

'BREWHOUSE' AT
ST OSYTH'S PRIORY, ST OSYTH, ESSEX

HISTORIC BUILDING RECORDING AND
ARCHAEOLOGICAL MONITORING AND RECORDING

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Approved: C. Halpin MIfA		Project No. 5356
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OASIS SUMMARY SHEET

Project details			
Project name	<i>Brewhouse at St Osyth's Priory, St Osyth, Essex.. Historic Building Recording and Archaeological Monitoring and Recording</i>		
<p><i>In July 2013 AS carried out a programme of historic building recording and archaeological monitoring and recording at the Brew House, St Osyth's Priory, Essex (NGR TM 1210 1570). The recording was commissioned by City and Country Residential Ltd. in order to fulfil a condition of Scheduled Monument Consent imposed on approval to repair, convert and extend the building. This forms the second phase of an earlier recording carried out by AS in 2006 (Goldsmith et al 2006) which included the brewhouse and tithe barn.</i></p> <p><i>The 'brewhouse' is located within the scheduled ancient monument of St Osyth's Priory in Essex, which dates to the early 12th century but was later raised to the status of an Augustine abbey. The priory was dissolved in 1539 and by 1558 had been acquired by Lord Thomas Darcy who carried out substantial phases of rebuilding.</i></p> <p><i>Although complex, technical analysis shows the assessment building to be of three main phases, of which the earliest comprises the lower stonework and roof structure. This bears marked similarities to that seen on work ascribed to Lord Darcy and so is likely part of this phase of work after 1558. The roof form is consistent with this date or even earlier, while the brickwork appears to be of a 17th or 18th century date and may represent a rebuilding or raising of the pre-existing structure. In the 19th century a lean-to was added to the rear of the building, perhaps itself in two phases. Later still, the copper was added and most ephemeral fixtures and fittings which survive relate to the buildings latter use as a standing room for milk.</i></p>			
Project dates (fieldwork)	<i>1st July 2013</i>		
Previous work (Y/N/?)	<i>Y</i>	Future work	<i>TBC</i>
P. number	<i>5356</i>	Site code	
Type of project	<i>Historic building recording and archaeological monitoring and recording.</i>		
Site status	<i>-</i>		
Current land use	<i>Agricultural outbuilding, empty</i>		
Planned development	<i>Residential conversion</i>		
Main features (+dates)	<i>Outbuilding, probably late 16th century or earlier</i>		
Significant finds(+dates)	<i>-</i>		
Project location			
County/ District/ Parish	<i>Essex</i>	<i>Tendring</i>	<i>St Osyth</i>
HER/ SMR for area	<i>Essex Heritage Environment Record (EHER)</i>		
Post code (if known)	<i>-</i>		
Area of site	<i>c.87m²</i>		
NGR	<i>TM 1210 1570</i>		
Height AOD (max/ min)	<i>c. 15m AOD</i>		
Project creators			
Brief issued by	<i>EH</i>		
Project supervisor (PO)	<i>Tansy Collins</i>		
Funded by	<i>City and Country Residential Ltd.</i>		
Full title	<i>Brewhouse at St Osyth's Priory, St Osyth, Essex. Historic Building Recording and Archaeological Monitoring and Recording</i>		
Authors	<i>Collins, T.</i>		
Report no.	<i>4401</i>		
Date (of report)	<i>August 2013</i>		

BREWHOUSE AT ST OSYTH'S PRIORY, ST OSYTH, ESSEX

HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING

SUMMARY

In July 2013 AS carried out a programme of historic building recording and archaeological monitoring and recording at the Brew House, St Osyth's Priory, Essex (NGR TM 1210 1570; Figs. 1 & 2). The recording was commissioned by City and Country Residential Ltd. in order to fulfil a condition of Scheduled Monument Consent imposed on approval to repair, convert and extend the building. This forms the second phase of an earlier recording carried out by AS in 2006 (Goldsmith et al 2006) which included the brewhouse and tithe barn.

The 'brewhouse' is located within the scheduled ancient monument of St Osyth's Priory in Essex, which dates to the early 12th century but was later raised to the status of an Augustine abbey. The priory was dissolved in 1539 and by 1558 had been acquired by Lord Thomas Darcy who carried out substantial phases of rebuilding.

Although complex, technical analysis shows the assessment building to be of three main phases, of which the earliest comprises the lower stonework and roof structure. This bears marked similarities to that seen on work ascribed to Lord Darcy and so is likely part of this phase of work after 1558. The roof form is consistent with this date or even earlier, while the brickwork appears to be of a 17th or 18th century date and may represent a rebuilding or raising of the pre-existing structure. In the 19th century a lean-to was added to the rear of the building, perhaps itself in two phases. Later still, the copper was added and most ephemeral fixtures and fittings which survive relate to the buildings latter use as a standing room for milk.

1 INTRODUCTION

1.1 In July 2013 Archaeological Solutions Ltd. (AS) carried out a programme of historic building recording and archaeological monitoring and recording at the Brew House, St Osyth's Priory, Essex (NGR TM 1210 1570; Figs. 1 & 2). The recording was commissioned by City and Country Residential Ltd. in order to fulfil a condition of Scheduled Monument Consent imposed on approval to repair, convert and extend the building. This forms the second phase of an earlier recording carried out by AS in 2006 (Goldsmith et al 2006) which included the brewhouse and tithe barn. This report incorporates much of the relevant information from that earlier report.

1.2 The recording was conducted in accordance with a brief issued by English Heritage dated May 2013 and a specification prepared by AS (dated 31st May 2013). It also followed the procedures outlined in the Institute for Archaeologists' (IfA) *Standard and Guidance for historic environment desk-based assessment* (revised 2012), *Standards for Field Archaeology in the East of England* (Gurney

2003), *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2008) and the English Heritage document *Understanding Historic Buildings, a guide to good recording practice* (2006). The building recording was carried out to Level 3 as defined in the EH document.

1.3 The objectives of the project comprised:

- the production of a comprehensive and high quality record of the building in its existing form with analysis and interpretation of the structures in conjunction with an associated documentary survey as well as monitoring of any changes to historic fabric where necessary,
- the archaeological monitoring of the groundworks associated with the development and recording of any features exposed during the planned works.

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 (Figs.1 & 2)

2.1 St Osyth Village is situated within the civil parish of the same name, c. 5km west of Clacton-On-Sea town centre, c. 3km east-south-east of Brightlingsea and only 3km north of the Thames Estuary. It is approached via the B1027 from Colchester in the north-west and Clacton in the east. Most of the village sits on a low-lying plateau which is marginally higher than the surrounding land. Approximately 600m south of the priory is a lake fed by St Osyth Creek, a tributary

of the river Colne estuary, and to the north are other low-lying ponds formed by narrow creeks and tributaries. The village extends westwards, south of this lake as far as Point Clear on the coast. The village is dominated by the remains of the medieval priory set amid c. 155ha of parkland.

2.2 The assessment structure lies within the area of the Scheduled Ancient Monument of St Osyth's Priory (List Entry No. 1002193) as well as the Grade II listed park and garden of the estate (List Entry No. 1000237), which is situated approximately 500m west of the village centre. The priory buildings are arranged around three sides of a large courtyard, with the house located on the north side and ranges of buildings forming the west and south sides (Figure 2). The east side is bordered by formal gardens.

2.3 The assessment building is a small Grade II listed structure (List entry 1111496) on the west side of the complex and is labelled on Fig. 2. It is listed simply as an outbuilding, now used as a dairy. It is attached to the north-west corner of a later building which comprises an 18th century brewhouse (List entry 1111462), and so it is perhaps thought to be a precursor to that building. Extending from the north-east corner of the assessment range is a short stretch of stone-built wall with a further brick and stone building beyond (List entry 1166310).

3 METHODOLOGY

3.1 During the initial programme of historic building recording of the barn and brewhouse, information was sought from a variety of available sources in order to meet the objectives of the historic building recording.

Archaeological databases

3.2 The standard collation of all known archaeological sites and spot finds within Essex is the Essex Historic Environment Record (EHER) in Chelmsford. The online and office-based EHER databases were consulted for entries within an approximate 1km radius of the assessment site. These are discussed where relevant in Section 4.2.

Historical and cartographic sources

3.3 The principal source for these types of evidence was the Essex County Record Office (ERO) and available material regarding the study area was consulted and listed and where relevant reproduced as Figures 3-11.

Secondary sources

3.4 The principal sources of secondary material were the ERO as well as the library resources at AS. Sources have been referenced appropriately in the appendices and bibliography.

Geological/geotechnical information

3.5 Information was compiled from appropriate maps published by the Geological Survey of Great Britain and the Soil Survey of England and Wales.

The building

3.6 The site was visited on the 1st July 2013 in order to compile descriptions of the building and undertake the drawings and photographic work. The written description and analysis was carried out by Tansy Collins. Existing plans, elevations and cross-sections were checked and corrected where necessary by Kathren Henry and have been included as Figs. 12-13, while an internal elevation was produced to locate internal fixtures and fittings which will be removed as part of the planned works.

3.7 Tansy Collins carried out the photographic survey which was conducted using medium format (4.5cm x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 120mm film. Colour photographs were taken using a Canon 60D (18 megapixels) digital single lens reflex camera, duplicating the black and white photography. Supplementary colour photography used 35mm Ektachrome colour transparency. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Fig. 12). A small number of photographs taken during the earlier survey have been included as they benefit from a lack of vegetation obscuring some elevations.

Archaeological monitoring and recording

3.8 The monitoring and recording encompassed monitoring of ground works associated with ground reduction on the north side of the assessment building as well as a number of inspection pits to the exterior and interior of the building. A mechanical excavator was used for this purpose.

3.9 The archaeological monitoring comprised the observation of all ground works, inspection of subsoil, make-up layers, and natural deposits for archaeological features, the examination of spoil heaps for archaeological finds and the recording of soil profiles. Deposits were recorded by means of *pro forma* recording sheets, drawn to scale and photographed as appropriate.

4 THE EVIDENCE

4.1 Topography, Geology and Soils

4.1.1 St Osyth's Priory is located in flat, low-lying land at c.15m AOD. The area sits approximately 10m higher than the valley to the south in which Mill Dam Lake has formed. This lake is fed by St Osyth Creek, a tributary of the river Colne estuary. The southern area of the parish along the coast is marshland, whilst the rest of the parish appears to be gently undulating farm and agricultural terrain.

