
ARCHAEOLOGICAL SOLUTIONS LTD

**LAND AT THE JUNCTION OF ST MARY'S LANE
AND THE CHASE, CRANHAM, UPMINSTER**

AN ARCHAEOLOGICAL EVALUATION

Authors: Zbigniew Pozorski	
NGR: TQ 5711 8665	Report No: 4009
District: LB Havering	Site Code: SML 12
Approved: Claire Halpin	Project No: 4692
Signed:	Date: January 2012

ARCHAEOLOGICAL SOLUTIONS LTD

**98-100 Fore, Street, Hertford SG14 1AB
01992 558170**

**Unit 6, Brunel Business Court, Eastern Way,
Bury St Edmunds IP32 7AJ
01284 765210**

**e-mail info@ascontracts.co.uk
www.archaeologicalsolutions.co.uk**



This report is confidential to the client. Archaeological Solutions Ltd accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

CONTENTS

OASIS SUMMARY SHEET

SUMMARY

- 1 INTRODUCTION**
- 2 DESCRIPTION OF THE SITE**
- 3 TOPOGRAPHY, GEOLOGY AND SOILS**
- 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**
- 5 METHODOLOGY**
- 6 DESCRIPTION OF RESULTS**
- 7 CONFIDENCE RATING**
- 8 DEPOSIT MODEL**
- 9 DISCUSSION**
- 10 DEPOSITION OF THE ARCHIVE**

ACKNOWLEDGEMENTS

BIBLIOGRAPHY

APPENDIX

- 1 HISTORIC ENVIRONMENT RECORD DATA (HER)**

OASIS SUMMARY SHEET

Project details			
Project name		<i>Land at the junction of St Mary's Lane and The Chase, Cranham, Upminster</i>	
<p><i>In January 2012 Archaeological Solutions (AS) carried an archaeological evaluation at land at the junction of St Mary's Lane and The Chase, Cranham, Upminster (NGR TQ 5711 8665). The evaluation was commissioned by Threecie Ltd and was undertaken in compliance with a planning condition attached to planning consent to construct three new residential dwellings with garages and landscaping, following demolition of existing industrial buildings on the site.</i></p> <p><i>The site is located in Cranham, in the western part of Upminster and within London Borough of Havering. It lies within an area where multi-period archaeological remains have been recorded. Local alluvial deposit, if present, could have preserved early prehistoric evidence. The site had a potential for prehistoric and medieval archaeological remains.</i></p> <p><i>In the event, the evaluation revealed only modern deposits of made ground. No presence of alluvial deposits has been demonstrated, and the results suggest the site may have been a subject to ground levelling works, in particular in its south-western part.</i></p>			
Project dates (fieldwork)		25-26/01/2012	
Previous work (Y/N/?)		N	Future work (Y/N/?)
P. number		4692	Site code
			SML 12
Type of project		<i>An Archaeological Evaluation</i>	
Site status		-	
Current land use		<i>Disused industrial site</i>	
Planned development		<i>Construction of three new residential dwellings with garages and landscaping</i>	
Main features (+dates)		-	
Significant finds (+dates)		-	
Project location			
County/ District/ Parish		<i>Greater London</i>	<i>London Borough of Upminster Havering</i>
HER/ SMR for area		<i>Greater London HER</i>	
Post code (if known)		<i>RM14 3HR</i>	
Area of site		<i>c. 1.3ha</i>	
NGR		<i>TQ 5711 8665</i>	
Height AOD (min/max)		<i>11.50/12.00</i>	
Project creators			
Brief issued by		<i>Advice from EH GLAAS</i>	
Project supervisor/s (PO)		<i>Zbigniew Pozorski</i>	
Funded by		<i>Threecie Ltd</i>	
Full title		<i>Land at the junction of St Mary's Lane and The Chase, Cranham, Upminster: An Archaeological Evaluation</i>	
Authors		<i>Pozorski, Z.</i>	
Report no.		<i>4009</i>	
Date (of report)		<i>January 2012</i>	

LAND AT THE JUNCTION OF ST MARY'S LANE AND THE CHASE, CRANHAM, UPMINSTER

AN ARCHAEOLOGICAL EVALUATION

SUMMARY

In January 2012 Archaeological Solutions (AS) carried an archaeological evaluation at land at the junction of St Mary's Lane and The Chase, Cranham, Upminster (NGR TQ 5711 8665). The evaluation was commissioned by Threecie Ltd and was undertaken in compliance with a planning condition attached to planning consent to construct three new residential dwellings with garages and landscaping, following demolition of existing industrial buildings on the site.

