** The top of the backfilling was encountered at 17.77mOD at the northern end, below the general overburden covering the site (1). At the southern end of the wall the four backfilling layers (62) – (65) had been truncated, exposing the surviving bricks below, which were encountered at c17.50mOD. The surviving section of the wall was level across the site, being recorded in the exposed north facing section at the northern limit of excavation at 17.51mOD.
- 7.6.7** Dating the structure from brick samples in this instance proved inconclusive, as the date range of 1500/50-1800 covers both the pre- and post-1775 New Place complexes, so only a relative date can be given.
- 7.6.8** Wall W[53] is built on approximately the same alignment as the other walls in the northern part, W[37] and W[51], and the western wall of the 1775 development W[12] (discussed below), however it is not contemporary with either complex. The wall cuts through most features described above – brick path [49], wall W[51], wall W[37], ‘boundary wall’ W[58], wall W[78] and culvert W[22] as shown in figs 37 and 38.

Further, photographic and cartographic evidence shows this area as being occupied by the western side of the semi-circular carriage driveway for the post-1775 New Place and therefore renders a wall of this size implausible and unnecessary. Although at present its function is unknown, it appears to have only existed for a short period

of time, between the northern complex falling out of use and the southern complex being constructed, giving a provisional date range of c1650-1750.



Figure 35: Northern end of wall W[53] showing three courses of surviving brickwork below demolition mortar and rubble. Facing W. Scale 0.5m.



Figure 36: Truncation of [37] by [53]. The bands of mortar and brick redeposited demolition material can be seen, with the surviving wall at the base, above the scale. Facing E. Scale 1m.



Figure 37: Wall [53] (marked in blue) seen running N-S through the centre of site. Facing NW. Scale 1m.



Figure 38: Eastern side of W[53] (opposite side to the above figure) showing the truncation of W[51]. Facing W. Scale 0.5m.

7.7 Phase 4: c1775 New Place

7.7.1 The final phase of building activity on the site is covers the most well-documented house to have existed and is characterised by a substantial section of the western wing of New Place (fig.39).



Figure 39: Western wall of the main central block of New Place [12] and western wall of Esdaile's ballroom [3]. Original drawn at 1:20.

7.7.2 The western end of the property was represented primarily by three walls, situated at the southern end of the excavation area. The walls were partially observed and recorded during the 2016 evaluation and archaeological monitoring of the pile capping and trenching (Compass Archaeology February 2017).

7.7.3 The first wall, W[12] was situated on the eastern side of the site, running in a N-S direction. The feature was built from angular well-constructed orange-red bricks, each measuring 280 x 130 x 70mm, in total measuring 3.43m in length x 0.72m in width x 0.27m in height, surviving to 5 courses (fig.40). Its form comprised two upper courses with the lower three stepped out on the east and west sides by 60mm. Although the outline of the bricks was visible the whole structure was covered in a layer of pale yellowing sandy mortar and a dirtier grey finish / render. Two buttresses were present on the eastern side, each measuring 0.6m E-W x 0.5m N-S, set approximately 1m apart.

The top of the feature was encountered between 17.38mOD (north end) and 17.42mOD (south end), with the base of the wall being recorded at c17.13mOD, cutting into the natural clay.

7.7.4 A return of this wall was observed further south, during monitoring of the pile cap trenching (February 2017). The recorded section was aligned approximately E-W, measuring 3.14m in length x 0.47m in width, surviving to a height of 0.34m (5 courses). The easternmost 0.54m was disturbed and partially missing, showing a considerable degree of truncation, with the wall not appearing to extend further eastwards after this point (fig.41).

This section of W[12] was the same construction as the N-S section recorded during the excavation, consisting of orange-red bricks bonded with a sandy mortar. The wall was well keyed into the N-S section, situated approximately 1m south of the southernmost buttress.

7.7.5 The two walls represent the western extent of the main 3 storey block of New Place with a central east-west internal division (see fig.5). The two small buttresses represent the bases of the northern internal fireplace / chimney stack. Based on accounts of the internal layout the fireplace is thought to be located in what was the ante room, or library⁵.

⁵ As described by Muriel Sharp, in her recollections of New Place during the 1910s and 20s (in Benton 2000).



Figure 40: W[12], partially truncated by modern pile. Traces of render can be seen on the east face of the southernmost buttress. Facing W. Scale 1m.



Figure 41: E-W return of W[12] observed during the pile cap trenching. Facing W. Scale 0.5m.

7.7.6 The third wall associated with the post-1775 New Place was situated in the south-west corner of the excavation, running on an N-S alignment. The observable section was constructed from red bricks, however much of the wall was heavily disturbed and broken, and appeared in plan as a linear stretch of rubble, a contrast to the level of survival seen with wall W[12].

The feature, W[3], measured approximately 5m in length x 0.64m in width x 0.07m in depth, sitting with the natural clay (fig.42). The fragments were commingled with a whitish grey mortar observed on the faces on many bricks.

7.7.7 The top of the spread was observed between 17.43 and 17.34mOD.

7.7.8 The fragmentary nature of the wall would suggest it has been partially demolished and / or damaged through modern groundworks, and represents the most heavily disturbed element on the site. Analysis of two brick samples taken from the context give a date of c1600-1800 and sharp arises were noted, similar to the bricks used to construct wall W[12]. Based on dimensions taken from descriptions of Esdaile's property, this wall is believed to represent the western extent of the original ballroom-cum-saloon.



Figure 42: Wall W[3]. Facing S. Scale 0.5m.

7.7.9 Finally, a small red brick pad was recorded, located to the north-east of W[3], situated on the artificial bridge left in-situ during the excavation to provide access across the drainage channel [7]. The pad, [44] was almost square, measuring 0.44m x 0.42m x 0.13m (1 course) high. The remnants of a second course were present on the northeast corner of the small feature (fig.43).

The bricks measured 120mm x 105mm x 65mm and were bonded with a coarse sandy mortar.

7.7.10 The uppermost course of bricks was recorded below the general overburden (1) at 17.55mOD, and the base of the pad at 17.47mOD.

7.7.11 Although the feature is situated in close proximity to the drainage channel it does not appear to have been truncated, and was most likely constructed as a single pad. There does not appear to be any further features relating to the pad and as such is taken to be potentially a base for a garden installation.



Figure 43: Brick pad [44]. Facing E. Scale 0.5m.

7.8 Phase 5: Modern demolition and alterations

This penultimate phase is categorised by the 20th and 21st century changes which have occurred on the site. Ownership under the Wilson Family ceased in 1922, and under pressure from various development agencies the property was demolished in 1924, with only the Clockhouse being saved. This phase can be broadly split into the demolition phase, and 21st century redevelopment (fig.44).



Figure 44: Plan of the site, showing the contexts associated with Phase 5 in yellow. Original drawn at 1:20.

7.8.1 Demolition of New Place

- 7.8.1.1** Evidence of the 1924 demolition in particular was observed towards the southeast corner of the site, adjacent to, and partially overlying wall W[12].
- 7.8.1.2** The uppermost demolition debris was a thin layer of fairly loosely compacted black burnt wood and ash layer, becoming siltier in certain patches (9). The layer contained some burnt orange patches and occasional brick fragment inclusions. The deposit measured 1.32m in length (E-W) x 1.19m in width x 10-30mm in thickness, with no regular shape (fig.45). A moderate quantity of clear glass was recovered from this context, all taken to be fragments of milk bottle. Given the proximity of the context to the fireplace (the edges of which are marked by the two buttresses) the ashy material could be discarded hearth waste or similar.
- 7.8.1.3** Context (9) overlay a very soft deposit of brownish-grey degraded sandy mortar (19), with no other inclusions observed. The layer was relatively homogenous and measured up to c60mm in thickness, being observed across the entire southeast corner, between wall W[12] to the west and modern drainage channels to the north, east and south (figs.46-48).
- 7.8.1.4** Following the removal of this layer, a second deposit of degraded brick and mortar was exposed (20). This context comprised a moderately compacted sandy material containing frequent CBM inclusions and rare (3 pieces) inclusions of wood, <100mm in length. The layer undulated, measuring between 30 and 70mm in thickness, covering the same area in plan as context (19) above.
- 7.8.1.5** Below (20) the composition of material changed, and a layer of dark grey clay containing frequent orange mottling and charcoal flecking was exposed (21). A number of small stone inclusions were noted, in addition to a small quantity of burnt wood. The layer measured 3.71m in length x 2.26m in width x 50-150mm in thickness.
- 7.8.1.6** This clayey deposit overlay moderately compacted dark greenish silty-sand (84) containing occasional stone inclusions. The layer measured 50-70mm in thickness and was observed across the southeastern corner of the site.
- 7.8.1.7** Finally, a thin horizon of whitish to very pale pink mortar containing relatively frequent orange CBM flecks (85) was observed above the natural clay (6). The lens was approximately 10mm in thickness and patchy throughout, and it mostly likely attributed to trample, rather than a discrete demolition layer. The base of the context was recorded at 17.17mOD.



Figure 45: Ash deposit (9) observed overlying (19) and W[12]. The sub-rectangular cut and fill [10] / (11) can be seen towards the top of frame, slightly off-centre. Facing S. Scale 1m.



Figure 46: Southeastern corner of excavation, showing (83) after the partial removal of grey clay (21). Facing N. Scale 1m.



Figure 47: Completed excavation showing the light mortar trample (84) below (83) and (21). Facing N. Scale 1m.



Figure 48: Stratigraphic sequence as observed in the southeastern corner of excavation. With the exception of the fill of the brick drain [47], this area provided the deepest and most comprehensive archaeological section. The truncation to W[12] is caused by the cut of drainage channel [7]. Facing S. Scale 1m.

- 7.8.1.8** At the southern limit of excavation, immediately east of W[12] contexts (9), (19) – (21), (83) and (84) were truncated by a shallow sub-rectangular pit (fig.49). The cut, [10], was roughly rectangular in plan with rounded corners, aligned east-west. The feature had near-vertical sides terminating at a horizontal base, and measured 0.77m in length x 0.29m in width x 0.22m in depth, partially truncated on the southern edge by a modern drainage channel associated with the construction framework. The pit was filled by a deposit of light to mid-brown clay containing frequent small brick fragments, sand, and mortar flecks (11). Several small patches of ashy material similar to (9) and grey clay similar to (21) were also observed. The base of the pit came down on to the mortar trample (85).
- 7.8.1.9** The fill contained a small quantity of glass, taken to be milk bottles, the same as was recovered from context (9). Because of this the two contexts are taken to be contemporary and the pit is probably associated with the demolition and clearance, rather than having a specific function, such as drainage or storage.



Figure 49: Pit [10] half-sectioned. The grey clay (21) and mortar trample (84) can be seen at the base of the small feature. Facing N. Scale 0.2m.