4.1.2 The area comprises a solid geology of London Clay overlain by glaciofluvial drift, often comprising sand and gravel deposits locally. The soils are of the Wix Association which are characterised as permeable, coarse loamy soils which may be affected by groundwater and seasonal waterlogging (SSEW 1983). These are described as being suitable for the cultivation of cereals, sugar beet, other arable crops and some grassland.

4.2 Archaeological and historical background

4.2.1 The town and indeed the priory of St Osyth have been poorly documented as almost no medieval local source material seems to have survived the suppression of St Osyth Abbey. However, there is a significant amount of source material pertaining to the ownership of the priory following the Dissolution which was consulted as part of the 2006 survey and the most relevant information has been presented below. There are no major publications about the village history but there are a number of short articles about the priory, varying in information type and accuracy. Much of the information to be found on the priory comes from locally produced modern guide books, all of which focus heavily on the older buildings and ecclesiastical architecture.

4.2.2 Furthermore, very little archaeological work had been undertaken in the village and within the vicinity of the priory at the time. More recent archaeological works carried out in the area as well as more detailed recording of extant structures provides some information, though the majority of evidence is post-medieval in date apart from a number of medieval and later timber-framed buildings.

Prehistoric and Roman

4.2.3 There have been some stray finds of Iron Age pottery (EHER nos. 2990, 3002) as well as an older tranchet and other axes (2871) found within a few hundred metres of the assessment site. The possible barrow/tumulus to the north-east of the Brewhouse (2828) further attests to prehistoric activity within the immediate vicinity. Similarly, Roman brick and tile (2820) and a large rubbish pit (2822) have been found less than 500m from the study buildings.

4.2.4 Further crop marks and finds listed in Appendix 1 confirm the moderate level of activity in the area during the later prehistoric and Roman periods, and though little archaeological investigation has been undertaken in and around St Osyth Priory and village, excavations would doubtless yield further evidence for this activity and possible occupation during the late prehistoric and Roman periods. Indeed excavations in 2002 at Lodge Farm revealed evidence of a causewayed enclosure, early Bronze Age pond barrow, a Middle Bronze Age barrow cemetery, a Middle Iron Age village and medieval farmstead (*Essex Archaeology & History* 2003).

Saxon Beginnings of St Osyth

4.2.5 Osyth was the daughter of the 7th century Mercian monarch Frithwald. It is claimed that Osyth was persuaded by her parents to marry Sighere, the first Christian King of Essex, but soon regretted her decision and fled to a Saxon Bishop to take the Veil. Various accounts claim that she established a convent at a place called Chich (also Chick, Chiche or Cice) on land granted from her husband and became Abbess, whilst others state that her father was responsible for the foundation of a nunnery at Chich, where Osyth ruled as first Abbess. In 653 AD, soon after the foundation, Osyth was purportedly beheaded by Danish marauders after refusing to worship their idols. Many versions of her death claim that she carried her head from the spot where she 'died' to the church at Chich. This sort of

evolutionary fabrication may hint at other falsities in the story of St Osyth and details should therefore not be taken as factual.

4.2.6 Osyth's remains are said to have been buried first at Chich and later removed to Aylesbury. The nunnery, if it indeed existed, was probably destroyed by the Danes some time after her alleged death (Website 6). The village was later renamed St Osyth to commemorate her martyrdom and the priory is said to have been built in her honour. Although many early medieval accounts were written about the life of Osyth, there is confusion between the 7th and 9th centuries and it is not known for certain in which century she may have lived. Such conflicting accounts have caused doubt as to whether or not the nunnery actually existed (Website 2).

4.2.7 The earliest documented reference of the village is Domesday Book of 1086. Other references to the name *Cicc* date to c. 1100 AD, and by 1198, the village was known as *Chich*. With the possible Saxon origins of a monastic/nunnery settlement, it is possible that the name predates these references. The term may mean 'creek' and the village was perhaps so called due to its proximity to the creek in the south (now called St Osyth Creek). The first allusion to the name St Osyth dates to 1289 (Reaney 1935), although the village continued to be known as Chich throughout the medieval and post-medieval periods¹.

4.2.8 Domesday Book provides some details of the changes in land holdings and divisions, as well as livestock and population size of the village prior to 1066 and in the year 1086. The source mentions three manors supported by a sizeable community, although the population, stocks and wealth of the village dwindled by nearly one third in the twenty years after the battle of Hastings (Medleycott 1999). This did not ultimately hinder the development of the settlement, which continued to thrive in the later medieval and post-medieval era.

4.2.9 The church of St Peter and St Paul is thought to be the site of 'St Peter's Minster' mentioned in a document of c. 1050 or earlier (EHER 2417). It has been argued that a substantial Saxon structure is to be found beneath the extant medieval building, and the site is thought to have been the site of St Osyth's original burial. However, to date there have been no archaeological investigations carried out at the site. Documentary accounts and Saxon finds infer a reasonably sized Saxon settlement at St Osyth prior to the early medieval monastic and market community. Furthermore, finds documented in the Victoria County Histories (EHER 2914) include Saxon pottery of 8th to 10th century, a Viking-type bone comb and an Ipswich-ware pitcher of 8th or 9th century. These finds help to corroborate the more tenuous evidence of Saxon activity in St Osyth.

4.2.10 In addition, the crop marks and features to the north and west of the priory (EHER nos. 2946, 2947, 2936 and 2937) and the geophysics results from the Time Team excavations to the south imply extensive activity that could date any time between the prehistoric to medieval periods. This activity may spread from the creek, through the priory estate and into the northern rural area, and hence the assessment structure may be located above the remnants of earlier occupational

¹ Chich and St Osyth are widely accepted interchangeable names for the same parish, and thus have both been used in this report.

remains, although the archaeological investigation found no evidence for this in the area of the planned works due to later activity.

Medieval

4.2.11 In 1118-21, Richard de Belmeis, Bishop of London, purportedly founded a priory for the canons of St. Augustine on the site of the earlier Saxon nunnery, and was their first Abbot. His remains are supposed to have been buried in the chancel of the church in 1127. The first prior was William de Corbeuil, who resigned in 1123, and by the mid 12th century the priory had become one of the great Augustine Abbeys of Europe, with the first Abbot of St Osyth, Abel, elected some time before 1162 and *d.*1184. The priory is probably the primary reason for the development of the earlier Saxon settlement into a medieval market town.

4.2.12 The oldest domestic structure in the village is the Old House/Little Priory on Spring Lane, thought to date to c. 1300. On the same road, the houses at numbers 3-9 were once a single domicile and are thought to date to the late 14th century. Other buildings along Mill Street and Colchester Road date to the 15th century (Medleycott 1999).

4.2.13 There are only a few medieval documents available relating to St Osyth. An undated medieval charter mentions the granting of a fair and a market to the Abbey, which were probably located respectively at what are now The Bury and Church Square (EHER 17013, 19777 respectively, Medleycott 1999). Early 14th century Lay Subsidy returns indicate that St Osyth was in the top third of Essex towns in terms of taxable value. However, the later medieval period saw this position drop to the bottom third. As in the late Saxon period, the village wealth and economy appeared to oscillate throughout the medieval period. There also exists a letter from the Abbot of St Osyth requesting aid following the breaching of the sea-wall caused by an earthquake in 1381. The land was subsequently flooded and the waters came as far in as the priory sacristy (Medleycott 1999), although there is no implication of any severe damage caused by this flood. Other medieval documents pertaining to St Osyth's include an *Ad quod damnum* for John de Sutton of Wyvenho, Richard Felix of St Osith Chaplain, and John Mich of Tendridge to give land to the Abbey and Convent in St Osith in 1342. Similar demands survive for Robert de Nylingherst and John de Illeford in 1360, Albr. de Veere and Clement Spice in 1382, and William King, Peter Westwood, Thomas Franceys and John Aley in 1392 (ERO D/DQ 62/1).

4.2.14 The remains of the early abbey buildings are fragmentary but enough survives to establish the layout of the site. The priory church was located to the north-east of the present gatehouse with a cloister to its north surrounded by ranges of building on the north, east and west sides (Pevsner 2003, 338). Of these ranges several chambers of the dormitory undercroft (east range) survive and are of fine 13th century work. Also of this period are two store rooms (west range). The north range was the refectory, to the east of which is a passage now converted into a chapel. Pevsner (2003, 38-339) comments that this is the best piece of the Middle Ages to survive at St Osyth. The most significant survival is the present gatehouse, which dates to the late 15th century. In the early 16th century the Abbot John Vintoner carried out substantial additions to the buildings, most notably with the construction of a red brick mansion attached to the abbey buildings. This survives, including parts of the original tall oriel window, though it was much added to by Lord Darcy in the later part of the 16th century. Darcy's

additions also include a tower attached to the east range which is faced with chequer work of limestone and septaria. Several other buildings survive from the 16th century onwards which are listed in Appendix 3.

Post-Medieval

4.2.15 The town of St Osyth changed very little in the post-medieval period, morphologically or economically. The settlement began to expand to the west along Mill Street and more extensively east of the priory. The market at Church Square was gradually infilled in the 16th and 17th centuries, but the quay at the creek has remained in continual use until the present day. A report of 1582 tells of an outbreak of witch-hunting in that year, which led to the execution of four women and life imprisonment of a further three. Accounts of those accused of dabbling in witchcraft can be found in the Essex Assizes (ERO T/A 418).

4.2.16 The most significant event in relation to the assessment site was the dissolution of the abbey and its consequent conversion into a private home. Many of the extant residential and 'outbuildings' of the priory estate have been dated to the 16th century and were subsequently expanded and elaborated upon by the various private owners following the dissolution. There is more information pertaining to the estate of St. Osyth's at the time of the dissolution than for any other Essex house, although details of its individual buildings are lacking; as the vernacular buildings are not contemporary with the oldest remains of the priory and are less architecturally elaborate than the ecclesiastical structures, their specific details have been overlooked in historical and modern documentation.

The Surrender of St Osyth

4.2.17 The first indications for the trouble facing the abbey at St Osyth are contained in letters from Abbot John Vintoner to Thomas Cromwell (Earl of Essex) dated 16 December 1532 and 3 February 1533. In these letters, the abbot is refusing to grant requests for favours, though it is evident that pressure had been put upon him. On 19 April he died, and a few days later the abbot of Waltham wrote to Cromwell to ask that the cellarer of St. Bartholomew's, Smithfield, might be promoted to the position of abbot at St Osyth. This was not granted however, and John Colchester, prior of St. Osyth's, was elected the last abbot in 1533 (Website 2).