The site is located in Cranham, in the western part of Upminster and within London Borough of Havering. It lies within an area where multi-period archaeological remains have been recorded. Local alluvial deposit, if present, could have preserved early prehistoric evidence. The site had a potential for prehistoric and medieval archaeological remains.

In the event, the evaluation revealed only modern deposits of made ground. No presence of alluvial deposits has been demonstrated and the results suggest the site may have been a subject to ground levelling works, in particular in its south-western part.

1 INTRODUCTION

1.1 In January 2012 Archaeological Solutions (AS) carried an archaeological evaluation at land at the junction of St Mary's Lane and The Chase, Cranham, Upminster (NGR TQ 5711 8665; Figs. 1 & 2). The evaluation was commissioned by Threecie Ltd and was undertaken in compliance with a planning condition attached to planning consent (London Borough of Havering Planning Ref. P1401.11). It is proposed to construct three new residential dwellings with garages and landscaping, following demolition of existing industrial buildings on the site.

1.2 The evaluation was undertaken in accordance to an advice received from English Heritage Greater London Archaeological Advisory Service (EH GLAAS; Archaeological Advisors to LB Havering) and a written scheme of investigation (specification) prepared by AS (dated 06/01/2012) and approved by EH GLAAS. The project conformed to the EH (London Region) *Archaeological Guidance Papers* (AGPs, revised 1998), in particular *Archaeological Guidance Paper No 3; Standards and Practices in Archaeological Fieldwork in London*. It also followed to the Institute for Archaeologists (IfA) *Code of Conduct and Standard and Guidance for Archaeological Field Evaluation* (revised 2008).

1.3 The evaluation aimed to determine the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development. It was also important to clarify the nature and extent of existing disturbance and intrusions and hence assess the degree of archaeological survival of buried deposits and surviving structures of archaeological significance.

Planning policy context

1.4 Planning Policy Statement 5 (PPS5; 2010) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The Planning Policy Statement aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. It aims to conserve England's heritage assets in a manner appropriate to their significance. It states that opportunities to capture evidence from the historic environment and to contribute to our knowledge and understanding of our past, and to make this publicly available, should be taken, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 Upminster is a small suburb located in the south-west section of the county of Essex. It is encompassed by South Ockendon c. 4km to the south-east, Rainham c. 7km to the south-west, Hornchurch c. 2km to the north-west and Bulphan c. 6.75km to the east. The M25 motorway runs north-south to the east of Upminster at c. 1.5km distant. The road B1421 runs north-south through the centre of Upminster with the A124 running west-east from Hornchurch, changing to the B187 (St Mary's Lane) towards the east of the suburb.

2.2 The site lies between the Mar Dyke and Ingrebourne tributaries of the Thames and is situated immediately south-west of the main railway line running SE-NW through Upminster. Two schools are located c. 500m to the east and west respectively. The site lies immediately north of Cranham Farm at c. 500m distant. The site lies on the southern side of St Mary's Lane and on the western side of the Chase.