- 7.8.1.10** Towards the northern side of this area of excavation a second sub-rectangular pit was recorded, immediately north of the southernmost buttress associated with W[12]. The cut, [28] was rectangular in plan with rounded corners measuring 0.96m in length (E-W) x 0.52m in width x 0.68m in depth (16.98mOD). The western and southern edges were formed by W[12] whilst the eastern edge had steep sloping sides with a rounded base, terminating at a flat base (fig.50). The feature was filled by a homogenous deposit of well compacted, dense organic blackish-grey clay (27). The fill contained a large irregularly shaped chunk of partially rotten wood and two fragments of brick and peg tile, dated to between 1450 and 1800. The base of the pit came down on to natural orange clay (6).

- 7.8.1.11** The upper part of this fill was truncated on the western side by a second, smaller pit [83]. The cut was irregular in plan, spreading between the two brick buttresses, measuring 0.91m in length x 0.10-0.68m in width x 0.23m at its maximum depth. The side was relatively shallow, sloping down from east to west (see fig.50). The small feature was filled by a deposit of very compacted orange-brown sandy gravel, similar in composition to the gravel patches observed elsewhere on the site. No finds were recovered.
- 7.8.1.12** These two small features are believed to be associated with the 1924 demolition, and removal of the fireplace in particular, however, it could be proposed that they were earlier features associated with the pre-1775 complex, possibly a landscaping feature, which was later truncated by the c1775 wall W[12].



Figure 50: Pit [28], abutting W[12] to the left of frame. Cut [83] and fill (25) can be seen to the top left of [28]. Facing N. Scale 0.2m.



Figure 51: Southeastern corner of excavation showing wall W[12] (truncated by piling) and demolition stratigraphy to the east. Facing NE. Scale 1m.

7.8.2 Modern drainage

7.8.2.1 The excavation was effectively divided into two parts by a large modern drainage ditch, [7] running E-W across the site. The feature was fully excavated to define its extent and assess the level of truncation it may have potentially caused. The cut measured 14.5m in length x 1.8-3m in width x 0.5-0.6m in depth (c16.50-16.70mOD), with moderately steeply sloping sides terminating at a slightly concave base (fig.52). A 2m section of fill (8) was left in-situ to act as a bridge from one part of the site to the other. The fill of the ditch consisted of a fairly loosely compacted mid to dark brown soil, abundant with complete bricks, general building material fragments, stones and modern construction debris.

7.8.2.2 Based on overlaying of historical plans (see figures 4 & 6 above) the drainage ditch is situated over the frontage of New Place and would likely account for the severe degree of truncation seen to this part of the property, and the high proportion of building material present within the backfill.



Figure 52: Eastern half of modern drainage channel [7] after removal of fill (8). The white pitched frontage of the Clock House, formerly the stable block to the post-1775 New Place can be seen towards the top of frame above the wooden hoarding. Facing E. Scale 1m.

7.9 Phase 6: Car Park Ramp

In addition to the main excavation a second trench was undertaken in the northwest corner of the site, situated over the footprint of the proposed car park access ramp⁶. As these groundworks are expected to reach a minimum formation level of c17.50mOD, or approximately 1.5m below the present ground level, further archaeological investigation was required.

7.9.1 The trench was aligned north-south, measuring 4.5m in length x 2.5m in width x 0.7-1.05m in depth (17.50mOD).

7.9.2 The stratigraphy comprised 190mm of very loosely compacted brown soil abundant with pebbles, stones, brick and concrete fragments and general construction debris (MOT Type 1, plastic etc.) (29), observed in the north, south and west facing sections. This modern overburden overlay 140mm of moderately well compacted mid brown

⁶ Undertaken upon recommendation from Historic England.

clay, containing frequent black flecks and small (<15mm) rounded stones (30). This demolition material was slightly greyer and siltier in places. Below this was a layer of moderately well compacted mid brown-orange clay containing frequent rounded pebbles and occasional angular gravels (31). The deposit was observed across the entire trench measuring between 250 and 300mm in thickness. The final layer of made ground consisted of a well compacted bluish-grey clay containing fairly frequent black flecks and occasional small rounded pebbles (33). This layer was observed in the southern part of the trench measuring 2.67m in length x 2.8m in width x a minimum of 0.15m in depth (fig.53).

7.9.3 The natural clay (33) was observed at the northern end of the trench measuring 0.54m in length x 2.8m in width x a minimum of 0.27m in thickness, continuing below the level of excavation.

7.9.4 At the northern end of the trench the bluish-grey clay (33) was cut by a linear feature running on an approximately east-west alignment. The cut, [34], measured 2.8m in length x 0.49m in width x 0.20m in depth, with vertical sloping sides terminating at a horizontal base (fig.54). The cut was filled by the heavily fragmented remains of a wall or surface [35], consisting of red brick fragments bonded with a gritty grey mortar with white flecks. No clear coursing or layers were visible and no bricks were complete, however the lower part of the structure was bonded with a yellow, sandier mortar. The feature was partially observed in the west facing section, however it was less well defined. The top was observed in plan at 17.56mOD.

The mortar bonded rubble was set within a matrix of loosely compact, very wet, greyish silt and mortar (36) measuring 10-40mm in thickness, observed across the entire linear feature.



Figure 53: Completed ramp trench, showing modern construction debris overlying stained clay. The drain feature can be seen to the left of frame. Facing E. Scale 1m.



Figure 54: Detail of drain / culvert remains. Facing E. Scale 0.5m.

- 7.9.5** The abundance of rubble and presence of water within the feature suggests it may be part of a backfilled drain or culvert, similar to [22], rather than a wall. This is also a more plausible hypothesis due to the presence of the leached grey silty material to the south, as seen to the south of the culvert in the main excavation area.
- 7.9.6** No further features of archaeological interest were identified in this trench and no finds were recovered.

8 CONCLUSIONS

8.1 The excavations at 230 St Mary's Lane have revealed further evidence of the two main phases of Post-medieval occupation on the site, from its initial construction; to its mid-18th century demolition and rebuild; to its final demolition in 1924. We return now to the original research aims and objectives set out in the WSI and comment on each based upon the findings so far.

8.2 *Is there any evidence for prehistoric, Roman or Saxon activity on the site?*

No finds or features relating to any earlier phases were observed during the excavation. Based on the truncation seen across the site and the relatively limited depth at which post-medieval archaeology was encountered, it is likely that, if any prehistoric – Saxon activity did occur in this area it has been removed by later occupation.

8.3 *Is there any evidence of medieval activity on the site? Specifically, any finds or features relating to the structure thought to be a precursor of the 18th century New Place and / or the Clockhouse moat feature to the rear of the development site?*

Limited evidence for medieval activity in the form of fragments of Late Medieval Colchester Ware (1440-1550) and Midland Purple (1480-1750) pottery recovered from contexts (46) and (79) is likely to represent some of the earliest activity on the site. It is likely that due to context (46) being a probable demolition dump the finds are residual, however, they still indicate that late medieval pottery was being used and circulated on the site. In addition, much of the ceramic building material assemblage was comprised of peg tiles, some dating from between 1200 and 1400 to c1700-1800. Whilst it is unclear if the material was being used during this early period, its presence on site may be an indication of late medieval building activity.

Similarly to above, due to the truncation and limited stratigraphy encountered on the site, no evidence for the creation of the moat was observed or any features consisted with the pre-New Place period. With the exception of wall W[5] encountered within the 18th century complex, the two phases were geographically separate, with no clear signs of continuity from north to south.

8.4 *In addition to the masonry recorded in the 2016 evaluation, what further sections of the 18th century New Place survive on the site?*

The southwestern corner of the property was exposed, represented primarily by two approximately N-S walls recorded towards the south end of the site. The first and most well-preserved wall, W[12] comprised a surviving section measuring 3.43m in length x 0.72m in width x 0.27m in height (17.38-17.42mOD). The wall featured two square buttresses projecting from the eastern side which were taken to be supports for an internal fireplace and chimney stack. This recorded section was truncated at the southern end by a modern construction channel, however, a further stretch of the same wall and its east-west return were recorded further south, during monitoring of the pile cap trenching (February 2017). The return of W[12] measured 3.14m in length x 0.47m in width, surviving to a height of 2 courses, and is taken to be the foundations of an internal wall dividing the western half of the property.

The second wall associated with this phase was recorded towards the western limit of excavation and consisted of the heavily fragmented remains of an orange-red brick wall, W[3]. The feature measured 5m in length x 0.64m in width x 0.07m in height (17.34-17.43mOD), and existed as a spread of moderately compacted rubble rather than a definable wall. This wall was taken to represent the western wall of James Esdaile's ballroom, which utilised the whole western wing, measuring 35 x 25 x 14ft (10.7 x 7.6 x 4.3m). This room was later used as a drawing room by the Wilson Family who owned the property until 1922.

Based on a historical cartographic sources and modern overlays it can be surmised that the front of the property is situated on the line of the modern drainage channel, recorded as cut [7] and fill (8) and as such has been wholly truncated by these groundworks. Further work will be required to establish what elements of this frontage survive in the adjacent plot, 240-242 St Mary's Lane.

8.5 *If present, can these archaeological features be related to those observed in previous Compass Archaeology and Essex County Council Field Archaeology Unit investigations?*

This particular report has been produced to provide an summary and assessment of the material recorded during the 2017 excavation, and as a result this research aim shall be more fully addressed in the revised research objectives section below.

8.6 *What phase of building do the remains belong to? Does this match cartographic sources?*

At least three distinct phases of buildings were recorded during the excavation, broadly identified as the 16th century New Place, an early 18th century partial rebuild and the final post-1775 New Place, which stood until 1924. More specifically, the first phase is thought to have begun sometime around c1556 when part of the Gaynes manor was sold off to form the 'nominal maner' of New Place. From this time the estate underwent various developments and a century later was the residence of Ralph Latham.

The second phase, represented by the single wall W[53] must have happened in the early to mid-18th century, as documentary sources state the old New Place was 'down' by 1720.

Moving into the final phase, throughout this period James Esdaile was buying land and properties from a number of Upminster estates, eventually amassing c750 acres in the area. An extensive building programme was begun in 1770 resulting in the creation of New Place, Gaynes Manor, Harwood Hall, Londons and the rebuilding of the Lady Chapel in Upminster Church. Some sources do suggest that a short-lived house was established between 1720 and 1770⁷, however, this cannot conclusively be shown through the evidence recorded during the excavation.

⁷ Victoria County History 1978, 151: ERO T/P 195/2 Upminster p23; Morant 1768 p110; Wilson 1880-1, 171-2.

The majority of the recorded features related to the earliest phase of New Place, comprising at least one room surrounded by a well-made exterior gravel path and extensive drainage / water storage system. There is limited cartographic evidence for this early period, with several of the small scale maps and plans showing the general outline of an estate with several buildings, but nothing accurate enough to confirm the layout of the building.