4.2.18 By 1538 the convent had authorization to exchange lands with Sir Thomas Audeley and in the same year an attempt was made through him to secure the continuance of St Osyth's in the form of secular colleges. However, this attempt failed, and on 6 November, Cromwell gave orders for the abbey's dissolution. No resistance appears to have been offered by St. Osyth's; in a letter to Cromwell dated 21 November 1538, Sir John Seyncler mentions the abbot of St Osyth as a true subject who would obey the king without grudge. The abbey, however, did not actually fall until 28 July 1539, when it was formally surrendered by the Abbot John Whederykke (alias John Colchester) (Website 2).

4.2.19 A complete valuation of the priory estate possessions at the time of the dissolution indicates a gross annual income of £758 5s 8d, a figure that had changed little since a balance-sheet drawn up by Abbot John Sharp in 1491 (Website 2). This income was greater than any other monastery in Essex, attesting to its importance in the area. St Osyth's Priory held a multitude of manors within its

own parish, as well as in the greater area of Essex and even two in Suffolk (Watney 1871, 23).

4.2.20 A detailed inventory of the buildings, jewels, plate, lead, furniture and other goods of the abbey was also made by the royal commissioners at the time of the surrender. The inventory mentions amongst the outbuildings a barn and a brewhouse (Watney 1871).

History of St Osyth's Priory Estate after the Dissolution

4.2.21 A number of articles in the inventory are marked as delivered to the use of Sir Thomas Audeley. Audeley was granted the abbey during the king's pleasure but he purportedly desired a fuller grant. Writing to Cromwell on 12 August, Audeley claimed that he had spoken to the Abbot before the dissolution and urged him to surrender, and asks Cromwell to further his suit. However, Cromwell himself had also taken a vested interest in St. Osyth's. Subsequently the monastery and a great part of its possessions, including all in the immediate neighbourhood, were granted to Cromwell by the king in fee on 10 April 1540 on the condition that none of the priory's buildings were to be sold off or levelled (Watney 1871, 28-9). On Cromwell's attainder the monastery reverted briefly to the crown in the hands of Princess Mary, and on 1 June 1553 it was sold to Lord Thomas Darcy, Knight of the Garter, for 3,974 9s. 4 1/2d.

4.2.22 It was during the occupancy of Thomas Darcy that the Darcy Tower was constructed, possibly using foundations of the earlier east dorter (EHER 25683). Although the previous Abbot Vintoner had made some 1,527 extensions and additions to the priory, Darcy was responsible for the conversion of many of the priory buildings into residential structures, the levelling of some ancillary buildings and razing the abbey church (Medleycott 1999; RCHM 1922) that originally sat in the centre of what are now the eastern landscaped gardens. The RCHM also attribute the 'great barn' and the 'outbuilding on the west of the gardens' to this period of 16th century modification and rebuilding (RCHM 1922, 199).

4.2.23 After Darcy's death in 1558, the estate was passed to his son John, the 2nd Baron of Chich, who is known to have entertained Queen Elizabeth I at the priory. An account roll of the receiver general for the estates of John Lord Darcy of Chich from 1574-6 refers to the Manor of Chich alias St Osyth (ERO D/DB M161), as does an account roll of bailiffs, collectors and farmers for the estates of John Lord Darcy of Chich, also dated 1574-6 (ERO D/DB M160). John died in 1579/80 and the priory eventually passed to his granddaughter Elizabeth Darcy, who married Thomas Savage. The documentary evidence for St Osyth's suggests he owned or was involved with Colne Priory, as Chich St Osith appears in a book of knights' fees in the Colne Priory estate records in 1596 (ERO D/DPr 145). His death in 1635 left her a defenceless widow and her Roman Catholic faith caused uproar among her Protestant neighbours. They attacked the priory, causing extensive damage to many of the estate buildings. After this ordeal, she was later arrested for debts and all her estates except for St Osyth were sold off. On her death in 1650, the priory was left to her youngest son Richard Savage, and on his death in 1712, was bequeathed to the 3rd Earl of Rochford Frederic Nassau and his wife Bessy, responsible for the construction of the Rochford Wing beyond the gatehouse.

4.2.24 William Henry Nassau was born in the priory and succeeded his father as 4th Earl of Rochford when Frederic died in 1738. Bessy remarried the Rev Mr Carter, although the estate remained within the Nassau family. William Henry was a popular and powerful Earl and entertained George III at St Osyth. There are many legal documents pertaining to the Estate from this time that were deposited in the Essex Record Office by the solicitors dealing with the Estate in the 18th and 19th centuries (ERO D/DHw T99; Appendix 7). They record that in an Indenture and Will of 1763 and 1778 William Henry Nassau, Earl of Rochford, left his Estate to his 'natural son', Frederick Nassau, who was conceived illegitimately by Ann Labbee, otherwise known as Johnson. His trustees were to pay £200 per annum to him until he reached the age of 12 and then £500 per annum until he reached the age of 21. William Henry Nassau slightly amended the Will in 1781, which appears to be the year he died.

4.2.25 The farmers account book for the estate from 1782-1812 gives some insight in the running of the estate in this period, for example with repairs to the great barn, but appears to make no mention of the assessment structure (ERO D/DU 268).

4.2.26 The priory estate passed to William Henry's illegitimate son, Frederick Nassau, when he turned 21. In 1819, an addition to the family papers states that the eldest son of Frederick Nassau had reached the age of 21. The father and son seem to have run the family estate together for some time and in 1821 released parts of their estates to Sir John Cox Hipplesley for a mortgage of £20,000 and £12,000. In 1824 when the mortgage was to be transferred to the Misses Stables it was discovered that Frederick William Nassau had been baptized William Frederick Nassau, which caused legal problems and resulted in new documents having to be drawn up (Appendix 8). On the death of Frederick Nassau in 1845, he bequeathed the manor to his son William Frederick Nassau (the name used in all later legal documents). An Indenture of 1846 (Appendix 9) refers to 'All that Manor or Mansion House and site of the late dissolved monastery of St Osyth commonly called or known by the name of St Osyth Place or St Osyth Priory in Chich St Osyth... with the outhouses edifices buildings barns coachhouses stables orchards yards gardens and appurtenances'.

4.2.27 Frederick William Nassau committed suicide at St Osyth's in 1857. His obituary reads that he had 'laboured under fits of despondency and mental aberration' since the death of his wife in 1856 and had been 'halloeing and barking like a dog', before finally cutting his throat in 'a moment of mental derangement'. The Estate was sold off by the trustees in 1858 and is described in the sales catalogue as comprising 'a mansion, numerous farms, with farm houses, and all requisite agricultural buildings, cottages and corn mill, the whole containing upwards of six thousand acres' (ERO D/Du 268/14). Lot 1, the Mansion, included part of the Priory Farm, domestic offices comprising a kitchen, scullery, two servants' halls, housekeeper's room, butler's pantries, store room, larders, wine and beer cellars, plus detached laundry, drying room, dairy, and coal and wool sheds. There was also stabling, a coach-house, a walled kitchen garden, fruit sheds, a greenhouse, a conservatory, an ice house, plus the ruins of the priory consisting of the clock tower, chapel and gateway tower. The farm buildings included in the lot comprised a slaughter house, piggeries, tool house, cart stable, cow-house, calves' pens with lofts and granary over, plus a large barn in Banton Yard with 'three floors, three lofts, and lean-to stables, fowl house, shed with loose

box, horse, sheep, cow, and bullock sheds' plus a carpenter's shop with sawing and drying sheds, dog kennel and boiling house.

4.2.28 Lot 1, comprising all that described above, as well as the grounds and park, was bought by Charles Brandreth, son-in-law of Frederick William Nassau, along with Nassau's daughter, Eliza, his wife. The Priory was bought a few years later by Hynman Allenby, and later by Sir John Johnson. On his death in 1909, the estate was left to his adopted daughter Lady Cowley. She sold St Osyth's in 1920 and it is described in the sales catalogue of that year as comprising the mansion, gatehouse, bishop's tower, park, home farm and cottages (ERO Acc.C32, No.209). The outbuildings are described as stabling, harness room, garage, carpenter's shop, forcing house, boarded and thatched carpenter's shop, wagon lodge, range of cowhouses, food store, mixing place and incubator room used by the poultry farm, brick and slate cart lodge, loose box, chaff place and open shed, boarded and slated wagon and implement lodge, brick and slate open shed, boarded and slate stable, barn and granary, plus a thatched cowhouse in the park. The estate was subsequently bought by Brigadier-General Kincaid-Smith.

4.2.29 In 1949, the priory was purchased by the Loyal Order of Ancient Shepherds' Friendly Society, an organisation that planned to convert the estate to a convalescent home and war memorial for Essex, and who were responsible for some of the landscaping of the gardens to the north of the estate (EHER 7369). In 1954 the estate was purchased by Somerset Struben de Chair who carried out limited repair in places but demolished other buildings on the estate (Website 11). Following his death in 1995, the Sargeant family purchased the estate in 1999.

4.3 Cartographic Evidence

Estate Map of Parish Centre, 1762 (Figure 3)

4.3.1 The earliest available map for the site is an estate map of 1762. At this time, the estate is known to have belonged to the 3rd Earl of Rochford, Frederic Nassau, whose family held the estate for 145 years. The map shows a large central courtyard lined by buildings on its north, west and south sides set amidst landscaped parkland and gardens. The area of the priory buildings lies just to the north-east of the courtyard. The assessment structure can be identified as the small building projecting from the west side of the west range.

Chapman and Andre, 1777 (Figure 4)

4.3.2 Chapman and Andre's map of 1777 (Sheet 15) shows 'The Priory' as a cluster of buildings with gardens to the east and park to the north. However, the small scale of the map means that distinct buildings are difficult to identify.

Estate Map of St Osyth, 1814 (Figure 5)

4.3.3 An estate map of 1814 was only available as a small scale reproduction, but the buildings are still generally discernable and there appears to be a projecting range on the west side in the position of the assessment structure.

Tithe Map of St Osyth, 1838 (Figure 6)

4.3.4 The tithe map of St Osyth shows a similar layout to the estate map of 1814, and it appears to be a small freestanding building to the west of the large central courtyard which likely corresponds with the assessment range. The priory estate is labelled number two and referred to in the tithe award simply as being held by Frederick Nassau.