2.3 The site comprises an area of c.8.7ha of open rural terrain enclosed by Eaton Road. A large industrial building is located in the centre of the site as well as a residential property and several outbuildings in the north-east corner. Areas of open grassland are present along with trees in the north-east corner and hedgerows line the periphery of the site.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The site is situated on relatively flat land at c. 12m AOD between the Mar Dyke and Ingrebourne tributaries of the Thames. Cranham is on the eastern side of London Basin. The solid geology of London Basin comprises chalk (laid down under marine conditions) overlain by Palaeocene and Eocene deposits (British Geological Survey 1978). Cranham is in the London Clay belt, an Eocene deposit and a marine unit laid down c. 55 million years ago. The solid geology of Cranham is overlain with poor loam in the north and valley gravel in the south-west, towards Upminster (and the area of the site). The drift deposits of gravel are all Quaternary in origin, mostly formed by fluvial or fluvio-glacial action with some periglacial deposits, although localised deposits of Boulder clay or till, in the form of Lowestoft Till, may also occur locally (Rackham & Sidell 2000). Soils in the area of the site typically reflect the solid and drift geology and are heavy, slow draining, clay soils (Windsor & Wickham 4 associations) with very limited agricultural potential (Soil Survey of England and Wales 1983).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Prehistoric

4.1 Local alluvial deposits have the potential to preserve early prehistoric remains. Archaeological evidence for Neolithic activity in Essex is largely confined to river valleys and the coastal zone, and therefore it is not unexpected that evidence for Neolithic activity is absent close to the site. Nearby focal points for this type of evidence include Rainham to the south-west (Lewis 2000) and Orsett to the east (Holgate 1996).

4.2 Known areas of early Bronze Age activity is as limited as for the Neolithic, with local sites located at Rainham (Brown & Cotton 2000) and Orsett Cock (Holgate 1996). Middle and late Bronze Age activity is more prevalent but again no archaeological evidence for this period has been found in the vicinity of the site; the closest area being c. 2km west of the site (Brown & Cotton 2000).

4.3 Iron Age archaeological remains in the area are largely confined to the middle and later periods, but there are no known Iron Age archaeological remains recorded within the environs of the site. Nearby focal points for Iron Age activity are within the Rainham area c.7km to the south-west (Wait and Cotton 2000).

Romano-British

4.4 The area lay in the hinterland between the Roman centres of Chelmsford and Londinium (Collins *et al* 2007). There are no recorded finds of Roman archaeology near the site, although evidence of Roman settlement, enclosures and cremation burials has been recorded in the wider area of this part of the Thames terrace (Perring & Brigham 2000).

Medieval

4.5 In the medieval period Cranham was a rural Parish with manors at Ckendon and Cranham. The manor at Cranham (Cranham Hall), c. 500m to the south-south-east, is attested to in the Domesday Book as being held by Odo, the bishop of Bayeux, while in 1066 it had been held by Alwin, a free man (Williams & Martin 2002). Subsequently the manor was held by the Ockendon family from the 12th to 14th centuries, and in the late-medieval to post-medieval period several owners (and tenants) held the hall by inheritance, before it was passed to Elizabeth Wright in 1738. Nothing is known of the medieval manor house but it appears to have been demolished in c. 1600 at which point a brick house was built (and again mostly demolished in c. 1790).

4.6 Approximately 500m to the south-south-east of the site is All Saints Church (GLHER 061045), built in 1244-59. It was altered to include a west tower with a semi-octagonal base and tile pent-roof in the 15th century, and again, internally, in the 17th century and 18th centuries before being demolished in 1873. Medieval settlement is also known along St Mary's Lane, particular to the west towards Upminster. A significant number of further medieval sites (Anglo-Saxon to Reformation) have been recorded in the London Borough of Havering (Cowie et al 2000; Sloane et al 2000), although it appears that Cranham was always limited to a small population that rose only slightly in the medieval period (and until the 19th century).

Post-medieval and modern

4.7 There is a small quantity of post-medieval archaeological remains within the environs of the site. The vicarage at Cranham (MLO23629) is located 370m to the north-east of the site. Although it has origins in the mid-13th century, it was re-built in the late 18th century. The south and west churchyard wall (MLO54844) 430m south of the site is of 16th century date. The Cranham railed tomb to the west of the Church of All Saints (MLO84896) is located c. 500m to the south of the site. Dedicated to the memory of Thomas Woodroffe and others (1746), it is possibly of later 18th century date.

