
ARCHAEOLOGICAL SOLUTIONS LTD

**31, LANCASTER HOUSE, MILL ROAD,
MALDON, ESSEX**

ARCHAEOLOGICAL MONITORING & RECORDING

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NGR: TL 85618 06723	Report No: 4146
District: Maldon	Site Code: MD46
Approved: Claire Halpin MIfA	Project No: 4893
Signed:	Date: September 2012

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OASIS SUMMARY SHEET

Project details			
Project name	<i>31, Lancaster House, Mill Rd, Maldon, Essex. Archaeological Monitoring and Recording</i>		
<i>In August and September 2012 Archaeological Solutions (AS) carried out archaeological monitoring and recording at 31 Lancaster House, Mill Rd, Maldon Essex (NGR TL 85618 06723). The monitoring was carried out to comply with a planning/listed building consent condition attached by Maldon District Council to planning approval to construct a new garage, front wall and side and rear extensions to the house (Maldon Planning Approval Ref. MAL/12/00182 & MAL/12/00183/LBC)</i>			
<i>The site had a potential for archaeological remains, in particular for Saxon and medieval archaeology. Such remains have been recorded in the immediate area. In the event the monitoring revealed no archaeological features or finds.</i>			
Project dates (fieldwork)	<i>6th & 15th August, 4th September</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>N</i>
P. number	<i>4893</i>	Site code	<i>MD46</i>
Type of project	<i>Archaeological Monitoring & Recording</i>		
Site status			
Current land use	<i>House and surrounding garden</i>		
Planned development	<i>New garage, front wall and rear and side extensions to the house</i>		
Main features (+dates)	<i>-</i>		
Significant finds (+dates)	<i>-</i>		
Project location			
County/ District/ Parish	<i>Essex</i>	<i>Maldon</i>	<i>Maldon</i>
HER/ SMR for area	<i>Essex HER</i>		
Post code (if known)	<i>CM9 5HX</i>		
Area of site			
NGR	<i>TL 85618 06723</i>		
Height AOD (min/max)	<i>c. 12m AOD</i>		
Project creators			
Brief issued by	<i>Essex County Council Historic Environment Branch</i>		
Project supervisor/s (PO)	<i>Lisa Smith</i>		
Funded by	<i>Mr & Mrs Whinney</i>		
Full title	<i>31, Lancaster House, Mill Rd, Maldon, Essex. Archaeological Monitoring and Recording</i>		
Authors	<i>Smith, L.</i>		
Report no.	<i>4146</i>		
Date (of report)	<i>September 2012</i>		

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MALDON, ESSEX

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SUMMARY

In August and September 2012 Archaeological Solutions (AS) carried out archaeological monitoring and recording at 31, Lancaster House, Mill Rd, Maldon Essex (NGR TL 85618 06723). The monitoring was carried out to comply with a planning/listed building consent condition attached by Maldon District Council to planning approval to construct a new garage, front wall and side and rear extensions to the house (Maldon Planning Approval Ref. MAL/12/00182 & MAL/12/00183/LBC)

The site had a potential for archaeological remains, in particular for Saxon and medieval archaeology. Such remains have been recorded in the immediate area. In the event the monitoring revealed no archaeological features or finds.

1 INTRODUCTION

1.1 In August and September 2012 Archaeological Solutions (AS) carried out archaeological monitoring and recording at 31, Lancaster House, Mill Rd, Maldon Essex (NGR TL 85618 06723). The monitoring was carried out to comply with a planning/listed building consent condition attached by Maldon District Council to planning approval to construct a new garage, front wall and side and rear extensions to the house (Maldon Planning Approval Ref. MAL/12/00182 & MAL/12/00183/LBC).

1.2 The project was undertaken in accordance with a brief issued by Essex County Council Historic Environment Branch (Maria Medlycott, dated 12/06/12) and a written scheme of investigation (specification) prepared by AS (dated 13/06/2012), approved by Essex CC HEM. It followed the Institute for Archaeologists (IfA) *Code of Conduct and Standard and Guidance for an Archaeological Watching Brief* (revised 2008). It also adhered to the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.3 The project aimed to identify any evidence of archaeological deposits and/or artefacts, and to determine the nature and extent of those deposits within the limits of the construction groundworks.