Enclosure Map of St Osyth, c.1840 (Figure 7)

4.3.5 This map shows the site and its estate in relation to the village, the majority of which has developed along Mill Street (running east-west) and Colchester Street (running north – south). The map shows clearly the extent of land within the village belonging to the estate (those plots marked with '2'), which at this time continued to be owned by the Nassau family, specifically, Frederick Nassau, grandson of the 3rd Earl of Rochford. At this time, the estate accounted for over three quarters of the land in and around St Osyth, including the large area of parkland north of the main buildings.

4.3.6 The formal gardens are vaguely depicted with a scattering of trees and patterned plantations to the north-west in the park and in the eastern quadrant, and it is known that the gardens were remodelled in the earlier part of the 19th century. This map provides much more detail regarding the form of the buildings and the assessment structure is visible lying to the immediate north-west of the 18th century brewhouse.

1st Edition Ordnance Survey Map, 1875 (Figure 8)

4.3.7 The first edition Ordnance Survey map of 1875 was only available during the original survey at 6 inch scale so is not particularly detailed. It does, however, show specific changes and extensions to buildings within the complex and indicates the assessment building follows the same footprint as seen on the enclosure map.

Map of St Osyth Parish, 1882 (Figure 9)

4.3.8 This map is of too small a scale to show the priory in detail and cannot be considered an accurate representation of the buildings. However, the map does show the extent of St Osyth Park north of the priory, and thus places the priory estate in the context of its land holdings in the parish.

2nd Edition Ordnance Survey Map, 1897 (Figure 10)

4.3.9 The larger scale of this map means that building detail is more evident. It also shows a changing layout of the complex with the ranges forming the north-west corner of the courtyard now not shown, presumably having been demolished since the production of the 1840 map.

4.3.10 The assessment structure is clearly visible, projecting from the western range of the courtyard. It is also shown to extend further east than it does today.

3rd Edition Ordnance Survey Map, 1923 (Figure 11)

4.3.11 Within the 26 years between the publication of this and the previous Ordnance Survey map, there are very few discernible changes to the priory estate and its structures, or even to the village of St Osyth. The assessment structure appears largely unaltered and the structure to the east is still depicted at this time.

5 THE BUILDING

Exterior

5.1 The brewhouse is a narrow outbuilding aligned east to west and projecting from the western arm of the courtyard. It rises over two storeys to a pitched roof with the main frontage to the south and a lean-to extending along the entire rear façade. It is constructed of a mix of stone and flint for approximately 1.8m with brickwork above, while the lean-to is timber-framed.

5.2 The lower stonework has an offset with a chamfered stone course below the brickwork. Generally it is of similar construction to the north wall of the tithe barn, probably constructed of spolia from the earlier abbey buildings. It consists of limestone and septaria blocks with flint galletted mortar and limestone quoining. Above, the walls are constructed of orange brickwork laid in English bond which incorporates frequent overburnt bricks, the bricks measuring an average of 260mm x 65mm x 125mm (10¼" x 2½" x 4⅞"). The brickwork at the south-west corner of the building has been repaired with a mixture of old and more recent bricks set in a cement mortar. The roof is covered with red plain tiles and slightly shaped rafter feet protrude beneath the eaves.

5.3 The south façade (Plate 1) has a central doorway with a round-arched stone head with keystone, now supported by an iron band. The limestone jambs are chamfered with simple stops at their bases. The door which is boarded and ledged is a later replacement and pintles remain within the opening for an earlier door. On either side of the doorway is a small inserted window, each comprising a single side-hung light. To the east is an area of differing stonework comprising coursed limestone and septaria rubble with occasional flint, brick and tile. This may comprise an area of rebuilding or infilling of an earlier aperture.

5.4 At the west end is a low round arch with a chamfered red brick head and limestone quoining to the jambs (Plate 2). It contains a small boarded and ledged door. The relationship of the arch with the surrounding masonry appears slightly awkward which may suggest that the arch is not original. The brickwork of the arch appears contemporary with the upper brickwork.

5.5 At first floor level there are two timber windows, each comprising a fixed light of with three vertical bars, though the east example has lost one bar. The brickwork of the western aperture is chamfered and is contemporary with the brickwork but the aperture on the east is clearly a later insertion. At the east end is an inserted first floor doorway containing a boarded and ledged door with a cat hole, although this may comprise an enlargement of an earlier aperture.

5.6 The west elevation contains two round headed archways within the stonework of similar form to that on the south façade (Plate 3). They are now

infilled with later brickwork and a small patch of cement mortar between the two is inscribed 'SED 1898', likely denoting the date of this work. The lean-to adjoins to the north, the west wall of which is constructed of variable orange brick laid in a variable bonding pattern in a lime based mortar. The brickwork is similar to that which infills the arches to the south. A brick chimney stack projects at the north end and is clearly later.

5.7 The north elevation comprises the timber framed and weatherboarded north wall of the lean-to, the weatherboarding all of softwood, with the roof rising steeply above the eaves of the main range to the apex. As it exists a doorway at the west end leads to the interior. Evidence indicates continuous glazing formerly extended the length of the range, though some have been boarded over leaving single fixed lights flanking the doorway with four similar examples to the west, these comprising bottom-hung casements. The roof is covered with red plain tiles with an area of repair evident at the east end.

5.8 The east elevation faces into a small courtyard enclosed by ranges on the north-west and south. The walls construction varies from the majority of the structure and comprises flint, septaria and occasional brick rubble. This wall is laid in general courses and is more consistent with the short sections of fabric on the north and south elevations at the east end. The wall is c. 0.6m thick at its base as it incorporates part of a further wall which extends to meet the building to the north. At ground floor level there is a possible former aperture which would have given access to the interior but is now blocked with likely reused red brick. Above, set centrally within the gable is a window aperture with a tiled voussoired head, above which a gargoyle has been set, no doubt originally from one of the priory buildings. At the time of the original recording this contained a casement with small leaded panes which is no longer present. The end rafters and the projecting ends of the wall plates are visible in the gable.

Interior

5.9 The interior is divided into distinct areas, with the majority of the ground floor of the main range forming a single space (GF01), the small western bay (GF02) being partitioned and given independent access from the exterior through the small doorway on the south. The lean-to is reached either from the main room or from the exterior to the north and is divided into two rooms (GF03 and 04).

5.10 In all areas, the floor is of screed cement and the walls reflect the fabric seen from the exterior, i.e. in Room GF01 there is stonework at lower level and brickwork above, here all painted. It is also evident from within that the walls at ground floor level are of greater depth than at first floor level so that the ceiling structure rest on an offset within the brickwork.

5.11 In Room GF01 (Plate 4) both the window apertures on the south wall have splayed reveals and board lintels and contain side-hung casements. The north wall contains a similar small window but does not appear to have contains a casement and instead nails remains, perhaps to hold a cloth or gauze in place. To the west an inserted doorway, containing a door with two lower raised and fielded panels and upper glazing of 3x3 panes, leads into the lean-to. The ceiling is match-line boarded, and some have fallen away revealing stout flat laid oak joists measuring 150mm x 130mm (6" x 5 1/8"). At the west end of the room is a work bench with a marble top, no doubt remaining from the building's former use as a

dairy. In addition other fixtures and fitting survive relating to this use including metal brackets for a shelf on the south with other timber battens and nails. These are being removed as part of the planned works and are shown on Fig. 13.

5.12 The arcaded west end of the ground floor (Room GF02) is divided from the main space by a predominantly limestone rubble partition wall which appears inserted. The four arches are visible, all blocked apart from the one on the south which gives access. At the time of the initial recording is housed a pump for a well situated c. 10m south of the building. The ceiling is exposed in this area and continues in identical form from the east.

5.13 The lean-to is reached via a step-up through the doorway on the north side of Room GF01. This range includes the stone wall on the east, while the west wall is of brickwork. Otherwise the construction is all of timber-framing and appears to be of 19th century date with some alteration. The floor is of screed cement. The construction of the north wall is fairly rudimentary and is constructed of a mix of softwood and oak elements. In general there are fairly widely spaced studs resting on sole-plates. However, during the planned works the bases of two principal posts were exposed which bisect the sole-plate and may indicate the lean-to formerly comprised an open-fronted structure which was later infilled with the existing panels.

5.14 Three principal posts support tie-beams which are lodged into the north wall of the main build. The roof comprises pine rafters rising to a ridge board. The interior is divided into two rooms (GF03 and 04) by a boarded partition containing a boarded, ledged and braced door which has strap hinges of no particular age. The east section (GF04) has a boarded ceiling and work benches extend along the north wall. The west section (GF03) contains a copper set against the west wall with wooden lid and cast iron grate remaining (Plate 5). This is constructed of a mix of reused 19th century brick as well as 20th century fabric, the brickwork all pointed in cement, although this may represent a phase of repair and re-pointing. Nevertheless, the copper and associated chimney stack comprise a more recent phase of work than the 19th century elements.

5.15 The north elevation of the main building is visible within the lean-to. It is of similar construction as elsewhere and the small archway into GF02 is now infilled with brickwork as elsewhere. There is also a larger section of masonry at the east end of the wall which lies opposite similar fabric on the south. The first floor contains a small blocked central window with chamfered limestone dressings.

5.16 The upper floor is reached from the loading door on the south elevation. The door is boarded and ledged and appears 19th century in date. The first floor comprises a single space spanning the length of the building which is open to the roof (Plate 6). The walls are of masonry, while the roof is all constructed of oak. This space spans three bays defined by four tie-beams, two of which are set against the walls at either end. The outer walls have spread exposing the south ends of the tie-beams which have been subsequently reinforced with metal strapping.

5.17 The floor is covered with fairly narrow softwood boarding relating to a later phase of work, while the north, south and west walls are all rendered and a low bench of brick extends along the west wall. The east wall, by contrast is constructed of poor-quality brickwork set in a cement mortar in front of which is a

replacement tie-beam with light-weight studwork above and below. The windows on the south noted from the exterior differ and confirm that the eastern example is a later insert. The west window has chamfered brick jambs as to the exterior.

5.18 The wall-plates are visible all and on the north and south have a face-halved scarf joint in the centre secured with two pegs. The wall-plates and the west end tie-beam retain truncated pegs set c. 0.4m (1¼') apart. These might appear to represent pegging to secure former lower studding although it does not appear that this was their purpose, for although it is not possible to see the underside of the wall plates in most areas, the underside of a section over the doorway as well as the west end tie beam is visible showing there to be no corresponding mortices for studs. Instead, the occasional pegs likely represent the form all round, for storing items above the floor (Plate 7). The locations of the pegs do not respect the positions of the doorway or windows.