4.8 There are a small number of 19th century listed buildings within the vicinity of the site. The Cranham Church of All Saints (MLO84836) and Cranham Hall Farm (MLO98647) with possible associated dovecote (MLO14188) are located c. 500m to the south of the site. The farm comprises a large complex of farm buildings which appear to have been built in the model farm tradition, where the buildings were explicitly designed for the efficient transit and processing of livestock and farm produce. A standing building survey was conducted by AS prior to its conversion into residential dwellings (ELO 7907) (Collins *et al* 2007). Boyd Hall (MLO84878) is located c. 250m to the north-east of the site and originally served as the parish school. The Convent of the Sacred Heart of Mary (MLO84926) is located c.500m to the east of the site.

5 METHODOLOGY

5.1 Four trenches were excavated using a mechanical 360° excavator fitted with a toothless ditching bucket (Fig. 2). The trenches locations were approved by EH GLAAS and were situated just outside footings of proposed new dwellings. Trench 4 has been slightly relocated to avoid modern disturbance in the south-western part of the site.

5.2 Topsoil and undifferentiated overburden were mechanically excavated under close archaeological supervision. Exposed surfaces were cleaned by hand and examined for archaeological features. Deposits were recorded using *pro forma* recording sheets, drawn to scale, and photographed as appropriate. Excavated spoil was searched for finds and the trenches were scanned by a metal detector.

6 DESCRIPTION OF RESULTS

Trench 1 (Fig. 2, DP 1-2)

<i>Sample section 1A (DP 3): north end, east facing</i> <i>0.00 = 12.03 AOD</i>		
0.00 – 0.20m	L1000	Modern made ground. Greyish brown, loose, silty sand with frequent CBM fragments, rubbish and a construction textile at the bottom (locally).
0.20 – 0.55m	L1001	Made ground. Greyish brown, friable, sandy silt with moderate CBM fragments.
0.55m +	L1002	Natural greenish yellow, compact, clay.

<i>Sample section 1B (DP 4): south end, east facing</i> <i>0.00 = 11.89m AOD</i>		
0.00 – 0.13m	L1000	Made ground. As above.
0.13 – 0.69m	L1001	Made ground. As above.
0.69m +	L1002	Natural clay. As above.

Description: No archaeological features or finds were present. The trench contained compacted concrete and CBM rubble within L1000, situated in the northern part of the trench.

Trench 2 (Fig. 2, DP 5-6)

<i>Sample section 2A (DP 7): west end, south facing</i> <i>0.00 = 11.86 AOD</i>		
0.00 – 0.26m	L1000	Made ground. As above, Tr. 1.
0.26 – 0.94m	L1001	Made ground. As above, Tr. 1.
0.94m +	L1002	Natural clay. As above, Tr. 1.

<i>Sample section 2B (DP 8): east end, south facing</i> <i>0.00 = 11.90m AOD</i>		
0.00 – 0.28m	L1000	Made ground. As above.
0.28 – 0.78m	L1003	Buried topsoil. Dark grey, friable, loam.
0.69m +	L1002	Natural clay. As above.

Description: No archaeological features or finds were present.

Trench 3 (Fig. 2, DP 9-10)

<i>Sample section 3A (DP 11): north end, west facing</i> <i>0.00 = 11.76 AOD</i>		
0.00 – 0.23m	L1001	Made ground. As above, Tr. 1.
0.23m +	L1002	Natural clay. As above, Tr. 1.

<i>Sample section 3B (DP 12): south end, west facing</i> <i>0.00 = 11.58m AOD</i>		
0.00 – 0.70m	L1001	Made ground. As above, Tr. 1.
0.70m +	L1002	Natural clay. As above, Tr. 1.

Description: No archaeological features or finds were present.

Trench 4 (Fig. 2, DP 13-14)

<i>Sample section 4A (DP 15): north end, east facing</i> <i>0.00 = 11.66 AOD</i>		
0.00 – 0.18m	L1000	Made ground. As above, Tr. 1.
0.18 – 0.67m	L1001	Made ground. As above, Tr. 1.
0.67m +	L1002	Natural clay. As above, Tr. 1.