The layout of the final phase however is well documented and appears on several cartographic sources, showing the central block of the house with its eastern and western wings, and Clockhouse to the east. From these sources it is possible to extrapolate the location of the house, showing that during this investigation the front and western side of the northwest corner of the house was revealed.

8.7 *Can any sections of the circular carriageway and drive leading from St Mary's Lane be identified?*

Some evidence of exterior landscaping was recorded at the southern end of the site, in the form of the gravel layer (4), which is believed to be a yard surface or path, later cut by wall W[5] and overlain by the post-1775 ballroom built under James Esdaile, W[3]. A path, S[49], taken to be contemporary with this early landscaping was recorded running around the perimeter of the pre-1775 room / building in the northern part of the site. However, these features were directly overlain by post-medieval and modern backfill (1), with no traces of a carriageway feature surviving within the area of excavation. Based on the limited stratigraphy observed across the site in general, in many places the modern overburden directly natural clay, many of the more superficial landscaping features would not be present. For instance, a mark of Esdaile's properties was a large cedar tree planted on the grounds, however no traces of planting or garden soils were exposed.

8.8 *Is there any significance to the stone pads recorded in Trench 1 during the 2016 evaluation? Do they relate to an earlier feature, for instance?*

The stone pads were exposed during the stripping of the site and cleaned by hand. They appeared to be a very superficial feature set into the natural and did not appear to continue southwards below wall W[58]. No new pads or similar features were identified. It is possible they may have been markers to indicate to the location of the wall during its construction, or a second hypothesis is that they provided a base for wooden uprights, however no traces of wood were found. They cannot therefore be related to any structure other than the wall, W[58] which they were set against.

8.9 *Can a stratigraphic sequence for the site be produced? Based on the results of all archaeological fieldwork.*

In general, the site as a whole was relatively two-dimensional. Several of the walls stood to a height of several courses however, due to extensive truncation from previous groundworks, the features were only visible within the natural clay – with the exception of late post-medieval and modern overburden, no stratigraphy was observed overlying the walls.

The deepest cut feature on the site was the brick arched drain [49], which although produced a quantity of dateable finds, the very nature of it being an enclosed receptacle limits its potential for providing a stratigraphic sequence, particularly one that can be translated to the rest of the site.

In addition, the activity on the site appears to have been limited to a few specific areas – outside of the building footprints there were few finds recovered and limited stratigraphy. No features associated with domestic activity, such as cess pits, rubbish pits or landscaping were recorded.

A more comprehensive stratigraphic sequence shall be produced once the neighbouring excavations have been taken into consideration, see the revised research objectives below.

8.10 *Were any archaeological remains encountered during the stripping and excavation of the area of high potential to the north of the new development footprint?*

The trench situated over the location of the underground car park ramp produced a stratigraphic sequence comprising modern construction debris overlying post-medieval made ground and natural clays. The natural clay was bluish-grey in colour due to the leeching of material from a brick culvert or drain, the heavily fragmented remains of which were seen in plan, running on an east-west alignment at the northern end of the trench. The drain feature appeared to be relatively superficial and did not produce any finds suitable to be used as dating evidence.

8.11 *What is the natural geology and at what level does it exist across the site?*

The natural geology consisted of a homogenous orange-brown clay; Head. The observed clay was mostly uniform across the site, although had been stained bluish-grey in places, particularly surrounding the culvert [22] as a result of leeching. The clay was encountered at c17.68mOD towards the centre of site, sloping down to c17.34mOD towards the southwestern corner. In the southeastern corner the natural clay was encountered at c17.15mOD, below the 1924 demolition stratigraphy.

9 REVISED RESEARCH OBJECTIVES AND PUBLICATION PROPOSALS

9.1 In light of the observations made during the course of the excavation and post-excavation assessment the following revised research questions and objectives have been drawn up. The list is not exhaustive and no doubt through answering these questions more shall arise, but these are the most prominent questions thrown up by the assessment stage.

- How does the archaeology recorded during this excavation relate to that recorded at 240-242 St Mary's Lane by Essex County Council?
- Can a more accurate plan of the pre-1775 New Place complex be produced?
- Can a more accurate plan of the post-1775 New Place be produced?
- What is the relationship between the two main phases?
- Does the 240-242 St Mary's Lane site present any evidence which can be related to single wall recorded as Phase 3: Isolated rebuilding?
- Can a stratigraphic sequence for the site as a whole be produced?
- Can the chronology of the site be further improved by a more detailed assessment of the finds assemblages, particularly the pottery?
- Is there any documentary or cartographic evidence which can be used to support the findings of the pre-1775 New Place complex?
- What further information can be learned from comparison of the ceramic building material from the two sites? Do both excavations show consistent results?
- What information can be gained from further assessment of the small finds? What can the objects tell us about New Place, with particular reference to context and environment, and social status? Is the material comparable with other assemblages from similar archaeological sites?

9.2 Following the approval of this assessment report by Historic England a summary of the results of the excavations will be published in an appropriate peer-reviewed journal such as the transactions of the Essex Society for Archaeology and History, in corroboration with the findings produced by the Essex County Council Archaeological Field Unit and Archaeology South-East.

10 SOURCES

- Benton, T. & Parish, A. (1997), *Upminster. The Story of a Garden Suburb*
- Benton, T. (ed) (2000). *Upminster in Living Memory*
- Chartered Institute for Archaeologists, (2014), *Standard and guidance for archaeological excavation*
- Chartered Institute for Archaeologists, 2014, *Standard and guidance for the collection, documentation, conservation, and research of archaeological materials*
- Compass Archaeology, (2005), *240-242 St Mary's lane, Upminster, RM14, London Borough of Havering: An Archaeological Assessment*
- Compass Archaeology, (2009)a, *Written Scheme of Investigation for an Archaeological Evaluation prior to residential development: 240-242 St Mary's Lane, Upminster, RM14 3BX, London Borough of Havering*
- Compass Archaeology, (2009)b, *Summary of Results of Archaeological Evaluation at 240-242 St Mary's Lane, Upminster, RM14 3BX, London Borough of Havering*
- Compass Archaeology, (2014), *230 St Mary's Lane, Upminster, London Borough of Havering, RM14 3DH: An Archaeological Desk-based Assessment*
- Compass Archaeology, (2016), *230 St Mary's Lane, Upminster, London Borough of Havering, RM14 3DH: An Archaeological Evaluation*
- Compass Archaeology, (2017), *230 St Mary's Lane, Upminster, London Borough of Havering, RM14 3DH: Written Scheme of Investigation for an Archaeological Open Area Excavation and Watching Brief*
- Essex County Council Field Archaeology Unit, (2010), *240-242 St Mary's Lane, Upminster, London Borough of Havering: Archaeological Excavation and Monitoring*
- Form Architecture, (2014), *Design & Access Statement. Rev C 05/14. Proposed Residential Development at 230 St Mary's Lane, Upminster, Essex RM14 3DH*
- Historic England, (2015), *Greater London Archaeology Advisory Service: Guidelines for Archaeological Projects in Greater London*
- London Borough of Havering, (2008), *Core Strategy and Development Management Policies*
- London Borough of Havering, (2011), *Heritage Supplementary Planning Document*
- London Borough of Havering, (2013), *Heritage and History Sub Strategy 2013-15*
- Morant, P. (1763-8), *The History and Antiquities of Essex. Vols I & II*

Soil Investigation Eastern Limited, (2015), *Borehole Logs, Job No.RX2574*

Victoria County History, (1978), *A History of the County of Essex Vol. VII* (ed. W.R. Powell)

Cartographic Sources

British Geological Society (1996). *Sheet 257: Romford (Solid and Drift)*

Ordnance Survey, (1896). *Second edition 25-inch: Sheet 75-6*

Appendix I: Context List

Context no.	Trench	Description	Phase
(1)	Main	General overburden / modern backfill	5
[2]		Cut for N-S broken wall of W side of site	4
[3]		Broken red brick wall in SW corner of site	4
(4)		Orange gravel surface in SW corner	1b
[5]		L-shaped wall to E of (4)	1b
(6)		Natural Clay	
[7]		Cut for modern drainage channel	5
(8)		Fill of drainage channel [7]	5
(9)		Ash and glass deposit partially overlying [12]	5
[10]		Cut of shallow pit in (9)	5
(11)		Clayey fill of [10]	5
[12]		N-S large brick wall (New Place) to W of (9)	4
(13)		Black fill surrounding wall [5]	1b
(14)		Gravel surface with burnt patches, E of [5]	1b
[15]		Cut for wall [5]	1b
[16]		Brick pad to S of [7]	4
(17)		Clay / mortar surrounding wall [12]	4
(18)		Mortar layer below [12]	5
(19)		Sandy mortar layer below (18)	5
(20)		Brick flecked mortar below (19)	5
(21)		Dark ashy clay beneath (1), overlying (18) and (19)	5
[22]		Brick arched culvert	1a
(23)		Grey silty fill of [22]	1a
[24]		Cut for culvert [22]	1a
(25)		Layer of sandy gravel in cut of wall [12]. Fill of [83]	5
[26]		Cut of wall [12]	4
(27)		Fill of pit [28]	5
[28]		Cut of pit	5
(29)	Ramp	Loose overburden	5
(30)		Charcoal flecked clay	
(31)		Stoney clay	
(32)		Grey-black silty clay	
(33)		Natural clay (same as (6))	
[34]		Cut for brickwork [35]	1a
[35]		Linear brick feature	1a
(36)		Silty fill surrounding [35]	1a
[37]	Main	U-shaped brick feature in centre of site	1a
[38]		Cut for [37]	1a
(39)		Natural Clay (same as (6))	
[40]		Brick rubble to E of (39)	2
(41)		General overburden (same as (1))	5
(42)		Brick/mortar overlying [37]	
[43]		Cut of [44]	4
[44]		Brick pillar / pad to N of [7]	4

Context no.	Trench	Description	Phase
(45)		Mortar and CBM rubble dump	2
(46)		CBM abundant deposit overlying [47]	2
[47]		Brick drain – same as recorded in 2016 Evaluation	1a
[48]		Cut for [47]	1a
[49]		E-W red brick bedding layer for path	1a
(50)		Gravel surface overlying [49]	1a
[51]		E-W wall N of [49]	1a
(52)		Clay below N side of [49]	1a
[53]		Large N-S wall running through site	3
[54]		Cut for [53]	3
(55)		CBM spread to W of [37]	2
(56)		Dark grey clay between [58] and [22]	1a
(57)		Mortar and CBM layer to NE of [49], truncated by drain	2
[58]		E-W brick wall at N end of site	1a
[59]		Cut of [58]	1a
[60]		Brick culvert (same as [22])	1a
[61]		Cut of [60] (same as [24])	1a
(62)		Mortar layer 1 (fill of [66])	3
(63)		Soil layer 1 (fill of [66])	3
(64)		Mortar layer 2 (fill of [66])	3
(65)		Soil layer 2 (fill of [66])	3
[66]		Robber / demolition cut associated with [53] / [54]	3
[67]		Cut of wall [68]	1a
[68]		Brick wall in NE corner	1a
[70]		Brick drain	
[71]		Cut for [70]	
[72]		E-W wall to N of [47]	1a
[73]		Brick surface between [58] and [22]	1a
[74]		Wall remnant	1a
[75]		Rubble spread to W of [22] and [47]	1a
[76]		Rubble spread to E of [47]. (Same as [75])	1a
(77)		CBM dump between [22] and [58]. (Same as [75])	1a
[78]		E-W wall immediately N of [72]	1a
(79)		Fill of [49]	1a
[80]		Brick base of [47]	1a
[81]		N-S wall immediately W of [68], below modern drain	1a
[82]		Brick feature at E end of [22] by E edge of excavation	1a
[83]		Cut for (25)	5
(84)		Greenish sand below (21)	5
(85)		Thin mortar and CBM spread below (84)	5