Planning policy context

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF 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. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 Lancaster House is a residential property which lies to the east of Mill Road, south of Church Street and to the south of the Maldon's town centre (Fig. 1). It is set back from the road and surrounded by a large garden consisting principally of trees and shrubs. St Mary's Church lies close by to the east of the rear of the plot.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The geology of the Maldon region is Tertiary clay overlain by Windsor soil, but locally to the High Street and Mill Road there are river terrace gravels and pockets of drift over Eocene clay.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 The site lies at 31 Mill Road, at the historic Hythe end of Maldon. It lies immediately adjacent to the churchyard of St Mary's Church (recorded on the Essex Historic Environment Record HER 7941-51), which has Saxon origins. The Saxon town of Maldon grew from the east gate of the defended settlement *burh* on the hill top, and along the main road leading down from the *burh* to the Hythe. There was likely a quay at Hythe, a small market place, a church (likely on the site of the medieval All Saints Church) and two or more

phases of late Saxon timber buildings on the southern side of the High Street. Archaeological investigations at the Croxley Works site on Church Street revealed mid to late Saxon occupation evidence (HER 46749-50). This suggests a focus of contemporary activity in the area where Lancaster House is situated. The medieval town occupied a similar area to the preceding Saxon settlement.

4.2 Lancaster House itself is Grade II Listed, constructed in the early 19th century and described as a white-stuccoed building, T-shape in form with hipped slate roofs.

5 METHODOLOGY

5.1 The principal element monitored was the mechanically-excavated foundation trenches for a new extension to the east of the house (Figs. 2 - 3). Ground reduction took place across the footprint of the new garage and the extension to the north of the house. A narrow drainage trench was excavated across western areas of the site between Mill Road and Lancaster House.

5.2 The archaeological monitoring comprised the observation of all groundworks, the inspection of the subsoil and natural deposits for archaeological features and the examination of spoil heaps and the recording of soil profiles. Archaeological features and deposits were recorded using *pro-forma* recording sheets, drawn to scale and photographed as appropriate.

6 DESCRIPTION OF RESULTS

6.1 Drainage trench

6.1.1 A drainage trench was excavated from an existing manhole close to the south-western extent of the site, extending SW/NE (DP 1), before turning roughly N/S towards the rear of the house (Fig. 3). The trench measured 0.30m in width and between 0.70m and 0.80m deep. The excavation encountered a high number of modern services. No archaeological features or finds were present.

6.1.2 Deposits located within this area were recorded in sample sections:

Sample section 1 0.00 = 11.96m AOD		Fig. 3 DP 2
0.00 – 0.16m	L1000	Topsoil. Dark greyish black clayey silt with occasional CBM and glass fragments and moderate amounts of modern rubbish.
0.16 – 0.81m+	L1001	Made Ground. Mid greyish black clayey silt with very frequent CBM fragments, flecks of limestone and angular gravel. Modern pottery noted throughout.

<i>Sample section 2</i>		<i>Fig. 3 DP 3</i>
<i>0.00 = 12.02m AOD</i>		
0.00 – 0.05m	L1000	Topsoil. As above.
0.05 – 0.70m+	L1001	Made-ground. As above.

6.2 Extension foundation trenches

6.2.1 The ground was reduced by approximately 0.50m across the footprint of the new extension (c. 26m²) located to the east of the house (DP4). Foundation trenches were subsequently excavated within the footprint measuring 0.70m wide and 1.40m deep. No archaeological features or finds were present.

6.2.2 Deposits located within this area were recorded in the sample section below.

<i>Sample section 3</i>		<i>Fig. 3 DP 5</i>
<i>0.00 = 12.03m AOD</i>		
0.00 – 0.22m	L1002	Patio and preparation layer. Stone slab patio surface with associated sandy rubble preparation layer.
0.22 – 1.05m	L1001	Made Ground. As above
1.05 – 1.85m+	L1003	Clay Natural. Compact mid brownish yellow clay

6.3 Garage footprint

6.3.1 The ground level across the footprint for the proposed new garage was reduced approximately 0.30m and encountered made-ground (DP6).

6.2.2 Deposits located within this area were recorded in the sample section below.

<i>Sample section 4</i>		<i>Fig. 3</i>
<i>0.00 = 12.01 AOD</i>		
0.00 – 0.28m+	L1001	Made Ground. As above

7 DEPOSIT MODEL

7.1 The stratigraphy of the site was fairly uniform and comprised a thin layer of garden topsoil (0.05m – 0.16m) overlying a thick (0.83m) deposit of made ground. A patio area located to the north-east of the house replaced topsoil as the uppermost layer though as before made ground was identified immediately below. The Clay Natural L1003 was only encountered during the excavations for the eastern extension at a depth of c.1m. No archaeological features or finds were identified.

8 CONFIDENCE RATING

8.1 It is not felt that any factors inhibited the recognition of archaeological features or finds during the programme of archaeological monitoring and recording.

8 DISCUSSION

8.1 The site had a potential for archaeological remains, in particular for Saxon and medieval archaeology. Such remains have been recorded in the immediate area.

8.2 In the event no archaeological features or finds were revealed. No indication of any previous development of the site was identified. No residual finds were recovered.