<i>Sample section 4B (DP 16): south end, east facing</i> <i>0.00 = 11.48m AOD</i>		
0.00 – 0.18m	L1000	Made ground. As above, Tr. 1.
0.18 – 0.62m	L1001	Made ground. As above, Tr. 1.
0.62m +	L1002	Natural clay. As above, Tr. 1.

Description: No archaeological features or finds were present.

7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds. Adverse weather conditions (heavy rain) have caused waterlogging in Trenches 3 and 4 although both trenches had been appropriately inspected before flooding occurred.

8 DEPOSIT MODEL

8.1 The site was commonly overlain by deposits of made ground L1000 and L1001 (0.20 – 0.95m thick in total). The topsoil (L1003) was only recorded within the eastern part of Trench 2 and it was buried beneath modern made ground L1000. The topsoil was 0.50m thick and consisted of dark grey, friable, loam.

8.2 The natural clay, L1002, was present at 0.20 – 0.95m below existing ground level and comprised a greenish yellow, compact, clay. In majority of the site, the clay was present directly below made ground.

9 DISCUSSION

9.1 The site had a potential for archaeological remains, in particular for the prehistoric and medieval archaeology. Early prehistoric remains may have been preserved within alluvial deposits known locally. Medieval remains have been found in the vicinity of the site, in particular at Cranham Hall to the south-south-east.

9.2 In the event no archaeological features or finds were revealed. No indication of any previous development of the site was identified with an exception of modern activity. The site may have been a subject to previous groundworks which aimed to level the ground. The modern deposits were mostly present directly above the solid geology. The land to the immediate south of the site is visibly higher and it is thought the area of the current evaluation has been adapted for industrial use with landscaping works involved. No presence of alluvial deposits has been demonstrated. No residual finds were recovered during the evaluation.

10 DEPOSITION OF THE ARCHIVE

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site at London Archaeological Archives and Resource Centre (LAARC). The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Mr Kevin O’Sullivan and Threecie Ltd for commissioning the project.

AS gratefully acknowledge the input and advice of Mr Adam Single of English Heritage Greater London Archaeological Advisory Service (EH GLAAS)

BIBLIOGRAPHY

British Geological Survey (BGS), 1978, *Legend for the 1:625,000 Geological map of the United Kingdom (solid geology)*; London. Mansfield

Brown, N. & Cotton, J., 2000, 'The Bronze Age' in *The Archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London*. Museum of London

Collins, T., Prosser, L., Henry, K., Lamprey, C. & Peachey, A., 2007, *Cranhall Farm, The Chase, Cranham, Upminster RM14 3YB: Historic Building Recording*. Archaeological Solutions Report No. 2961.

Cowie, R. & Harding, C., 2000, 'Saxon Settlement and Economy from the Dark Ages to Domesday' in *The Archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London*. Museum of London, 171-206

English Heritage (London Region), 1998, *Archaeological Guidance Paper No 3; Standards and Practices in Archaeological Fieldwork in London*

Gurney, D., 2003, *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Papers 14/ALGAO

Holgate, R., 1996, 'Essex c.4000-1500BC' in Bedwin, O. (ed) *The Archaeology of Essex: Proceedings of the Writtle Conference*. Essex County Council, 15-25

Institute of Field Archaeologists (now Institute for Archaeologists), 1994, (revised 2008), *Standard and Guidance for Archaeological Field Evaluation*. IfA, Reading

Lewis, J., 2000, 'The Neolithic Period' in *The Archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London*. Museum of London, 63-80

Perring, D. & Brigham, T., 2000, 'Londinium and its Hinterland: The Roman Period' in *The Archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London*. Museum of London, 119-170

Powell, W. (ed.), 1978, *A history of the county of Essex, Volume 7*. Victoria County History

Rackham, J. & Sidell, J., 2000, 'London's Landscapes: the Changing Environment' in *The Archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London*. Museum of London, 11-28

Sloane, B., Harding, C. & Schofield, J. & Hill, J., 2000, 'From the Norman Conquest to the Reformation' in *The Archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London*. Museum of London, 207-254

Soil Survey of England and Wales (SSEW), 1983, *Legend for the 1:250,000 Soil Map of England and Wales*. SSEW, Harpenden

Williams, A. & Martin. G. (ed.), 2002, *Domesday Book: A Complete Translation*. Penguin Classics

APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA

The following sites are those that lie within a 500m radius of the site. The table has been compiled from data held by the Greater London Historic Environment Record (GLHER).