Appendix II: Levels

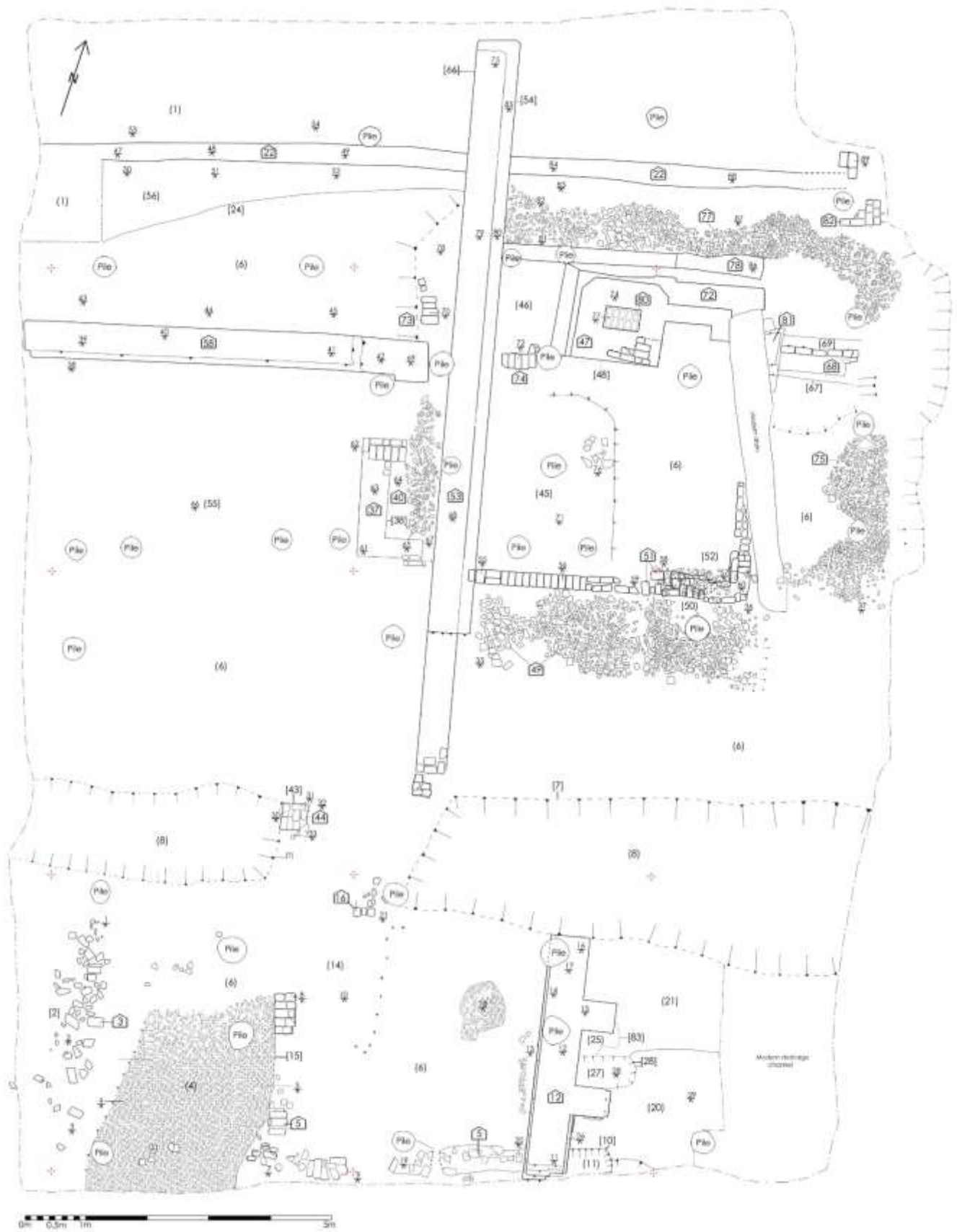


Figure 55: Plan of site showing all levels. Original drawn at 1:20.

No.	Reduced Level (mOD)	Description
1	17.43	N end of wall W[3]
2	17.39	Centre of W[3]
3	17.34	S end of W[3]
4	17.47	Orange gravel (4)
5	17.45	E side of (4)
6	17.40	N end of (4)
7	17.33	SW corner of wall W[5]
8	17.38	Centre of W[5]
9	17.39	SW corner of W[5]
10	17.32	Centre of (14)
11	17.42	S end of wall W[12]
12	17.41	Centre of W[12]
13	17.21	Base of W[12]
14	17.28	Step at N end of W[12]
15	17.38	N end of W[12] 1
16	17.33	N end of W[12] 2
17	17.41	Step of W[12]
18	17.21	Gravel to W of W[12]
19	17.41	E end of wall W[5]
20	17.39	W end of W[5]
21	17.38	Brick pad [16]
22	-	
23	17.02	W end of culvert [22] (recorded in piling trench)
24	17.10	E end of [22]
25	17.29	Top of (21)
26	17.25	E side of W[12]
27	17.56	Top of drain [35] (ramp trench)
28	16.98	Base of pit [28]
29	17.17	Top of (21)
30	17.47	Base of brick pad [44]
31	17.55	Top of [44]
32	17.45	Base of (1)
33	17.46	Concrete beside [44]
34	17.46	Wall W[53]
35	17.64	W end of drain [49]
36	17.74	E end of [49]
37	17.73	Top of [57]

38	17.68	W end of W[58] base
39	17.79	W end of W[58] top
40	17.73	Centre of W[58]
41	17.76	E end of W[58]
42	17.69	Dip at E end of W[58]
43	17.06	W end of cut [59]
44	17.07	Centre of cut [59]
45	16.72	Overburden at E end
46	17.68	
47	17.28	W end of culvert [22] top
48	17.34	Centre of [22]
49	17.38	E end of [22] top
50	17.09	W end of (56)
51	16.92	Centre of (56)
52	16.75	E end of (56)
53	17.29	W end of (1)
54	17.72	E end of (1)
55	17.64	W end of W[51]
56	17.51	Centre of W[51]
57	17.51	E end of W[51]
58	17.39	E corner of W[51] base
59	17.59	Centre of W[51]
60	17.60	E corner of W[51] base
61	17.60	S corner of wall W[37]
62	17.68	N corner of W[37]
63	17.64	Centre of W[37]
64	17.54	Gap between W[37] and [40] N
65	17.50	Gap between W[37] and [40] S
66	17.65	N corner of [40]
67	17.75	S corner of [40]
68	17.82	Top of W[53]
69	17.57	E end of [59]
70	17.54	Top of S[73]
71	17.71	Clay (68)
72	17.63	Top of W[74]
73	17.51	SE end of drain [47]
74	17.46	N end of [47]
75	17.77	N end of W[53]
76	17.76	CBM to E of [53]
77	16.85	Base of drain [80]
78	17.56	N end of [73]

79	17.77	S end of [73]
80	17.59	S end of W[53]
81	17.34	E of W[53]
82	17.26	Rubble to S of [22] 1
83	17.21	Rubble to S of [22] 2
84	17.45	[22] E of W[53]
85	17.51	NE side of W[53]
86	17.34	E end of W[78]
87	17.27	S[77]
88	17.38	E end of [22]
89	17.45	Brick to N of [82]

Appendix III: Ceramic Building Material *Analysis by Susan Pringle*

The Ceramic Building material recovered comprised a sample of 54 fragments and complete bricks, with a total weight of 81.791kg, from 23 different contexts, including the major walls recorded during the excavation (Table 1). Analysis of the brick samples is discussed below by phase:

Phases 1a and 1b:

Brick samples were taken from 8 structures associated with Phase 1a: 16th-18th century New Place, and were consistently dated to between 1550 and 1800, with the exception of contexts W[37] and W[78] which were dated 1450-1700. The two samples collected from the earlier dated walls were composed of the same fabric type, Type C. This fabric is described as a fine granular orange brick fabric; moderate yellow and dark red clay inclusions <c3mm. Likewise, all of the later samples are composed of the same fabric, Type A. Type A is described as an orange brick fabric well-mixed with inclusions of quartz and calcium carbonate.

Although a 16th century construction and later 16th century alteration / addition is possible for the development of the first New Place, it is likely that this difference in dates comes from using different batches of bricks.

A third fabric was noted from samples confined to contexts [22] and W[5]; Fabric B. This is categorised as an orange brick fabric similar to Fabric A, but lacks the calcareous inclusions and contains sparse flint flakes or pebbles. If the building represented by W[5] can be proven to be an outbuilding it may suggest that the more utilitarian aspects of the property, such as the drainage networks and ancillary structures, were built from a different quality brick as they were not the focal point of the site.

All of the brick samples analysed from Phases 1a and 1b were of a similar form – unfrogged, with many displaying creases and traces of grass marks from their construction.

Phase 2:

The CBM recovered from Phase 2 is represented by a small quantity of post-medieval peg tile from contexts (46) and (55). 3 peg tiles from context (46) were dated 1200-1800, with one displaying an obtuse angle at the top left corner – usually and early feature. Context (55) produced two fragments of peg tile dated 1400-1700.

The material appears consistent in date with that recovered from Phase 1a, suggesting that this is indeed demolition material from the first New Place. A number of brick fragments from context (46), which was a rubble spread partially overlying the main drain feature, [47], are also consistent in size, appearance and fabric to those discussed above.

Between c1556 and 1718 the manor of New Place was held by at least 4 different owners, before coming into possession of the Esdaile family in the early to mid-18th century so it is likely that some of these alterations occurred during transfer of ownership, possibly around 1677 when the manor passed from the Latham family to the Rayley's.

Phase 3:

The single wall denoting phase 5, W[53] was constructed from bricks in two fabric types, Type A and B, with dates ranging from 1550-1700 and 1500-1800. 5 samples were taken from various points along the length of the wall. All samples were unfroged, however several of the bricks were different sizes and two types of mortar were observed, whilst one brick displayed sooting on the sides and broken face. This may suggest the wall was constructed from reclaimed bricks, and as they were used to construct the foundation courses, were never intended to be seen.