5.19 The two central tie-beams are slightly cambered, the eastern example slightly chamfered and with delicate lambs-tongue chamfer stops and the western example retaining redundant mortices for a close-studded partition with a gap for a central aperture, though in this instance would have created a particularly tall doorway.

5.20 The roof over comprises a regular system of stout common rafters 115mm x 90mm (4½" x 3½"), halved and pegged at the apex with each rafter couple linked by a short lap-jointed collar (Plate 8). Every rafter couple is preserved apart from the eastern couple which has lost its collar. There is no differentiation for principal rafter pairs and there does not ever appear to have been principal rafters jointed to the existing tie-beams.

5.21 Later alterations are represented by those noted above such as the reconstruction of the east end wall and the inserted window, as well as the addition of a secondary pole tie at the east end. There is also a later rudimentary boarded partition in the centre above tie-beam level.

6 ARCHAEOLOGICAL MONITORING AND RECORDING

6.1 DESCRIPTION OF RESULTS

6.1.1 Area of ground reduction

<i>Sample section 1 (Fig. 14; DP 59): east end, west facing</i>		
<i>0.00 = 19.55m AOD</i>		
0.00 – 0.09m	L1000	Concrete yard surface. Modern.
0.09 – 0.39m	L1001	Levelling layer. Light orange yellow fine silty sand.
0.39 – 0.98m	L1002	Made ground. Grey brown sandy silt with high content of mixed cbm including brick and tile.
0.98m+	L1003	Natural. Mid-dark brown natural sandy silt with gravel.

6.1.2 Description: Walls M1004 and M1005 were recorded within the area of ground reduction. A possible ephemeral foundation cut was encountered at the lowest level of ground reduction at the base of Wall M1005.

6.1.3 The remains of Wall M1004 were encountered following the removal of the concrete yard surface (L1000). This was constructed against an extant section of brick wall to the east which is constructed of what appears to be 17th or 18th century brickwork. The brick used to construct Wall M1004 was a fairly homogenous orange fabric and measured an average of 8½" x 4¼" x 2½" (216mm x 108mm x 64mm). The brickwork was laid in English bond, bonded with a lime mortar, and extended at an angle to the north-west from the pre-existing wall. This continued only for a length of 0.85m before turning to extend west, parallel with the assessment building and surviving brick pier, for 4.7m where it was truncated by the insertion of modern pipework. It was not possible to determine the width of the wall as ground reduction was limited to the south side. A date for construction is not clear as it may incorporate fabric reused from an earlier context, although it post-dates the extant brick wall which it abuts.

6.1.4 After removal of levelling layer L1001 earlier fabric was encountered at lower level. This pre-dates wall M1004 and comprises the lower courses of a substantial brick wall of which the extant brick pier above survives. This feature comprises M1005 and is 0.8m wide, extending from the surviving section of wall for a distance of 5.3m to the west where it terminates with a slight offset on the north side. This represented the limit of ground reduction but a small area was reduced further at the east end in order to ascertain the nature of wall M1005 below this level. This revealed that four courses of brickwork survived, constructed of a variable orange brick in a lime mortar though no distinct bonding pattern was discerned. The bricks varied in size but measured an average of 9" x 4" x 2" (229mm x 102mm x 51mm).

6.1.5 Below these courses is a further layer of flint rubble (L1006), likely laid down as a base for the brickwork. The fabric comprised a mix of medium sized angular and rounded flint pieces.

6.1.6 Test Pit 1 (DP 55-56)

<i>Sample section (DP 56): west facing</i>		
0.00 = 19.25m AOD		
0.00 – 0.14m	L1007	Topsoil. Mid-dark brown, sandy silt.
0.14 – 0.63m+	L1008	Made ground. Dark brown silty sand with frequent flint and brick fragments.

6.1.7 Test Pit 3 (DP 64)

<i>Sample section (DP 64): north facing</i>		
0.00 = 19.55m AOD		
0.00 – 0.05m	L1009	Concrete floor surface. 20 th century.
0.05 – 0.30m+	L1010	Made ground. Dark brown sandy silt with frequent brick and other building fragments.

6.1.8 Test Pit 4 (DP 65)

<i>Sample section : east facing</i> <i>0.00 = 19.35m AOD</i>		
0.00 – 0.02m	L1011	Screed concrete. 20 th century.
0.02 – 0.16m	L1012	Made ground. Mix of concrete, orange brick fragments, pebbles and other small stones.
0.16 – 0.48m+	L1013	Made ground. Dark brown sandy silt with occasional brick and building fragments.

6.1.9 Description: The external walls of the assessment structure were exposed on the north side of TP 1 and south side of TP 3, but otherwise no archaeological features or finds were present and natural was not encountered.

6.2 CONFIDENCE RATING

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

6.3 DEPOSIT MODEL

6.3.1 In the area of ground reduction the stratigraphy comprised a concrete yard surface (L1000) overlaying a levelling layer of yellow orange sand (L1001). This deposit sealed a layer that contained a high proportion of mixed ceramic building material which formed a made ground layer (L1002). The natural mid-dark brown sandy silt (L1003) was present 0.98m below existing ground level.

7 DISCUSSION

Historic building monitoring and recording

7.1 The priory itself dates to the early 12th century and may be situated on the location of an earlier Saxon nunnery. By the later 12th and 13th centuries, the priory had been raised to the status of an Augustine abbey. This no doubt provided the impetus for the development of the Saxon settlement into a busier market town that reached a peak of activity in the post-medieval period.

7.2 Few medieval sources even regarding the abbey survived the Dissolution, and therefore much of the background information is provided by 19th and 20th century guidebooks and county histories. These sources make little reference to the domestic and industrial structures, favouring instead the ecclesiastical stone architecture. There is however, a significant amount of information pertaining to the ownership of the priory following the Dissolution, which has been consulted and discussed where relevant.

7.3 Both the RCHM and Pevsner ascribed many of the surviving buildings to Lord Darcy's period of modification and rebuilding from 1558 onwards (RCHM

1922, 199), Pevsner noting in particular that those buildings of limestone and septaria are included in this phase of work (2003, 39). However, the inventory compiled at the Dissolution (Section 4.2.20) includes buildings such as a barn and a brewhouse amongst a list of outbuildings and it is tempting to see this as a reference to the present barn and assessment structure, attributing it to the Abbot John Vintoner who is known to have undertaken a substantial amount of building work at the priory in the earlier part of the 16th century.

7.4 The assessment building, used as a dairy in the mid-20th century but attested as formerly a brewhouse, is a complex and elusive building which conforms to no standard for typical monastic or agricultural buildings of its size and construction, nor does it provide sufficient evidence to ascertain any specific functions at each particular phase. Interpretation is further complicated by the reuse of material from the abbey buildings. However, some clues remain which provide a sequence of development, and some comment can be made on general design and use.

7.5 The building is of three main phases, of which the earliest comprises the lower masonry foundation constructed of septaria and limestone. This is probably of spolia, material reused from demolished priory buildings, and presents an irregular pattern somewhat like the chequer work seen elsewhere on the site. Dating for the original phase is problematic and when taken with the roof form, construction could span a date in the 15th or 16th centuries. However, comparison with other buildings within the site suggests a date for construction in the later 16th century date.

7.6 Further complexity arises following comparison of the upper wall construction and roof structure. The nature of the upper brickwork, as well as the four brick arches inserted at the west end of the lower walling, is all consistent with a 18th century date, while the chamfering of the arches as well as the original west window at upper level is more typical of a 16th or 17th century, perhaps indicating that in the late 17th or 18th century the building was remodelled and the four arches inserted. However, the form of the roof structure, including the paired rafter-collar trusses, the slightly cambered tie-beams with little chamfers and stops as well as the pegged mortices in one tie-beam indicating a close-studded partition are all characteristics associated with construction in the 16th century or earlier.

7.7 One suggestion includes the possibility that the upper structure was timber-framed originally although there is no evidence for lower studwork and the existing roof was designed for walls of solid massing. A further theory may be that the roof is entirely reused from elsewhere but this can be refuted by evidence which indicates the roof does not appear to have been rebuilt and all timber elements confirm to the width of the present building which is particularly narrow.

7.8 A tentative scenario which is largely consistent with the available evidence is that the existing building was much lower originally and that the roof was later raised to its current height with the addition of the brick elements. In addition to the above evidence, further indicators of alteration include the absence of evidence in the floor or outer walls for a partition below the west tie-beam but also that the resultant central doorway would have been incredibly tall. A further issue includes the robust nature of the floor structure which is again a normal indication of an early date for construction, although in this situation may represent older timbers used in this context to provide strength to the upper floor.

7.9 The function of the building is not entirely clear and there is some confusion over the names in the list descriptions, which describe the small building adjacent to the south-east as the brewhouse. Whilst the inventory compiled at the time of the Dissolution does include a brewhouse it is improbable that it relates to this building. Firstly, the initial phase of the building appears to date to the later 16th century, contemporary with the tithe barn to the south, and secondly although the building is of sufficient size to have served as a brewhouse for a single household, it is too small to have served a whole monastic community. In addition there is too little evidence remaining from the buildings original form to discern characteristics particular to early brewhouses. However, the pegs at upper level, of which only a few survive intact, suggest a need to hold items above the floor level, perhaps harnesses above a stable or storage of other produce susceptible to rodent damage but clearly not as heavy as sacks of grain, perhaps fleeces. There is no discernible use for the four arches within the arcaded end of the range, although it is not known if the partition wall separating this area with the main body of the building is of contemporary or later date.

7.10 The 19th century saw the addition of the lean-to at the rear of the building, although this appears itself to be of two phases and perhaps originally comprised an open-fronted or partially open-fronted range which was later enclosed with studwork and provided with continuous glazing and work-benches. The arcade at the west end of the main range may have blocked at this time and the south-west corner repaired. The doors and some of the window apertures may also belong to this phase. The existing copper and associated chimney stack are later, probably early-mid 20th century in date.

7.11 Alteration is also evident at the east end. The Ordnance Survey map evidence shows a building at the east end until at least 1923. This explains the different construction of the east wall which was probably rebuilt in the earlier part of the 20th century. This either followed the removal of a distinct building or alternately suggests the existing building continued further east at one point.

7.12 It is known that at the time of listing in 1950 that the building was being used as a standing room for milk; a function to which it would have been well suited as the thick masonry walls of the ground floor would have allowed the maintenance of a cool temperature within. The copper within the lean-to may have been used to provide hot water necessary for maintaining cleanliness of the utensils.