SMR	NGR SP	Description
Medieval		
MLO13783	TQ 5718 8615	Medieval settlement at Cranham. Documentary sources first attest Wochnduna in 1086. It is thought to mean either Craws Ridge and Farm or Crow's Ridge and Farm. It possibly refers to the east-west ridge along which the hall and church built. Craue has been recorded in Suffolk as a woman's name. The area was heavily wooded in 1086. The clearance of the forest was 'well advanced' by 1442.
MLO23414	TQ 5712 8618	Windmill at Cranham. Documentary sources show that there was a windmill on the manor of Cranham in 1442 which had fallen out of repair by 1464. No further references to the mill have been found. The exact location of the mill is unknown but a Millfield Hill was known to have adjoined Cranham Wood in 1594 so presumably the mill was in that area.
MLO25485	TQ 5721 8615	Documentary sources suggest that the church of All Saints, Cranham was built c.1244-1259. The old church consisted of a nave, chancel, south porch and a short weather-boarded west tower. 3 lancet windows lit each side of the chancel. The timber porch stood on brick foundations. The west of the nave also contained 3 lancet windows which were blocked in the 15 th century by the construction of the west tower. The tower had a semi-octagonal brick base with a tile pent roof. During the 17 th century, many internal alterations took place. In 1702-3, the north side of the church was 'ripped up and new piled'. By 1871 the church was in 'a miserable state of dirt and dilapidation' and was demolished by 1873.
Post-medieval		
MLO23629	TQ 5720 8697	Vicarage at Cranham. Documentary sources show that a rectory existed at Cranham by 1254. The right of appointing incumbents belonged to the Lord of Cranham Hall until the 18 th century. The rectory was worth 15 marks in 1254, 13 pounds, 13 shillings and 4 pence in 1535 and 130 pounds in the 18 th century. The glebe lay on both sides of Front Lane, just south of its junction with Moor (Back Lane). The rectory was also located here. The rectory was re-built in 1790 incorporating material from the ten recently demolished Cranham Hall. It was described as a 2-storey brick building with attics and 7 bays to the front. The site was sold for redevelopment in 1924 and a new rectory built nearer the church.
MLO54844	TQ 5718 8614	Churchyard wall on south & west was noted as of 16 th century brick in 1923.
MLO98647 & ELO7907	TQ 5711 8611	This complex of farm buildings appears to have been built in the model farm tradition, where the buildings were explicitly designed for the efficient transit and processing of livestock and farm produce. This example is notably coherent and homogeneous, and dates to the 19th century. It is possible that the farm was