Phase 4:

Phase 4 refers to James Esdaile's c1775 rebuild of the New Place complex, represented in the excavation by 3 sections of masonry which form the north-west corner of the property. The most substantial wall, W[12] produced 4 brick samples, all dating to between c1550 and 1800. The four samples were of similar size, measuring 230-240mm in length x 110-117mm in breadth x 58-60mm in thickness, bonded with a whitish to yellow-brown lime mortar.

The bricks were also observed to have sharp arises, a contrast to the softer-edged bricks analysed from Phases 1a and 1b. This may suggest a different, more uniform method of construction. Similarly, the absence of grass / organic marks on the surfaces would suggest a shift to a more mechanised production.

Wall W[3] was extremely fragmented and produced very few complete samples. Both bricks from this context were made of the same fabric, Fabric C and were unfroged with smooth bases and sides. A whitish lime mortar was present on one brick. The samples measured between 220 and 234mm in length x 104-111mm in breadth x 62-67mm in thickness, with one displaying some traces of wear on the top face. Both bricks are dated 1600-1800 and are likely to represent the original post-1775 build of Esdaile's New Place.

The third section of masonry recorded refers to a single isolated pad situated north of W[5] on the artificial 'bridge' spanning the drainage channel [7]. The pad itself was built out of well-made, neat bricks, uniformly measuring 219-200mm in length x 104-105mm in breadth x 63mm in thickness. Both samples were partially obscured by a thick, whitish lime mortar and one sample displayed traces of soot or black paint on 1 header and 1 stretcher. The fabric, although similar to Fabric C, may be a later variant and gives a date of 1600-1900.

Phase 5:

This final phase, the demolition and clearance of New Place, produced a similar sequence to that ascribed to Phase 2 – fragments of residual material from the preceding phase of building. Pit [27] / (28) produced a small quantity of CBM dated 1450-1800, whilst the surrounding stratigraphy, (21) in particular produced two peg tiles and a single flake, dated 1400-1700.

It is likely that much of this material is residual, and also, due to the limited stratigraphy on the site, it is also likely that much of the material has been truncated during previous groundworks, leaving many of the walls and substantial features surviving to a minimal height.

Concluding remarks:

In general, the CBM recovered from Upminster can be split into three distinct groups. The first group being the initial construction of the New Place complex, believed to be sometime in the 16th century. The second denotes a phase of alteration or rebuilding, and is mostly likely isolated to wall W[53] seen through the centre of the site. The third and final group is characterised by the use of well-made bricks in a different fabric type, notable for their sharp arises and lack of organic imprints, and can be attributed to the last phase of building recorded on the site, relating to Esdaile's post-1775 New Place estate.

Recommendations for further work:

This report and catalogue provides a summary of the ceramic building material excavated from this particular archaeological investigation. It is recommended that the data be used in conjunction with the associated archaeological investigations on this site and the neighbouring plot to determine if there are any further patterns and / or inconsistencies, and to work towards establishing an appropriate chronology for the New Place complexes as a whole.

Context	CBM date	Fabric	Form	Count	Weight	L	B	T	Condition*	Comments	Fabric notes
3	1600-1800	C	brick	1	2180	220	104	62	M	Unfrogged. All surfaces smooth and flat; sharp arrises. Whitish lime mortar on base.	
3	1600-1800	C	brick	1	2480	234	111	67	A, M	Unfrogged. Smooth base and smooth flat sides. Top looks slightly worn and has c. 50mm of surface removed at 1 end.	
5	1550?-1800	A	brick	1	2234	230	104	58	R, V, S, M	Unfrogged. Base obscured by white lime mortar. Stretcher lightly creased. Top has indented margin.	Fabric over-fired.
5	1550?-1800	B	brick	1	2480	240	114	63	M, Rd	Base unfrogged and obscured by whitish lime mortar. I creased stretcher, the other fairly smooth. Probable grass marks on top.	Fabric similar to A but no calcareous speckle and contains a flint pebble
12	1550?-1800	A	brick	1	2562	230	110	60	M, Rd	Unfrogged. Thick whitish lime mortar on bedfaces. Sides, where visible, slightly creased but flat.	
12	1550?-1800	A	brick	1	2493	235	112	60	M	Unfrogged; bedfaces have thick soft yellow/light brown mortar. Sides are creased with fairly sharp arrises	
12	1550-1800	A	brick	1	1990	240	114	60	M	Unfrogged, but base mostly obscured by light yellow-brown lime mortar. Sides lightly creased, arrises fairly sharp. Top has slightly inented margin and organic imprints.	
12	1550-1800	A	brick	1	1926	237	117	58	M	Unfrogged. Lightly creased flat sides; sharp arrises; top flat with indented margin. Traces whitish mortar on all surfaces.	
14	1870-1950	2276	peg	1	28	0	0	0	M		Fine clean orange fabric with fine moulding sand. Resembles MoL fabric 2276 but dates may differ
14	1870-1950	?	wall tile	1	36	64+	51+	9		compression moulded; white fabric with white glaze. Reverse stamped CAMPBELL TI[...	
14	1870-1950	?	wall tile	1	113	62+	52	6		black glazed border or fillet tile set in cement	
17	1500-1700	2276	peg	1	149	0	0	14		Nail-hole, polygonal but nearly circular. Probably early post med 16/17th c.	

21	1400-1700	2276	peg	3	238	0	0	13	M x 1	2 conjoin. 1 tile has reduced core and round nail-hole 16mm diam. Other has part round nail-hole. Later med/early pmed?	
21	1400-1700	2276	peg	1	61	0	0	13			
21	1400-1700	X	flake	1	21	0	0	0	M	Flake, probably peg. Lime mortar on one edge with flat face perpendicular to tile.	Soft, poorly fired orange-brown fabric, with abundant very fine qtz and lenses of yellowish and redd sandy clays.
22	1550?-1800	B	brick	1	2166	225	107	57	V, Rd, M	Unfrogged. Vitrified and distorted. Lightly creased sides and base. Top has indented margins and grass marks. Soft yellowish lime mortar.	Fabric reduced, similar to A with sparse flints.
22	1550?-1800	B	brick	1	2109	235	111	60	V, Rd, M	Unfrogged. Lightly creased sides and base. Indented margins on top.	Fabric overfired, but similar to A with flints, including a pebble
28	1450-1800	3046	brick	1	10	0	0	0	A	flake red brick.	Sandy fabric with common inclusions of calc. carb. And dark red iron-rich material. Sparse coarse Aeolian qtz. Near brick fabric A
28	1450-1800	X	peg?	1	5	0	0	0	A	Flake.	Fine sandy fabric with yellow sandy banding.
37	1450-1700	C	brick	1	2016	230	113	53	M	Thin brick, unfrogged. Creased base and sides; top uneven with organic impressions, grass or straw?. Gritty yellow lime mortar on base	Fine granular orange fabric; moderate yellow and dark red clay inclusions <c.3mm. Lack the calcareous inclusions of fabric A
37	1450-1700	C	brick	1	2067	230	113	58	M	Th = 54-62. Unfrogged. Creased sides and base with lot of grass/straw marks. Top uneven with grass marks and upward projecting lip at one end. Brick is uneven in thickness. Gritty yellow mortar on top, and a trace on the base.	

44	1600-1900	C later?	brick	1	2282	219	104	63	M, S?	Base obscured by thick, whitish lime mortar. Base and sides very smooth with sharp arrises. Traces of soot or black paint on 1 header and 1 stretcher. Very neatly made brick.	Clean fabric, later version of fabric C?
44	1600-1900	C later?	brick	1	2296	220	105	63	M	Base and most of top obscured by whitish lime mortar. Smooth sides, sharp arrises. Neatly made.	
46	1200-1800	2276?	peg	6	636	0	0	12-13	M x 3	2 conjoin. Reduced core x 2. 1 circular nail-hole c. 13mm diam. Late med/early p-med?	Fine, hard-fired fabric. Sparse yellow clay banding; sparse medium to coarse dark red rounded inclusions.
46	1200-1800	2276?	peg	1	51	0	0	12	Rd, V		Very reduced - possibly same fabric as above but sparse calcareous inclusions.
46	1200-1800	X	peg	4	343	0	0	14-17	M x 1	Large circular nail-holes, c. 16mm diam. 1 micaceous tile has obtuse angle at top left corner - usually an early feature.	Orange fabric with abundant very fine qtz. Varying quantities of mica.
47	1550?-1800	A	brick	1	2322	240	118	60	M, Rd	Unfrogged. Base and sides lightly creased, 1 stretcher very creased. Indented margin. Light yellowish-brown mortar.	
47	1550?-1800	A?	brick	1	2342	235	118	59	M	Unfrogged, creased base, lightly creased sides. Indented margins. Soft light yellowish-brown mortar.	Probably fabric A but poorly mixed with some red clay and very calcareous clay lumps.
51	1550-1700	C	brick	1	1521	225	111	50	M	Thin brick. Unfrogged. Creased base with organic impressions; lightly creased sides. Indented margin. Gritty yellow mortar on top face.	Fabric near A but lacks calcareous inclusions.
51	1550-1700	A	brick	1	2242	235	120	55	M	Unfrogged. Base rough but sides fairly smooth. Indented margin. Whitish lime mortar on top and base.	
52	1450-1600	?	floor tile	1	774	155+	123+	29	A, M	Glazed floor tile. Two nail-holes in surviving corner, 1.5 sqmm and 2 x 4mm. Flat base, knife-cut bevel. Top wear-abraded, brown glaze survives on sides and base. Flemish.	Fabric has common to abundant fine quartz and moderate to common lenses of yellow silty clay.

52	1450-1600	2276?	peg	1	122	0	0	0	Rd, M		
52	1450-1600	X	peg	1	189	0	0	0	M		micaceous fabric, abundant fine qtz.
53	1550-1700	B	brick	1	2748	235	110	60	M	Both bedfaces thickly mortared with whitish lime mortar. 1 header and 1 stretcher slightly creased, others look smoother.	
53	1500-1800	A	brick	1	1575	195+	112	58	M	Both headers missing. White mortar obscures bedfaces. Stretchers lightly creased and flat. A brick flake in similar fabric adheres to mortar on lower face.	
53	1500-1800	A	brick	1	985	160+	113	55	M, Rd, S	Unfrogged; lightly creased sides. Whitish mortar on bedfaces and broken edge. Sooting on sides and broken face.	
53	1550-1700	A	brick	1	2490	238	120	60	M	Unfrogged; both bedfaces mortared with whitish lime mortar, and mortar on 3 sides. Stretchers creased.	
53	1500-1800	A	brick	1	813	125+	120+	59	M	Unfrogged chamfered brick. 45 degree chamfer - not clear whether along length or width, possible the former. Where visible, sides are lightly creased. Whitish mortar on sides, base and chamfer.	
55	1400-1700	2276	peg	2	494	0	0	0	Rd & S x 1	1 tile has two round nail-holes c. 14mm diam, and reduced core	
55	1400-1700	Y	peg	5	779	0	0	0		Polygonal nail-holes x 2. Fine moulding sand	Fine-grained orange fabric with moderate fine to very coarse (<21mm) white calc carb inclusions - probably chalk. Mode is c. 1-5mm.
58	1550-1800	A	brick	1	2181	240	111	59	M	Unfrogged; creased sides, indented margins. Soft light yellowish-brown lime mortar	
58	1550-1800	A	brick	1	2246	240	111	65	M	Unfrogged. Creased base and sides. Grass marks on top surface, which appears abraded and rough. Soft light yellowish-brown lime mortar.	