Monitoring and recording

7.13 The site had potential for archaeological remains associated with medieval activities carried out during the functioning of the priory as well as for post-medieval remains relating to uses following the Dissolution.

7.14 In the event, the remains of two walls were encountered, both post-medieval in date, presumably associated with phases of work carried out around the extant outbuildings in the 17th and 18th centuries or possibly earlier. In addition monitoring revealed that the ground level on the north side of the building was formerly lower.

8 CONCLUSION

8.1 Monitoring and recording of both the historic building as well as the area of ground reduction to the rear allowed further information to be gathered regarding the development of the assessment structure, in addition to the recording carried out in 2006.

8.2 The assessment building remains an elusive and complex building which has not provided definitive answers. It is thought to comprise part of Lord Darcy's period of modification and rebuilding from 1558 and when the stonework is compared with other buildings of this period bearing similar construction motifs this is likely. However, its function is not readily apparent; it has been attested as a brewhouse but lacks characteristics associated with such buildings and if the brickwork comprises a substantial raising of the building, all original form and layout have been disturbed. What can be said is that it is an unusually narrow range with walls of solid massing which may have been necessary to provide strength or indeed a consistent internal temperature, which when converted for storing milk in the mid-20th century was evidently of benefit.

8.3 The monitoring of groundworks provide little evidence regarding the origins of the assessment structure although the made ground on the north indicates the ground level has been somewhat built up. In addition the early wall may mark the bounds of an small yard to the rear of the assessment structure, or possibly represents a boundary visible on the early OS maps, which was reconstructed and set back slightly to provide an enlarged yard area.

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed according to UK Institute for Conservation's *Conservation Guideline No.2* and other relevant reference documents. The archive will be lodged with Colchester Museum, while copies of the final report will be lodged with the EH East of England Office (hard and digital copies) ECC HEM (digital copy), ECC HER, the Essex Record Office and The English Heritage Archive.

ACKNOWLEDGEMENTS

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D/DHw/T13 Deeds of St Osyth Estate, 1746-1860

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APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA

The following sites are those that lie within a c. 1km radius of the assessment area. The table has been compiled from data held by the Essex Historic Environment Record (EHER) and obtained via the Heritage Gateway website. Relevant sites and finds are discussed in Section 4.2.

EHER	NGR (TM)	Description
Prehistoric (to AD 43)		
2828	122 158	Mound in grounds of St Osyth's Priory thought to be a possible barrow.
2871	123 155A	Tranchet axe and other axes.
3002	1215 1552	Late Iron Age pottery found while digging foundations in 1921.
2900	123 158	Iron age 'C' pottery found in 1921 during digging of foundations for houses.
2826	1225 1573	Find spot, Neolithic sherd of flint-gritted pottery
2900	1235 1582	Unspecified find.
2904	1176 1604	Iron Age pottery found in this area.
46637	122 155	Prehistoric finds including three Late Iron Age sherds.
18916	123 155	Old School Chase, late Bronze Age/early Iron Age ditch (with traces of medieval clay floor)
2815	12 15	Neolithic polished axe
2341	123 156	Early Neolithic to Late Bronze Age polished black flint axe find spot.
Roman (AD 43 – 410)		
2896	128 159	Flint-gritted pottery sherd and two horseshoes found with oyster shells on south side of Clacton Road opposite the place where the Roman coins were found.
2820	1223 1572	Finds of brick and tile.
2895	1267 1600	Coins of Vespasian, Marcus Aurelius as Caesar, Gordian III and Constantius II.
2905	1140 1560	Foot of a bronze tripod.
2906	1140 1565	Mortarium found in 1972.
2893	1202 1640	Burial group including large grey-ware urn, a smaller buff – colour coated cup and a Samian platter engraved with IVVENIS. Found during excavations in 1931.
2894	1267 1660	Collection of urns, probably associated with the burials.
2976	1183 1675	Small ditch with Roman and Belgic pottery.
2808	12 15	Pottery find spot.

EHER	NGR (TM)	Description
2938	122 168	Crop marks, ditches and ring ditches.
2971	1260 1630	Trackway, possible Roman road.
18341	1295 1566	3 rd century gold earring.
2988	117 166	Sherd of box flue tile with combed decoration
2823	122 157	Fluted brown vase found in rubbish pit
2809	12 15	Clacton Road. Two horseshoes with oyster shells, finger ring and two keys
48110	115 166	Nun's Wood, St Osyth's. Scatter of building material and pottery
Saxon (AD 411 – 1065)		
2417	122 155	Church of St Peter and St Paul: Possibly the site of 'St Peter's minster', mentioned in a document of c. 1050 or earlier, and which claims to be the burial place of St Osyth.
2902	125 155	10 th century pottery, found in 1966
2914	128 158A	VCH mentions Saxon finds, including a large bone comb, 8 th to 10 th century pottery and an 8 th or 9 th century Ipswich-ware pitcher.
Medieval (AD 1066 – 1539)		
0004	1223 1562	St Osyth's Priory: Founded in 1121 AD.
17031	121 158	St Osyth's Abbey: Crop and patch marks clearly indicate an east-west oriented structure
25682	121 157	St Osyth's Priory: Wall between south wing of Convalescent Home and Darcy Tower. C16/C17 red brick surviving wall of former building.
25685	121 157	St Osyth's Priory: East range and tower, dated between 1553-99 AD.
25683	121 157	St Osyth's Priory: The Darcy Tower or Abbots Tower and vaulting to the west. Mid C16 tower for Lord Darcy, possibly incorporating foundations of east dorter. The tower has been dated to AD 1553-66 and the dormitory to AD 1127.
25686	121 156	St Osyth's Priory Garden wall attached to Darcy wall to the south. C16
25687	121 156	St Osyth's Priory Garden wall attached to Darcy Tower to the north.
25681	121 157	St Osyth's Priory: Convalescent Home. Early C16 Abbot's lodging incorporating earlier structures, with mid C16 and later alterations. Abbot's House dated to 1527 AD.
25673	120 157	St Osyth's Priory: Cottage adjoining outbuilding qv 15/189. Medieval stone and red brick cottage.
25672	120 157	St Osyth's Priory: Outbuilding adjacent to north of dairy qv 15/188 now a barn. Medieval stone and red brick outbuilding.
25669	121 156	St Osyth's Priory Gatehouse and east and west flanking ranges. Late C15 gate house and flanking ranges, east range incorporates earlier medieval features.
25690	121 156	St Osyth's Priory Precinct wall running east of Gatehouse. C14/C15, C16 and later.

EHER	NGR (TM)	Description
25688	120 155	St Osyth's Priory: Precinct wall south-west of the Gatehouse, formerly part of a building to the south. Dated between 1300-1499 AD.
25689	120 155	St Osyth's Priory: Precinct wall continuing south of above mentioned wall C15/C16 red brick.
2824	121 155	Layer of roof tile fragments, oyster shells, bone, stone and septaria rubble, unrolled chalk and fresh unshaped flint flakes (connected with construction of priory gatehouse?). Some signs of burning. Revealed when digging hole for tree planting on the Bury, bottom of layer not reached, over 10cm.deep, top approx.0.5cm below present surface. Animal remains and brick samples dated 1066 – 1539 AD.
25636	122 155	Late C15/early C16 row of cottages. Timber framed and dated to 1467 - 1532 AD.
2907	1225 1557	Church of St Peter and St Paul: The church's walls are generally of septaria and flint rubble with limestone dressings, modifications completed throughout C12 – C16
25663	123 156	St Osyth Bakery. Late C14/early C15 timber framed shop with C19 brick façade, now cottages and shop.
2897	1245 1570	Shoe soles found in 1938.
3298	125 155	Skeletons of a 'witch' found in the garden of Mr. Charles in 1932. Others have since been discovered during building work for a housing estate.
2825	1205 1580	Cream colour with green glaze gritty material sherd of a broad, flat rim.
18918	1230 1551	Traces of a clay floor and ditches, also a late Bronze Age/Iron Age ditch and Roman pottery.
17013	122 155	Watching brief of Church Square revealed a brickearth-type deposit containing lenses of charcoal and oyster shell. Probable site of the medieval market granted to the Abbey.
19777	121 155	A fair green.
2839	127 148	14 th century aisled hall, moated. Later extensions and alterations.
25658	123 155	WG Ayers, The Duke Stores and cottage to left. Late 15 th century/early 16 th century timber-framed houses, now shops.
46638	122 155	Land adjacent to the Old Coach House, Church Square. Evidence for medieval buildings
46047	116 166	Legend of the foundation of St Osyth's Nunnery or chapel dates this to the 7 th century.
46876	121 156	Archaeological evaluation at The Bury. Possible routeway, temporary structures associated with the fair.
25666	123 155	The Old House and Little Priory, late 13 th /early 14 th century timber-framed house with late 15 th century and later alterations
46644	113 155	Archaeological evaluation by Time Team at St Osyth Creek. Timber structure on the north bank
25671	120 156	Assessment structure, adjacent north-west of brewhouse, now a dairy. 16 th century of earlier stone and red brick building.