		<p>constructed at some point between 1833 and 1842, though this is unclear. Standing building recording was conducted by Archaeological Solutions in October 2007 prior to the conversion of the farm buildings to residential accommodation. The buildings epitomise the 19th century model-farm ideal. Many model farms often developed piecemeal, and are rarely as homogeneous as is visible at Cranham Hall Farm. It comprised a courtyard which is mostly enclosed and inward looking, with few windows or doors facing outwards to the surrounding countryside. The exception to this is the west range, which although much disturbed, seems to form a partially symmetrical system of three open-fronted bays at either end with throughways to the exterior, flanked by single enclosed cells, possibly with the central part of the range pieces to the exterior and open-fronted. As a whole the site is constructed using high-quality and durable materials; normally with minimal unnecessary adornment, but reflecting a higher decorative standard on the public façade, where we see a small corner unit rise to a pyramidal roof, and gestures such as yellow brick voussours and a diocletian window, not seen elsewhere. In form it was designed for efficient transit and processing of livestock and farm produce, together with a safe store for equipment in barns, open-fronted sheds, stables and granaries ranged in and around the courtyard. The farm was originally part of the Cranham Hall Estate, and it is possible that the farmyard was built during the ownership of Sir Thomas G. Apreece who owned the Hall from 1833 to his death in 1842, by which time cartographic sources indicate a series of structures present on the current farm site. In 1839 the farm had over 100 acres of land. From 1842 until 1867 the estate passed through several owners, finally becoming part of the Benyon estate, though the manor had by now been separated away from the farm estate.</p> <p>(ELO 7907) A standing building survey was undertaken by Archaeological Solutions in October 2007 on buildings at Cranham Hall Farm prior to conversion to residential accommodation. The buildings in the study area epitomize the 19th century model-farm ideal. Many model farms often developed piecemeal, and are rarely as homogeneous as can be seen at Cranham Hall Farm. The buildings include a courtyard which is mostly enclosed and inward looking, with a west range that although much disturbed, forms a partially symmetrical system of three-open fronted bays. The site is constructed using high-quality and durable materials, with generally minima decoration except on the public façade.</p>
MLO14188	TQ 5715 8617	This square brick dovecote is of uncertain age, and although it is likely to be associated with the Cranham Hall Estate, it is uncertain whether it was originally part of the 19th century model farm (MLO98647). Tall square brick dovecote, at corner of farm courtyard, entered from road part of complex. No longer has cupola as has been re-roofed. (nests on northwest side ?). No nesting places internally but is said to have contained two hundred. Now used as carpenters workroom.
MLO84878	TQ 5729 8675	Boyd Hall LB Grade II 486870. Originally parish school, later hall. Built in 1870 with 20th century tiled roof and rear extension.

		Asymmetrical building with some Gothic details. Comprised two classrooms and a schoolteacher's cottage in one range. Built of yellow brick with red polychrome brick dressings and tiled roof. U-shaped plan. Former schoolteacher's cottage of two storeys with gable to left and two casement windows. Central wooden and tiled lean-to porch with wooden piers. Right side return has incised stone plaque commemorating the donors in gable end and one casement window. Set back schoolroom range of one storey which has a gabled wooden porch with tiled roof in the angle and three cambered triple Gothic-headed mullions and transoms and two brick buttresses. Gable end has large 4-light arched window. Further classrooms in one storey wing attached. Rear elevation has 20th century flat-roofed extension not of special interest. Interior: Lobby retains original tiled floor and large classroom has brick cornice although the timber trusses are concealed by a later suspended ceiling. Stage at east end and smaller classroom to the rear. History: Built as the village school by the Boyd family on land donated by Richard Benyon, the Lord of the Manor. It was maintained by Richard Benyon and Miss Sarah Boyd until 1897.
MLO84836	TQ 5721 8614	Cranham Hall The Chase, Upminster, Essex, RM14 3YB. LB Grade II 201560. Cranham Church of All Saints. Small church in the Decorated style comprising nave and chancel with a north-east tower and spire and a south porch. Rags tone with slated roof. Memorial to General James Oglethorpe (died 1785), the founder of Georgia. Fittings to match.
MLO84926	TQ 5760 8661	LB Grade II 475097. Convent of The Sacred Heart of Mary House, used as a convent since 1920s. 1870 by W.G. Bartlett. Red brick laid in English bond and stone quoins; plaintile and machine tile roofs. Exterior: south front of 2-3 storeys and attic; S-window range. Elevation consists of main house to east which is 3-gabled range, and service wing to west. Fenestration of mullioned artificial stone casements or cross casements. Main range with projecting window bay to left with a shaped gable on carved kneelers. 6-light cross casement to ground floor and 4-light one above. Single-light casements in returns of the bay. Moulded stringcourse between the floors. Similar arrangement to right projection except there is a straight gable set back and the bay has a hipped roof: 4-light and 3-light cross casements and moulded string course. Centre element with a S-light cross casement to the ground floor in a projecting single-storey bay, the centre light developed as a doorway. Pierced strapwork parapet. 3-light mezzanine cross casement above and a tall canted oriel above that, on a ribbed bracket and lit through one-light casements. One single-light casement right and left. Gabled roof. 5 twin-flued stacks with corbelled tops. Service wing with a projecting upper floor standing on a canted bay window, the corbelling under the corners of the projections decorated with palmette and scalloped motifs. 3-light first-floor casement below a sundial dated 1870. Attic light in gable head. Connecting link to left with one 3-light casement to each floor, that to ground floor with transom. 4-centred doorway to its right. 2-3 storey north front of similar but less elaborate details plus a 3-storey staircase tower fitted with a S-light cross casement to north and a 2-light equivalent to west return. Gabled timber porch to left added c.