58	1550-1800	A	brick	1	2158	240	112	57	M	Unfrogged; creased base, lightly creased sides, rounded arrises. Top has 'grass marks' and indented margin. Top looks slightly worn. Soft yellow/light brown lime mortar	Orange fabric, fabric 'A'
58	1550-1800	A	brick	1	2193	240	113	61	M	Unfrogged. Lightly creased sides, base obscured by light yellow/brown lime mortar. Grass marks on header, both stretchers and top. Top surface is abraded and rough.	Orange fabric 'A' but less calcareous content than usual.
69	1200-1800	Y	peg	1	259	0	0	0	M	circular nail-hole 13mm diam.	
72	1550-1800	A	brick	1	2216	235	120	56	M	Unfrogged; creased sides and base. Top surface smooth, possibly with some wear. Late 17th/18th c?	Orange fabric, well-mixed with moderate to common fine calcareous speckle and fine calc carb inclusions < c. 2mm; moderate fine to medium dark greyish inclusions.
72	1550-1800	A	brick	1	2355	235	120	57	M, Rd	Unfrogged; base creased, sides lightly creased. Grass marks on top surface. 1 stretcher has possible knife-trimming at base.	Part-reduced orange fabric, similar to above but less well mixed. Calcareous speckle and inclusions < c. 4mm.
78	1450-1700	C	brick	1	1482	180+	111	55		Unfrogged; base very creased, with organic impressions. Sides creased but flat.	
78	1450-1700	C	brick	1	1225	190+	112	47		Unfrogged, thin brick. Part chamfer 170mm from end of base (chamfered end missing). Base and sides creased with grass marks.	
78	1450-1700	C	brick	1	2054	228	112	58	M	Unfrogged. Lightly creased base and sides, but sides fairly flat with sharp arrises. Top slightly uneven with indented margins and organic imprints. Traces whitish mortar.	
79	1450-1700	2276	peg	5	533	0	0	0	Rd x 1	I has very reduced core and surfaces	
79	1450-1700	A	brick	1	356	58+	118	58	M	Worked brick. Both stretchers have been chamfered at approx. 45 degrees to give 5 faces. Diagonal ?chisel marks visible on the cut faces	
79	1450-1700	X	peg	1	232	0	0	0			

79	1450-1700	Y	peg	3	534	0	0	0		1 nail-hole, shape between polygon and circle
79	1450-1700	Y	ridge	1	136	0	0	13		Reduced core.
80	1550-1800	A	brick	1	2375	230	121	57	M	Unfrogged. Creased base and sides. Indented margins on top surface. May have 2 lime mortar types; soft yellow/brown and harder white.
80	1550-1800	A	brick	1	2304	235	122	53	M	Unfrogged. Lightly creased sides and base. Indented margins on top surface. Traces of possibly two mortars - soft yellow/brown and hard white, which appears to underlie yellow/brown.
81	1550-1800	A	brick	1	2098	205+	120	56	M	Unfrogged. Lightly creased flat sides and base. Fairly sharp arrises. Grass marks on top. Bedfaces have yellow gritty mortar.
81	1550-1800	A	brick	1	2486	240	124	58	M	Unfrogged. Lightly creased base and sides; sharp arrises. Top has indented margins and lot of grass marks (organic imprints). Some yellow/light brown mortar.

* **A** = abraded; **H** = heat-cracked; **M** = mortar; **Rd** = reduced; **Ru** = reused; **S** = soot; **V** = vitrified

SMS16 brick fabrics: A, B and C and roof tile fabrics X and Y. Date ranges are provisional only.

Fabric code	Context	Description	Provisional date range
A	72	Orange brick fabric, well-mixed with abundant fine quartz, moderate to common fine calcium carbonate inclusions < c. 2mm and moderate fine to medium dark greyish-brown inclusions. Some examples have a fine calcareous speckle.	1550-1800?
A variant?	72	Part-reduced orange brick fabric, similar to above but less well mixed with more prominent calcareous speckle and inclusions < c. 4mm.	1550-1800?
MoL 3046	28	Sandy orange brick fabric with moderate to common medium quartz, common inclusions of calcium carbonate and dark red iron-rich material; sparse coarse Aeolian quartz. Near brick fabric A but coarser sand.	1450-1800
B	5, 22	Orange brick fabric similar to A but lacks the calcareous inclusions and contains sparse flint flakes or pebbles	1550?-1800
C	37, 51	Fine granular orange brick fabric; moderate yellow and dark red clay inclusions <c.3mm. Lacks the calcareous inclusions of fabric A	1450-1700
C later version?	44	Clean brick fabric, later version of fabric C?	1600-1900
X	46, 52	Orange tile fabric with abundant very fine quartz; micaceous in varying quantities	1200-1600
Y	55	Fine-grained orange tile fabric with moderate fine to very coarse (<21mm) white calc carb inclusions - probably chalk. Mode is c. 1-5mm	1200-1800

Appendix IV: Pottery by Paul Blinkhorn

The pottery assemblage comprised 115 sherds with a total weight of 5765g. It was all late medieval or later, 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. 3 sherds, 67g.
COLS:	Late Medieval Colchester Ware , 1400-1550. 4 sherds, 754g.
FREC:	Frechen Stoneware , 1550 – 1700. 4 sherds, 63g.
KOLS:	Cologne Stoneware , 1500-1580. 1 sherd, 460g.
LONS:	London Stoneware , 1670 – 1900. 1 sherd, 84g.
MPUR:	Midland Purple Ware , 1480 – 1750. 1 sherd, 28g.
PMBL:	Post-medieval Black-glazed Redware , 1600 – 1900. 1 sherd, 26g
PMR:	Post-medieval Redware , 1580 – 1900. 78 sherds, 3508g.
REFW:	Refined Whiteware , 1800-1900. 4 sherds, 168g.
STSL:	Staffordshire Slipware , 1650 – 1800. 2 sherds, 58g.
TGW:	English Tin-Glazed Ware , 1600-1800. 11 sherds, 214g.
TPW:	Transfer-printed Whiteware , 1830-1900. 4 sherds, 302g.
YELL:	Yellow Ware , 1840-1900. 1 sherd, 38g.

The pottery occurrence by number and weight of sherds per context by fabric type is shown in Table 3. Each date should be regarded as a *terminus post quem*.

The assemblage from context 79 is somewhat curious. Most of the pottery (by sherd count) is 19th century, but it also contained a complete Cologne Stoneware mug with extremely high-quality decoration (figs.56-57), and a largely complete late medieval Colchester Ware jug (fig.58). The former is of extremely high quality, with a finely-detailed moulding in the form of an unusually life-like bearded facemask and oak-leaf-and-acorn decoration. Naturalist face-masks and oak-leaf-and-acorn decoration are hallmarks of the early years of Cologne Stoneware production, and so it seems this vessel is likely to date to the first half of the 16th century (Gaimster 1997, 192). This would fit with the chronology of the near-complete COLS jug from the same context, and suggests an earlier deposit was disturbed, although it is possible that they were curated vessels. Certainly, the mug would still have been usable when it was thrown away.

The sherd of Frechen stoneware from context 46 has a large fragment of moulded escutcheon portraying the arms of England (fig.59). Such decoration is well attested on mugs, bottles and pitchers of this type which were made specifically for the English market between the late 16th and mid-17th century (ibid., 210).

The bulk of the rest of the assemblage consists of utilitarian Red Earthenwares. The large group from context 14 is mostly unglazed, and it is entirely possible that much of it dates to the 18th – 19th century, but such pottery is very difficult to date other than to within the broad life-span of the industry. The rest of the assemblage consists of small quantities of other earthenwares and table/display wares, and appears entirely domestic in nature.

Bibliography

Gaimster, D, 1997 *German Stoneware* British Museum Publications

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



Figure 56: Front view of Cologne Stoneware mug recovered from context (79). Scale 10cm.



Figure 57: Side view of the mug showing handle. Scale 10cm.



Figure 58: Colchester Ware jug, partially complete, showing handle and shaped rim. Scale 10cm.



Figure 59: Fragment of Frechen stoneware from (79) with decorative coat of arms. Scale 10cm.

Table 3: Pottery occurrence by number and weight (in g) of sherds per context by fabric type

Cntxt	MPUR		COLS		KOLS		BORDY		FREC		PMR		PMBL		TGW		STSL		LONS		REFW		TPW		YELL		Date
	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	
6									2	25	1	44															L16thC
13											2	96															L16thC
14											64	2392															L16thC
17											2	429															L16thC
21											1	37															L16thC
23											1	135															L16thC
46	1	28	3	88			1	1	1	36	2	69			2	59				2	23						MOD
52											1	37			9	155	1	44									M17thC
56									1	2	3	219															L16thC
69							1	27			1	50	1	26			1	14									M17thC
79			1	666	1	460	1	39										1	84	2	145	4	302	1	38		M19thC
Total	1	28	4	754	1	460	3	67	4	63	78	3508	1	26	11	214	2	58	1	84	4	168	4	302	1	38	

Appendix V: Animal bone by *Miranda Fulbright*

The assemblage of animal bone that was recovered during excavations at 230 St Mary's Lane comprised 56 whole and fragmented bones, spread across five different contexts. 26 of these bones could be identified down to the taxon level, and the remainder were classified as small, medium or large mammals or birds (table 2).

Context (8): This was the fill of a modern drainage channel containing CBM, bricks and other modern construction debris. 2 complete bones were recovered from this fill, one sheep and one cow.

Context (45): One small, unspiciated fragment of bone belonging to a medium mammal was found in this context.

Context (46): Eight bone fragments were recovered from this context. One cow, one sheep and one pig, the rest were either large or medium mammals. The cow radius showed evidence of butchery in the form of a perimortem percussion fracture at the proximal end.

Context (56): This context produced CBM, pottery and CTP. Four fragments of bone were also recovered from (56), one sheep, one cow and two unidentified large mammals (probably cow). Both of the identified bones showed signs of butchery, a straight cut at the end of the shaft and some perimortem partial bone surface removal, probably chipped off when the end was cut.