EHER	NGR (TM)	Description
25635	122 155	Church of St Peter and St Paul. 14 test holes revealed concrete gutters and concrete foundations
2835	117 166	Nun's Wood. Moat.
25651	117 155	45, 47 and 49 Mill Street. 15 th /16 th century timber-framed houses
34827	126 148	St Cleres Hall. 14 th century timber-framed aisled hall with cross-wings
2927	118 156	House foundations dug on Mill Street. Worked stone possibly from the priory with 19 th century well with farmyard and barns
19778	115 154	The Quay, with slipway and boat building yard
25656	116 154	The Old Bakery. 16 th century or earlier timber-framed house with 18 th century and later alterations
34813	123 160	Ivy Cottage. Late 15 th / early 16 th century timber-framed house
25649	117 155	31 and 33 Mill Street. 15 th /16 th century timber-framed house
25644	123 158	Binders. Early 16 th century timber-framed house
25647	128 153	Tan Cottage and the Old Cottage. Early 15 th century timber-framed houses
19779	115 153	The Mill. Domesday Book records the presence of a mill.
Post-medieval (AD 1540 – 1900)		
25684	121 157	St Osyth's Priory: The Chapel of St Osyth and ruins attached to the north. C16 former passage converted to a chapel C19/early C20.
25679	121 157	St Osyth's Priory: Ornamental steps flanked by urns in courtyard. Urns and steps dated to between AD 1700-1899.
25680	121 157	St Osyth's Priory: Urn and stone pedestal approx 50m north-east of Abbots Lodging. C18/C19 <u>urn</u> on plinth.
25691	120 157	St Osyth's Priory: Pump approx 20m west of the cottage listed qv 14/190. C19 pump by Bamfords of Uttoxeter.
2903	122 155	Church of St Peter and St Paul: The church's west tower was repaired in the 18 th century and the whole church was restored in the 19 th century.
3003	1155 1539	Site of St Osyth tide mill. Built in 1720 and last used in 1929, it was destroyed by a gale in 1962.
7368	120 160	Mid C18th landscaped park and grounds, north of the priory estate.
17013	122 155	Anvil Cottage, Church Square, St Osyth. Watching brief on a new garage adjacent to Anvil Cottage.
25638	122 156	Anvil Cottage adjacent to west of Church Cottage and St Edmundsbury. C18 or earlier timber framed house.
25645	123 157	The Kings Arms Hotel. C16 timber framed public house with C18 rear wing.
25637	122 156	Church Cottage and St Edmundsbury. C16/C17 timber framed house, now two dwellings.
25639	123 156	DIY Centre and BG Stores at corner of Colchester Road, C18 part timber framed building, now two shops.
25664	123 156	C19 cast iron pump by Appleby & Co.
25640	123 156	Tulip Hall. C17/C18 timber framed house.

EHER	NGR (TM)	Description
25657	123 156	4 Spring Road. C17 timber framed house with front range dated 1784.
25662	123 156	Bretts Stores and Abbey National Building Society Offices. C16/C17 timber framed house, now shop and office.
25641	123 156	Priory Tea House and Bakers Shop corner of Spring Road. C16 timber framed building now shop and restaurant.
25646	123 156	2 Waterloo House with return shop front to Clacton Road qv 15/135. C16/C17 timber framed house and shop.
25642	123 158	36 and 38 Colchester Road. Late C15 timber framed house.
25643	123 158	Elm Cottage and Manor Cottage. C17/C18 timber framed and weather-boarded house.
9017	122 152	About 25m to north of Warren Farmhouse there is an earthwork running east-west. This has been suggested as the edge of a house platform, a moat or possibly an old boundary ditch.
9018	122 152	Warren Farmhouse, listed as C17 or earlier is approached by track off The Bury, north of church and at the edge of the marsh.
9913	122 152	Post-medieval house, approached from a track off the Bury C17 or possibly earlier. To the south of the house, about 25m from it, is a minor "earthwork", a break in slope which could indicate an old house platform or boundary ditch.
16178	118 165	37 Mill Street: On 9 th May 1921, Mr Booker found a female skeleton in his garden at Mill Street, St Osyth. The skeleton was riveted at the joints at ankles, knees, wrists, and elbows. It is thought that this might be Ursula Kemp, an alleged witch of St Osyth, tried at Chelmsford in 1582 and hanged.
48153	118 161	Tradition suggests the structure is a residual fragment of a chapel, but structure as exists is 16 th or 17 th century date with later repair.
25670	120 156	Tithe barn and brewhouse (assessment structure). Barn is 16 th century and later, possible brewhouse earliest phase ascribed late 16 th century
46878	116 156	Archaeological evaluation revealed pits and ditches mostly of post-medieval date
15742	123 161	19 th century milestone
46639	122 155	Land adjacent to the Old Coach House, Church Square. Evidence for three post-medieval buildings.
25653	116 155	White Hart Inn, 16 th /17 th century timber framed house, 18 th /19 th century front range
47108	124 157	Archaeological evaluation at 35 Clacton Road. Three post-medieval pits, brick and tile foundation and modern post-hole
25677	120 156	St Osyth Priory Brewhouse NW of gatehouse. 18 th century with possible medieval foundations
18340	123 161	50 Colchester Road, watching brief for new house. Pit.
34814	123 160	18 th century timber-framed house with ornate railings and gates

EHER	NGR (TM)	Description
25678	120 156	18 th /19 th century stone urn and pedestal in St Osyth's Priory
25655	115 154	Old Mill Cottage. Late 18 th century timber-framed house
19780	115 153	Tide-mill, causeway and millpond, St South.
25652	117 155	19 th century cast-iron hydrant in front of jettied cross-wing of cottages 45-49
25659	123 155	Bay House, 18 th century or earlier timber-framed house with outbuilding
25676	120 156	St Osyth's Priory. 19 th century stable block adjacent to north-west of the barn
25675	120 156	St Osyth's Priory. Late 18 th century timber-framed cartlodge to the west of the barn
2928	118 156	House foundations dug on Mill Street. 19 th century well with farmyard and barns
25660	123 155	Chestnut Cottage and 38-40 Spring Road. 17 th /18 th century timber-framed house with 19 th century and later alterations
25665	123 155	Cranfield and Cranfield Cottages. 18 th century or earlier timber-framed houses
34811	123 161	Rose Downey and Freda Cottage. 19 th century timber-framed cottages
25667	123 155	37, 39 and 41 Spring Road. Row of 17 th century timber-framed cottages
25661	123 155	46 and 48 Spring Road. Pair of 19 th century timber-framed cottages.
34828	126 148	Barn west of St Cleres Hall, 17 th /18 th century timber-framed barn
25650	117 155	39 and 41 Giebros. Pair of 18 th century timber-framed houses
25654	116 154	The Old Mill House. 18 th /19 th century brick faced house
25648	118 155	Little Thatch and adjoining cottage. 17 th century pair of timber-framed houses
34829	122 152	Warren Farmhouse. 17 th century or earlier timber-framed house
34810	123 164	Lamb Farmhouse. 17 th /18 th century timber-framed house
34810	125 154	89 and 91 Spring Road. 18 th /19 th timber-framed cottages
34825	114 152	Hillside. 18 th /19 th century brick house
Modern (1901 – present)		
25674	121 155	K6 Telephone kiosk to south of St Osyths Priory, designed 1935
7369	122 156	St Osyth's Priory: Mid C20 formal gardens within older walled garden area to the north-east of the gatehouse.
21342	120 155	WWII ammunition shelter
21347	122 164	Road Barrier, Lamb Farm, Colchester Road. Concrete

EHER	NGR (TM)	Description
		blocks for fixed elements survive, WWII.
21346	123 162	WWII road barrier, Wellwick House, Colchester Rd.
21348	124 163	WWII road barrier, Bypass Road
40800	123 156	Signpost at crossroads at The Bury and Spring Road. 1920s/1930s cast-iron signpost manufactured by Maldon Iron Works
Undated		
2827	1225 1573	Sherd of Terra Cotta.
2837	116 161	A mound c250 yards north-west of the possible tumulus seen on the map of the priory.
2990	122 154	Traces of a rectilinear field system.
2991	126 152	Crop marks of a large ring ditch with entrance to the south-west, some small rectangular structures and in the north, a small sub-rectangular enclosure.
2946	117 157	West of Priory Farm. Single ring ditch with central pit adjacent to a broad ditched trackway.
2947	118 156	Mill Street, house foundations. Old farmyards and barns, probable 19 th century well.
2936	122 168	Crop marks, ditches and ring ditches.
17034	112 154	'cuts' into salt marsh which represent wharfs
2965	113 150	Ring ditch and windmill mound? With faint marks of crosstrees
17709	111 159	Sw corner of a field in St Osyth. Concentration of oyster shells
46647	123 156	7 Spring Lane. Test pits and trenches dug by Time Team. Undated pits.
2918	121 161	Undated mound

APPENDIX 2 CARTOGRAPHIC SOURCES

Date	Source	Scale	Location	Reference
1762	Estate Map of St Osyth Parish	24" to 1 mile	ERO	D/DU 268/15
1814	Estate Map of St Osyth	-	ERO	D/DCr P1
1838	Tithe Map of St Osyth	-	ERO	D/CT 305
c.1840	Enclosure Map of St Osyth Parish	20" to 1mile	ERO	D/CT 305
1882	Reproduction of Map of St Osyth Parish	-	ERO	(From A History of St Osyth 1894-1994)
1897	2 nd Edition Ordnance Survey Map	25" to 1mile	ERO	-
1923	3 rd Edition Ordnance Survey Map	25" to 1mile	ERO	-
2000	Ordnance Survey Explorer Sheet 184 Colchester: Harwich & Clacton-on-Sea	1:25,000	AS	-

APPENDIX 3

LISTED BUILDINGS WITHIN THE PRIORY ESTATE

List entry No.	Building Type	Date and Grade	Materials
1166377	The chapel of St Osyth and assoc. ruins	C12 I	Rubble, ashlar, brick
1111460	Cottage adjoining outbuildings	C14 I	Stone, rubble, brick, tile
1337160	Precinct wall	C14/15 I	Stone, flint, rubble
1111468	Precinct wall	C14/15 II	Stone, flint, brick
Q.v no.15/205	Precinct wall	C15/16 II	Brink, flint, stone, rubble, ashlar
1111495	Gatehouse and east and west flanking ranges	Medieval I	Flint, septaria, stone
1337158	Convalescent Home	C16 I	Brick
1146545	The Darcy Tower	C16 I	Ashlar, septaria
1337159	Ruined east range and tower	C16 I	Stone, rubble, septaria, ashlar
1111466	Garden wall	C16 II	Stone, rubble, flint, brick
1111496	Outbuilding	C16 II	Stone, rubble, brick
1308972	<i>Barn</i>	C16 I	<i>Septaria, flint, rubble, mortar, stone</i>
1111467	Garden wall	C16 II	English bond brick
1111465	Wall	C16/17 II*	English bond brick
1111462	<i>The Brewhouse</i>	C18 II	<i>Brick, weatherboarded</i>
1111461	Cartlodge	C18 II	Timber framed, weatherboarded
1111463	Ornamental steps flanked by urns	C18/19 II	Stone, plastered
1111464	Urn & stone pedestal	C18/19 II	Stone, septaria, brick, rubble
1337157	Urn & Pedestal in courtyard	C18/19 II	Stone
1146600	Pump	C19 II	Cast iron
1337156	Stable block	C19 II	Brick
1247779	K6 telephone kiosk	C20 II	Cast iron
1166310	Outbuilding north of dairy	?C14 and later II*	Stone, rubble and brick