9 DEPOSITION OF THE ARCHIVE

9.1 Archive records, with an inventory, will be deposited with any donated finds from the site at Colchester Museum. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

AS would like to thank Mr & Mrs Whinney for their co-operation and funding the project, and their architect Ms Annabel Brown for her assistance.

AS also gratefully acknowledges the input and advice of Ms Maria Medlycott of Essex County Council Historic Environment Branch.

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PHOTOGRAPHIC INDEX



1
SW/NE arm of drainage trench. Looking North-East



2
Drainage Trench. Sample Section 1 Looking North-West.



3
Drainage Trench. Sample Section 2 Looking West.



4
Ground reduction across eastern extension. Looking South-West



5
Eastern extension foundation trenches. Sample Section 3. Looking North-West.

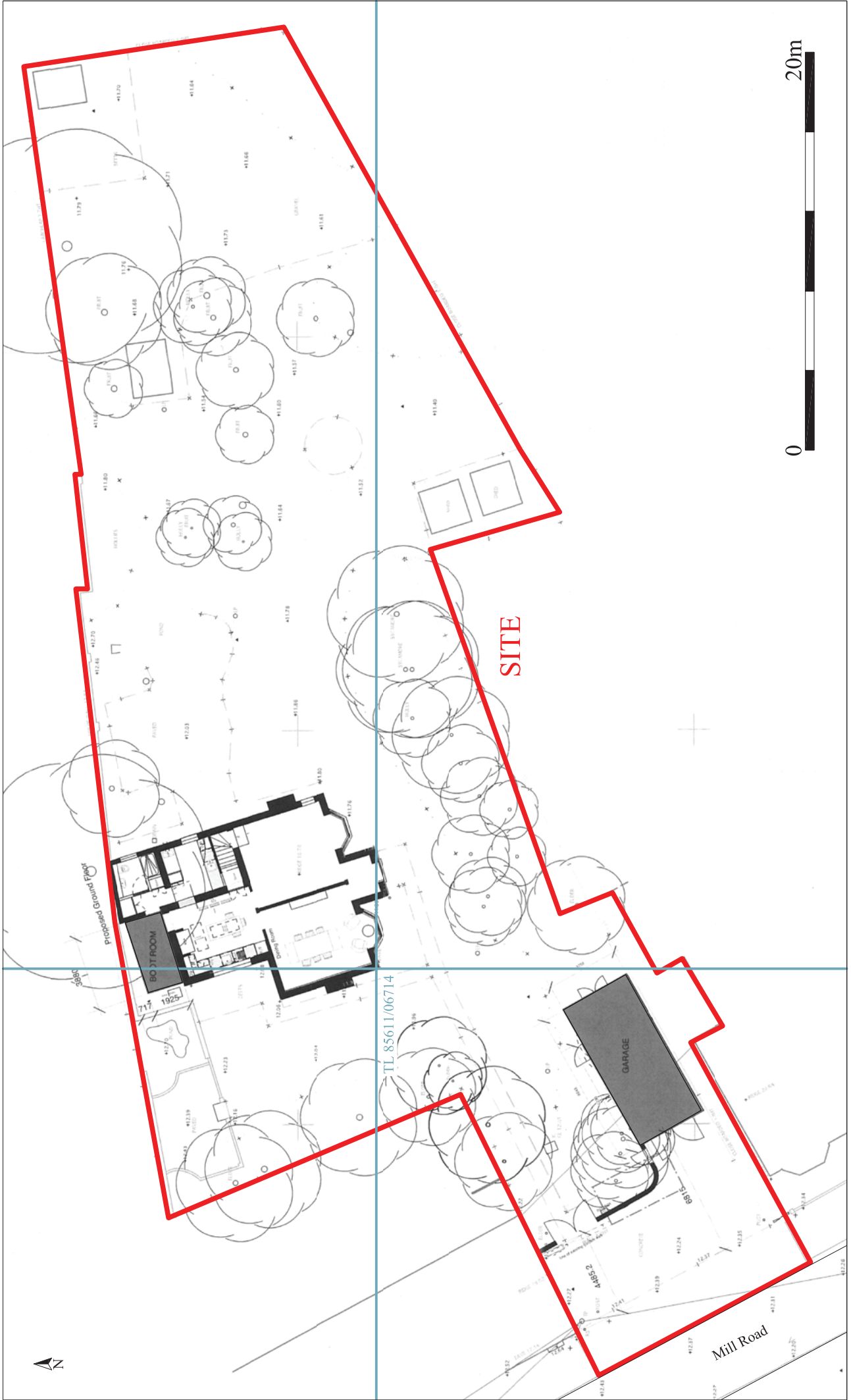


6
Ground reduction across garage footprint. Looking North-East



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



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Fig. 2 Detailed site location plan
 Scale 1:250 at A4