Context (79): This context produced the most bone fragments, as well as pottery, CBM, CTP, glass, two metal small finds and one piece of worked bone. The majority of bones that were identifiable were chicken bones, and the others were from medium mammals, small birds and small mammals. One fragment of vertebra appeared burnt as well as showing signs of butchery.

The assemblage across the site consisted almost entirely of edible domesticated animals. This is typical waste for a household in a semi- or non-rural area.

Bibliography

Schmidt, E. 1972. *Atlas of Animal Bones for Prehistorians, Archaeologists and Quaternary Geologists*. Amsterdam: Elsevier Science LTD

Key for in-table text

L = left

R = right

UI = unidentified

UO = unobservable

Table 4: Animal bone fragments from 230 St Mary's Lane

Context	Taxon	Bone	Side	Fusion	Fragmentation	Comments
(46)	Cow	Radius	L	Fused	Partially complete	Proximal end and shaft. Large perimortem percussion fracture at prox. end on posterior, probably butchery mark.
(46)	Sheep	Humerus	L	UO	Fragment	Shaft. Some surface weathering.
(46)	Pig	UI metapodial	UO	UO	Fragment	-
(46)	UI large mammal	Pelvis	UO	UO	Fragment	-
(46)	UI medium mammal	UI long bone	UO	UO	Fragment	-
(46)	UI large mammal	Tibia	UO	Unfused	Fragment	-
(46)	UI medium mammal	UI long bone	UO	UO	Fragment	-
(46)	UI medium mammal	UI long bone	UO	UO	Fragment	-
(8)	Sheep	Metatarsal	UO	Fused	Mostly complete	-
(8)	Cow	Molar 1 or 2	UO	N/A	Complete	-
(45)	UI medium mammal	UI long bone	UO	UO	Fragment	-
(56)	Sheep	Tibia	R	Fused	Partially complete	Some evidence of butchery at end of shaft- surface partially removed from fresh bone.
(56)	Cow	Radius	UO	Unfused	Partially complete	Fresh bone surface removed at end of shaft- butchery.
(56)	UI large mammal	Rib	UO	UO	Fragment	-
(56)	UI large mammal	Vertebra	UO	UO	Fragment	-
(79)	Chicken	Coracoid	L	Fused	Complete	-
(79)	Chicken	Coracoid	R	Fused	Complete	-

(79)	Chicken	Coracoid	L	Fused	Partially complete	-
(79)	Chicken	Coracoid	R	Fused	Partially complete	-
(79)	UI medium mammal	Vertebra	N/A	Fused	Partially complete	-
(79)	UI medium mammal	Vertebra	N/A	UO	Fragment	Evidence of burning- bone is white with patches of black. Straight cut through body-butcery.
(79)	UI small mammal	Cranium- frontal	L	Unfused	Fragment	-
(79)	UI small mammal	Cranium	UO	UO	Fragment	-
(79)	UI small mammal	Rib	UO	Fused	Complete	-
(79)	UI small mammal	UI long bone	UO	UO	Fragment	-
(79)	UI small mammal	UI long bone	UO	UO	Fragment	-
(79)	Chicken	Carpometacarpus	R	Fused	Complete	-
(79)	Chicken	Tarsometatarsus	R	Fused	Complete	Male bird, spur is fused.
(79)	Chicken	Tarsometatarsus	L	Fused	Complete	Male bird, spur is fused.
(79)	Chicken	Tarsometatarsus	R	Fused	Mostly complete	Female bird, no spur/spur scar.
(79)	Chicken	Humerus	L	Fused	Complete	-
(79)	Chicken	Humerus	L	Fused	Complete	-
(79)	Chicken	Os coxa	UO	Fused	Partially complete	-
(79)	Chicken	Os coxa	UO	Fused	Partially complete	-
(79)	Chicken	Os coxa	UO	Fused	Fragment	-
(79)	UI small mammal	Femur	UO	Fused	Fragment	-
(79)	UI small mammal	Femur	UO	Fused	Fragment	-
(79)	UI small mammal	UI long bone	UO	UO	Fragment	-
(79)	UI small mammal	UI bone	UO	Fused	Partially complete	-
(79)	UI small mammal	UI bone	UO	UO	Fragment	-

(79)	Pig	Humerus	UO	Unfused	Partially complete	-
(79)	UI small mammal	UI bone	UO	Fused	Complete	-
(79)	UI small bird	Radius	L	Fused	Complete	-
(79)	UI small bird	Radius	R	Fused	Complete	-
(79)	Chicken	Tibiotarsus	L	Fused	Complete	-
(79)	Chicken	Tibiotarsus	R	Fused	Complete	-
(79)	Chicken	Tibiotarsus	L	Fused	Complete	-
(79)	UI small bird	Tibiotarsus	L	Fused	Complete	-
(79)	Chicken	Ulna	L	Fused	Complete	-
(79)	Chicken	Ulna	R	Fused	Complete	-
(79)	UI small bird	Ulna	L	Fused	Partially complete	-
(79)	UI small bird	Ulna	L	Fused	Partially complete	-
(79)	UI small bird	Ulna	R	Fused	Complete	-
(79)	UI small mammal	Femur	L	Fused	Complete	-
(79)	UI small mammal	Femur	L	Fused	Complete	-
(79)	UI small mammal	Femur	R	Fused	Complete	-

Appendix VI: Clay Tobacco Pipe

The clay pipe (CTP) that was recovered during the excavation at 230 St Mary's Lane is a typical representation of assemblages that are found in the south of England. A total of 11 bowls and partial bowls, some with stem attached were recovered, along with 18 partial stems across 5 contexts.

Context (56):

This context produced 4 partial stems. (56) also contained some pottery, CBM and a small amount of animal bone. Only one of the stems was smoke stained, indicating a very short or non-existent use period for all of them.

Context (46):

This context produced one partial bowl and three stem fragments. Pottery, CBM, glass, worked stone and two copper small finds (1 and 2) were also recovered from this (46). The partial bowl was dated to 1680-1710. All of the partial stems were smoke stained interiorly.

One stem fragment was decorated around each side with a moulded botanical pattern (fig.60).



Figure 60: Moulded botanical pattern on partial stem. Scale 10cm.

Context (45):

Three partial stems were found in this context, along with some CBM. One of the stems was smoke stained interiorly.

Context (52):

Three partial stems were found in (52), along with some pottery, CBM, glass and metal. One of the partial stems was very finely made with thin walls.

Context (79):

This context produced the largest amount of CTP; 10 whole and partial bowls and 8 partial stems. Pottery, animal bone, CBM, glass and two metal small finds (3 and 4) were also recovered from (79). Three of the bowls were dated to 1610-1640, five were dated to 1850-

1910 and one dated to post 1840. The discrepancy in dates between these two groups is unusual, however since (79) was the fill of a drain it is possible that it was in use from 17th to the 20th centuries. Corroborative dates provided by pottery analysis will be provided and will perhaps shed light on this.

Two of the earlier bowls were smoke stained, and all three were decorated with a stamped geometric band around the rim of the bowl.

Five of the six later bowls were smoke stained, and four were decorated. The first consisted of a moulded leaf and flower garland up the back of the bowl, along the seam (fig.61). This pipe was rust stained.



Figure 61: Leaf and flower garland on back of pipe bowl, plus iron staining. Scale 10cm.

The second bowl was decorated with a more elaborate moulded leaf garland with a border (figs.62-64).



Figure 62: Leaf and garland border, right side of bowl. Scale 10cm.



Figure 63: Leaf and garland border, base of bowl. Scale 10cm.



Figure 64: Leaf and garland border, front of bowl. Scale 10cm.

The third bowl was decorated with a moulded scalloped pattern (fig.65). The final decorated bowl was moulded on the sides of the spur, but the pattern was obscured by iron corrosion and staining. All the decorated bowls were the same style and therefore dated to the same period; 1850-1910.



Figure 65: Scallop pattern, left side of bowl. Scale 10cm.

Bibliography

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

Grillo, K., Aultman, J. and Bon-Harper, N., (2003). 'DAACS Cataloguing Manual: Tobacco Pipes'

Catalogue

There follows a catalogue (Table 5) of the assemblage compiled using the guidelines set out in the DAACS Cataloguing Manual: Tobacco Pipes, by Kate Grillo, Jennifer Aultman and Nick Bon-Harper (updated February 2012).

Key:

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

BB = Beneath the bowl where a pipe has neither heel nor spur

BC = On bowl, circumference of bowl rim

BF = On bowl facing smoker

BO = On bowl, covering entire bowl

SS = On either side of the spur

RS = Rouletted stem, a continuous band or zone around the stem

UO = Unobservable

All bowls have been identified using the following guide:

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

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

Context	Form	Type	Date	Count	BH	BW	SL	SW	BS	Comments
(56)	Partial stem	-	-	1	-	-				
(56)	Partial stem	-	-	1	-	-	51	8	3	-
(56)	Partial stem	-	-	1	-	-	44	8	3	-
(56)	Partial stem	-	-	1	-	-	32	8	3	-
(46)	Partial bowl	21	1680-1710	1	UO	UO	-	-	3	-
(46)	Partial stem	-	-	1	-	-	22	10	3.5	Moulded botanical pattern RS- flower buds/grass around stem. Mild smoke staining around interior (fig. 60)
(46)	Partial stem	-	-	1	-	-	35	7	2	Smoke stained around interior.
(46)	Partial stem	-	-	1	-	-	35	9	3	Mild smoke staining around interior.
(45)	Partial stem	-	-	1	-	-	22	9	2.5	-
(45)	Partial stem	-	-	1	-	-	53	10	3	-
(45)	Partial stem	-	-	1	-	-	33	10	3	Smoke staining around one end interior.
(52)	Partial stem	-	-	1	-	-	77	8	2	-
(52)	Partial stem	-	-	1	-	-	40	9	2.5	-
(52)	Partial stem	-	-	1	-	-	54	5	4	Very thin fabric. Slight green staining at one end. Three moulded spots along stem, 9mm apart, potentially continues but end broken.
(79)	Bowl and partial stem	30	1850-1910	1	30	19	54	5	1.5	Stained yellow/brown all over. Smoke staining in bowl. Moulded botanical pattern BA- leaf and flower garland up back seam (fig. 61)