		<p>1900: 3 glazed panels each side, half-glazed doors under open wavy bargeboards. Porch placed in front of a half-timbered and jet tied entrance bay with pargeting between the first-floor studs. Interior: staircase hall with moulded mahogany doorcases with saw-tooth decoration and corner finials. 8-panel mahogany doors. Artificial stone chimneypiece with splayed jambs and a pyramid mantel over a frieze with stylised fleur-de-lys carving. Open-well mahogany staircase: closed string, heavy turned balusters, ramped and wreathed moulded handrails. String carved with different floral patterns. Panelled dado with carved floral and geometric panels, all different. 2 moulded ceiling beams resting on grotesque corbels. Stained glass panels in north window by Burne-Jones, made by Morris & Co (female figures playing musical instruments), and S heads in roundels above. In return window are figures of Launcelot and Elaine, and 2 heads above. East room with marble chimneypiece with acanthus consoles to jambs and festoon of foliage in frieze. Ceiling with plaster ribs forming octagons and squares. Window bay with mahogany surround. Centre room with identical chimneypiece, and plaster ceiling ribs radiating from a quadratum squares. Foliage trails to bridging beam and window bay. Room to west (now chapel) with dado panelling identical to staircase and 3 moulded bridging beams and joists. Main room of service block with 4-centred chimneypiece, the jambs with inset marble panels. First-floor principal rooms with similar chimneypieces of different designs. Plaster cornices and 4-panel softwood doors.</p>
MLO84896	TQ 5717 8614	<p>Cranham Railed tomb to west of the Church of All Saints. To Thomas Woodroffe died 1746 and others. Perhaps C18. Square base with cornice and inscribed tablets surmounted by square sarcophagus on moulded feet, rising by moulded stages to crowning vase. Surrounding cast-iron railings with spike finials and vase finials to the main stanchions. LB Grade II 201561.</p>

PHOTOGRAPHIC INDEX



DP 1. Trench 1. Looking north-west.



DP 2. Trench 1. Looking north.



DP 3. Trench 1, north end. Sample section 1A. Looking west.



DP 4. Trench 1, south end. Sample section 1B. Looking west.



DP 5. Trench 2. Looking east-south-east.



DP 6. Trench 2. Looking east.



DP 7. Trench 2, west end. Sample section 2A. Looking north.



DP 8. Trench 2, east end. Sample section 2B. Looking north.



DP 9. Trench 3. Looking north-north-east.



DP 10. Trench 3. Looking north.



DP 11. Trench 3, north end. Sample section 3A. Looking east.



DP 12. Trench 3, south end. Sample section 3B. Looking east.



DP 13. Trench 4. Looking north-north-west.



DP 14. Trench 4. Looking north.



DP 15. Trench 4, north end. Sample section 4A. Looking west.



DP 16. Trench 4, south end. Sample section 4B. Looking west.



Reproduced from the 1999 Ordnance Survey 1:25000 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

Archaeological Solutions Ltd
Fig. 1 Site location plan
 Scale 1:25,000 at A4



0 50m

Archaeological Solutions Ltd
Fig. 2 Trench location plan
 Scale 1:1000 at A4