(79)	Bowl and partial stem	30	1850-1910	1	32	21	9	7	1.5	Smoke stained inside bowl.
(79)	Partial bowl and stem	30	1850-1910	1	29	20	24	8	2	Smoke stained inside bowl.
(79)	Bowl and partial stem	5	1610-1640	1	26	13	32	8	3	Heavily smoke stained interior and exterior. Stamped geometric band BC.
(79)	Bowl and partial stem	5	1610-1640	1	29	14	33	9	3	Lightly smoke stained interior of stem, no staining in bowl. Poorly stamped geometric band BC-uneven and incomplete.
(79)	Bowl and partial stem	6	1610-1640	1	24	15	45	8	3	Stamped geometric band BC.
(79)	Bowl and partial stem	30	1850-1910	1	32	20	50	6	1.5	Smoke stained inside bowl. Moulded botanical decoration BA, BB and BF-protruding leaf garland with simple line border (figs.62-64)
(79)	Bowl and partial stem	33	Post 1840	1	46	22	25	8	2	Iron stained all over, some corrosion. Smoke stained inside bowl. Moulded decoration SS, obscured by corrosion and iron staining.
(79)	Bowl and partial stem	30	1850-1910	1	28	20	22	6	1.5	Moulded decoration BO and RS (finishing 19mm along stem). Large scalloping from stem up the sides of the bowl, rope and knots inside scallops. Lines and spots up to the top of the bowl (fig.65)

(79)	Partial bowl	UO	-	1	UO	UO	-	-	-	Fragment of bowl side. Stamped geometric band BC (presumed).
(79)	Partial stem	-	-	1	-	-	109	10	3	Tapering to 8mm wide. Smoke stained interior.
(79)	Partial stem	-	-	1	-	-	26	8	3	-
(79)	Partial stem	-	-	1	-	-	41	8	3	Smoke stained exteriorly.
(79)	Partial stem	-	-	1	-	-	49	8	3	Heavily smoke stained interior and slight exterior.
(79)	Partial stem	-	-	1	-	-	37	7	3	-
(79)	Partial stem	-	-	1	-	-	52	8	3	Smoke stained at one end exterior.
(79)	Partial stem	-	-	1	-	-	46	9	3	Smoke stained interior.
(79)	Partial stem	-	-	1	-	-	31	6	4	-

Appendix VII: Small Finds *by Jörn Schuster*

A total of 7 small finds were recovered from three different contexts (see table 6 below).

Initial assessment suggests that the assemblage dates from the 15th – 16th century, consistent with the other finds assemblages recovered from the site. Many of the objects are parts of personal or typically domestic items and would commonly be found within a residential dwelling.

A single copper alloy sword belt fitting was recovered from context (46), demolition rubble overlying the brick drain [47]. Whilst this object could be from a combat-worthy sword, it is more likely that given it being found within a well-established manor house, it was used in a decorative context.

In general, the objects are in a relatively good condition and represent a variety of activities, typical of a household of a slightly raised social status.

Recommendations for further analysis:

Based on the assemblage recovered from St Mary's Lane more analysis / research is required to place the objects in their contemporary environment, indicating comparisons and considering what they say about the social status of the occupation of the site.

It is further recommended that the objects be illustrated ahead of publication.

SF No.	Context	Material	Object	Group	Weight (g)	Length (mm)	Width/Diam (mm)	Thickness/Height (mm)	Description
1	46	Copper alloy	Patch	Household	19.7	56.7	33.6	1.8	Sub-rectangular vessel patch with rounded corners; complete end with 2 rivet holes, one with folded, tubular rivet still remaining, the other hole (diam 6.3mm) with tear widening towards the outer edge; other end broken across single rivet hole (diam 7.4mm). Cf. Egan 2010, 176, Fig. 144, 494. Ottaway & Rogers 2002, 2925, Fig. 1399, 15153, (but with flat folded rivets).
2	46	Copper alloy	Sword belt fitting	Weapon	9.6	44.7	20.5	2.6	Plate with hooked/looped end; prob. Sword belt fitting. Trapezoidal, slightly convex-arched plate with ogee-shaped base, central groove with 2 rivet holes containing remains of iron rivets, the sides near the hooked end with double-crescent flanks. Forward-curving hook bent slightly right, tip missing. Cf Biddle et al. 2001, 207, Fig. 5.6, 159 (Camber Castle, Ph. 5 = Abandonment 1637+); PAS WMID-DF4646, SWYOR-DC1C48, LIN-738273 and GLO-B0E551 , GLO-DAF3B3 , GLO-7518B1 , WILT-614286 . Bailey, G, 1993, 'Detector Finds 2', pages 46-7.

3	79	Copper alloy	Purse frame	Personal	31.2	67.1	30.0		Purse frame bar and handle. Bar with rectangular block with round-sectioned arms ending in biconical knobs; a rotating bar (L. 55.7mm) with round-sectioned arms is set above a rectangular block socketed into the frame bar block below and secured with a 5mm-wide hemispherical nut/washer. Cf PAS SUR-A8AED3 , SOM-DC82F3, NMS-1C0503 , NMS-FADEC2. Ward & Perkins Type B8. [Margeson 1993, 40, Fig.24. Egan 2005, 62, Fig.50]; Courtney, Egan & Gilchrist in Gilchrist & Green 2015, Glastonbury, p.303-4, Fig.8.45, 59 (but with only one cross bar and swivel with pointed oval-loop; early to mid C16).
4	79	Copper alloy	Buckle	Personal	3.0	33.0	21.6	1.5-1.7	Double oval buckle with central bar extending beyond frame at sides, the frame's outer sides are angled slightly higher than the bar (indicative of now missing attachment plater). Open loop pin with central longitudinal line extending from loop to middle of trapezoid-sectioned pin. Filing marks and facets visible in several places along outer edges, i.e. buckle frame hardly worn; pin moves freely. Cf A. Goodall 2012, 126, fig.19, 76. Biddle et al. 2001, 260-1, fig.7.2, 28 (Camber Castle Ph. 6 = 18th - 20th century later activity, but similar. Larger buckle from ph. 5 Abandonment 1637+). Egan & Pritchard 2010, 88, fig. 54, 386 (but this has angled notches in the middle of either loop).

5	55	Worked bone	Brush		11.8	90.8	19.7-20.1	3.1-6.0	Brush back plate. Rectangular plate with lopsided, diamond-shaped extension/handle with central hole at one end, the other end is straight with 5 holes drilled from the side. Holes for bristle drilled from the underside, arranged in 4 relatively straight rows and 12 less accurately aligned columns; columns at either end have 5 holes each. Top side with 4 grooves corresponding to rows of holes, transverse grooves at either end above 5-hole columns, that at straight end cut right across, the one at opposite end starts at one end but terminates before the other. Ridges between grooves decorated with longitudinal lines. Top sides with light green staining along grooves (Caused by CuA wire used to hold bristle in place), less pronounced on underside. Cf. bone brush from HMS Colossus [wrecked off Samson in the Scillies in 1798] (Camidge 2015, 14, fig.5). Bone brush from Fort William Henry at Colonial Pemaquid State Historic Site (http://www.mainmemory.net/artifact/26907/enlarge).
6	79	Worked bone	Handle	Tool	15.4	61.7	12-18.8	1.-14.7	Bone handle for whittle tang knife. Oval-sectioned handle widening towards club-shaped end; remains of tang in socket (diam. 5.3mm). Cf. Beeston Castle, Period 7 = Civil War (Ellis 1993, 155, fig. 106, 13).
7	46	Iron	Buckle	Personal	18.9	44.6	31.8	9.4	Rectangular buckle, frame sub-square sectioned with facets along top side edges. Rectangular-sectioned pin with faceted edges. Inner and outer sides of frame obscured by corrosion, outer side may have convex curve. No indication of roller on outer frame.

Appendix VIII: OASIS Recording Form

OASIS ID: [compassa1-292138](#)

Project details

Project name	Archaeological open area excavation at 230 St Mary's Lane, Upminster RM14 3DH
Short description of the project	Between the 3rd and 25th March 2017 Compass Archaeology conducted an open-area excavation on the site of 230 St Mary's Lane, Upminster, RM14 3DH. The archaeological works were carried out as part of planning condition 9 attached to redevelopment of the site into a three storey residential building with underground car parking (ref: PO811.14). The excavation primarily revealed 3 phases of the manorial complex known as New Place which existed on the site between c1475 and 1924. The features recorded comprised a series of brick walls, pathways and a substantial drainage network. The site was relatively two-dimensional, exposing only a small section of stratigraphy overlying natural clay, which was encountered at c17.68mOD. The finds assemblage includes pottery, glass, clay pipe, CBM and a small quantity of small finds, ranging in date from 1450 to 1900. The 3 phases are thought to represent a 16th century outbuilding, an early 18th century alteration and part of the western range of the post-1775 New Place manor.
Project dates	Start: 07-03-2017 End: 25-03-2017
Previous/future work	Yes / No
Any associated project reference codes	SMS16 - Sitecode
Any associated project reference codes	PO811.14 - Planning Application No.
Any associated project reference codes	MYU09 - Sitecode
Type of project	Recording project
Site status (other)	Locally designated Archaeological Priority Area
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	WALL Post Medieval
Monument type	DRAIN Post Medieval

Monument type	CULVERT Post Medieval
Significant Finds	POTTERY Post Medieval
Significant Finds	BRICK Post Medieval
Significant Finds	BRICK Medieval
Significant Finds	TILE Post Medieval
Significant Finds	METAL Post Medieval
Significant Finds	ANIMAL BONE Post Medieval
Significant Finds	BONE TOOLS Post Medieval
Investigation type	"Open-area excavation"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON HAVERING UPMINSTER 230 St Mary's Lane
Postcode	RM14 3DH
Study area	300 Square metres
Site coordinates	TQ 556391 186604 50.945767070447 0.215788068551 50 56 44 N 000 12 56 E Point
Height OD / Depth	Min: 17.15m Max: 17.68m

Project creators

Name of Organisation	Compass Archaeology
Project brief originator	Historic England
Project design originator	Compass Archaeology
Project director/manager	Geoff Potter
Project supervisor	Heidi Archer

Type of sponsor/funding body Developer

Name of sponsor/funding body Roxwell Limited

Project archives

Physical Archive recipient Museum of London archaeological archive

Physical Contents "Animal Bones","Ceramics","Glass","Metal","Worked bone","other"

Physical Archive notes Clay tobacco pipe

Digital Archive recipient Museum of London Archaeological Archive

Digital Contents "Animal Bones","Ceramics","Metal","Worked bone"

Digital Media available "Database","Images raster / digital photography","Spreadsheets","Text"

Paper Archive recipient Museum of London Archaeological Archive

Paper Contents "other"

Paper Media available "Context sheet","Map","Photograph","Plan","Report","Unpublished Text"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Excavations at 230 St Mary's Lane, Upminster, London Borough of Havering RM14 3DH: An Archaeological Assessment Report.

Author(s)/Editor(s) Archer, H.

Date 2017

Issuer or publisher Compass Archaeology

Place of issue or publication 250 York Road, London, SW11 3SJ

Description

An assessment report detailing the findings of the on site excavation. Includes historic background to the site, its planning context, geological and topographical setting, phase drawings, illustrative drawings and photographs. Conclusions, interpretation and revised research objectives. Specialist reports regarding the finds added as appendices. Context list as appendix, OASIS data collection summary sheet added as appendices.