APPENDIX 4 ESSEX HISTORIC ENVIRONMENT RECORD SUMMARY SHEET

<i>Site name/Address:</i> Brewhouse at St Osyth's Priory, St Osyth, Essex	
<i>Parish:</i> St Osyth	<i>District:</i> Tendring
<i>NGR:</i> TM 1210 1570	<i>Site Code:</i>
<i>Type of Work:</i> Historic building recording and archaeological monitoring and recording	<i>Site Director/Team:</i> Archaeological Solutions
<i>Date of Work:</i> July 2013	<i>Size of Area Investigated:</i> c. 87m ²
<i>Location of finds/Curating Museum:</i> Essex Record Office	<i>Funding Source:</i> City & Country Residential Limited
<i>Further seasons anticipated:</i>	<i>Related HER Nos:</i> - (Listed buildings serial nos. 15/187 and 15/193)
<i>Final Report:</i> Brewhouse at St Osyth's Priory, St Osyth, Essex. Historic Building Recording and Archaeological Monitoring and Recording	
<i>Periods Represented:</i> Later 16 th and later	
SUMMARY OF FIELDWORK RESULTS:	
<p>In July 2013 AS carried out a programme of historic building recording and archaeological monitoring and recording at the Brew House, St Osyth's Priory, Essex (NGR TM 1210 1570; Figs. 1 & 2). The recording was commissioned by City and Country Residential Ltd. in order to fulfil a condition of Scheduled Monument Consent imposed on approval to repair, convert and extend the building. This forms the second phase of an earlier recording carried out by AS in 2006 (Goldsmith et al 2006) which included the brewhouse and tithe barn.</p> <p>The 'brewhouse' is located within the scheduled ancient monument of St Osyth's Priory in Essex, which dates to the early 12th century but was later raised to the status of an Augustine abbey. The priory was dissolved in 1539 and by 1558 had been acquired by Lord Thomas Darcy who carried out substantial phases of rebuilding.</p> <p>Although complex, technical analysis shows the assessment building to be of three main phases, of which the earliest comprises the lower stonework and roof structure. This bears marked similarities to that seen on work ascribed to Lord Darcy and so is likely part of this phase of work after 1558. The roof form is consistent with this date or even earlier, while the brickwork appears to be of a 17th or 18th century date and may represent a rebuilding or raising of the pre-existing structure. In the 19th century a lean-to was added to the rear of the building, perhaps itself in two phases. Later still, the copper was added and most ephemeral fixtures and fittings which survive relate to the buildings latter use as a standing room for milk.</p>	
<i>Previous Summaries/Reports:</i>	
<i>Author of Summary:</i> Tansy Collins	<i>Date of Summary:</i> July 2013

**APPENDIX 5
BUILDING RECORDING ARCHIVE FORM**

Site Details							
Site Name: Brewhouse at St Osyth's Priory, St Osyth, Essex					NGR: TM 1210 1570		
County: Essex				Museum Collecting Area: Colchester Museum			
Site Code:				Project Number: 5356			
Date of Work: July 2013				Related Work: TT			
Brief/s				Specification/s			
Date		Present		Date		Present	
May 2013		Yes		31 st May 2013		Yes	
Site Records (Description)							
4sheets A4 notes							
Site Drawings (Give Details of Formats & Size)							
3 sheet A3 and less drawing film							
Architect's Drawings:							
2sheets A3 drawings annotated							
1 sheets A4 drawings amended							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
In report						Digital photographs and drawings on CD	
Reports							
Report No		Report Type				Present	
4401		Historic building recording				Yes	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	1-15	Yes	Yes	1	11-15	Yes
2	120mm	1-5	Yes	Yes			
Photographic Location Plans Present? (Give Details)							
In report and separate printout in archive folder							
Digital Photographs (Give Details):							
Digital photography duplicates black and white photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD.							

PLATES



Plate 1 South elevation of the assessment structure, taken from the south (DP06)



Plate 2 Arch on the south elevation (west end), taken from the south (DP03)



Plate 3 West elevation of the assessment structure, taken from the west (DP08)



Plate 4 Room GF01, taken from the east (DP24)



Plate 5 West end of Room GF03 in the lean-to, taken from the east (DP29)



Plate 6 Upper floor of the assessment structure (Room FF01), taken from the west (DP38)



Plate 7 East elevation (north end) showing bevelled corner, taken from the east (DP03)



Plate 8 Roof structure over Room FF01, taken from the east (DP39)

PHOTOGRAPHIC INDEX



DP 1

South elevation of the assessment range and adjacent 18th century brewhouse, taken from the south



DP 2

View of the assessment building with ranges to the south-east and north-east, taken from the south-west



DP 3

Arch on the south elevation (west end), taken from the south



DP 4

Entrance on the south side of the assessment structure, taken from the south



DP 5

Detail of galleting on the south elevation of the assessment structure, taken from the south



DP 6

South elevation of the assessment structure, taken from the south



DP 7
View of the assessment structure, taken from the south-west



DP 8
West elevation of the assessment structure, taken from the west



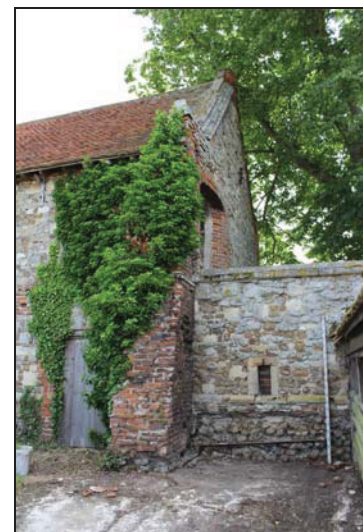
DP 9
'SED 1898' inscribed on patch of cement on the west wall of the assessment structure, taken from the west



DP 10
Detail of the later attached chimney stack on the west elevation of the lean-to, taken from the south-west



DP 11
North elevation of the lean-to, taken from the north-west



DP 12
Detail of the east wall extending from the north-east corner of the building, taken from the west



DP 13

North elevation of the lean-to, taken from the west



DP 14

North elevation of the assessment structure, taken from the north



DP 15

East elevation of the assessment structure, taken from the east



DP 16

Courtyard on the east side of the assessment structure, taken from the east



DP 17

East gable end of the assessment structure, taken from the east



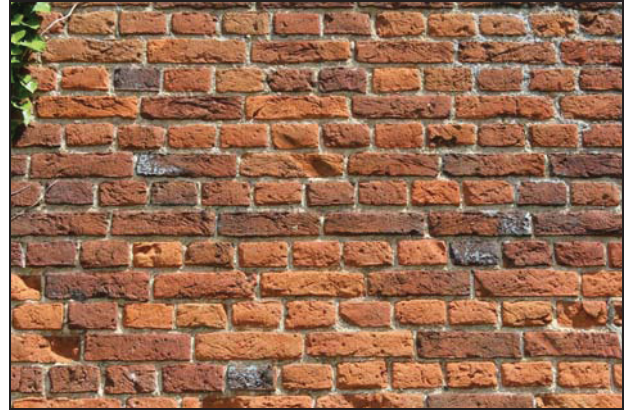
DP 18

Detail of the window head with gargoyle above on the east wall of the structure, taken from the east



DP 19

Detail of the brickwork on the south side of the building at upper level, taken from the south



DP 20

Detail of the brickwork on the south side of the building, taken from the south



DP 21

Room GF01, taken from the west



DP 22

Metal bracket for a shelf on the south wall of Room GF01, taken from the north-west



DP 23

Fixings attached to the south wall of Room GF01, taken from the north



DP 24

Room GF01, taken from the east



DP 25
Doorway on the north side of Room GF01 leading to the lean-to, taken from the south-east



DP 26
Doorway on the south side of Room GF03 leading to the main range, taken from the north



DP 27
Section of the north wall of the main body of the building enclosed by the lean-to, taken from the north



DP 28
Section of the north wall of the main body of the building showing a blocked archway at the west end enclosed by the lean-to, taken from the north-east



DP 29
West end of Room GF03 in the lean-to, taken from the east



DP 30
Doorway to the furnace below the copper at the west end of Room GF03, taken from the east



DP 31

Detail of the brickwork to the copper where it abuts the west wall of Room GF03, taken from the south-east



DP 32

East end of Room GF03 in the lean-to, taken from the west



DP 33

Room GF04 showing the formerly external wall of the main body of the building, taken from the north-west



DP 34

Glazing on the north side of Room GF04, taken from the south-west



DP 35

Room GF04, taken from the west



DP 36

Work benches in Room GF04, taken from the south-west



DP 37

Upper floor of the assessment structure (Room FF01), taken from the east



DP 38

Upper floor of the assessment structure (Room FF01), taken from the west



DP 39

Roof structure over Room FF01, taken from the east



DP 40

East gable end at upper level (FF01), taken from the west



DP 41

West window on the south wall of Room FF01, taken from the north



DP 42

Detail of the west tie-beam showing empty mortices for a former partition (FF01), taken from the east



DP 43

North wall-plate showing surviving pegs (FF01), taken from the south



DP 44

South wall-plate showing truncated pegs (FF01), taken from the north



DP 45

South end of the east tie-beam showing exposed dovetail (FF01), taken from the north-west



DP 46

South wall-plate showing pegged scarf joint (FF01), taken from the north



DP 47

Detail of the roof over Room FF01, taken from the east



DP 48

View of the boarded partition above tie-beam level (FF01), taken from the west



DP 49

East window on the south wall of Room FF01, taken from the north



DP 50

Eastern tie-beam adjoining the brickwork of the east gable end (FF01), taken from the west



DP 51

Detail of the copper structure in Room GF03, taken from the east



DP 52

Detail of the concrete base to the copper in Room GF03, taken from the east



DP 53

Detail of the framing on the north side of the lean-to (GF04), taken from the south



DP 54

Detail of the principal post on the north elevation of the lean-to, taken from the north



*DP 55
Stonework of the south wall exposed in Test Pit 1,
taken from the south*



*DP 56
Sample section in Test Pit 1 , taken from the west*



*DP 57
Brickwork of the west elevation exposed in Test Pit
2, taken from the west*



*DP 58
Brick and stonework exposed in Test Pit 2, taken
from the west*



*DP 59
Sample section in the area of ground reduction on
the north side of the building, taken from the west*



*DP 60
Section of the pre-existing brick pier with brickwork
below exposed during ground reduction, taken from
the west*



DP 61

North-east area of ground reduction exposing M1004 and M1005 with foundation layer L1006 at the base, taken from the south



DP 62

View of the north-east area of ground reduction, taken from the south



DP 63

View of the area of ground reduction, taken from the west



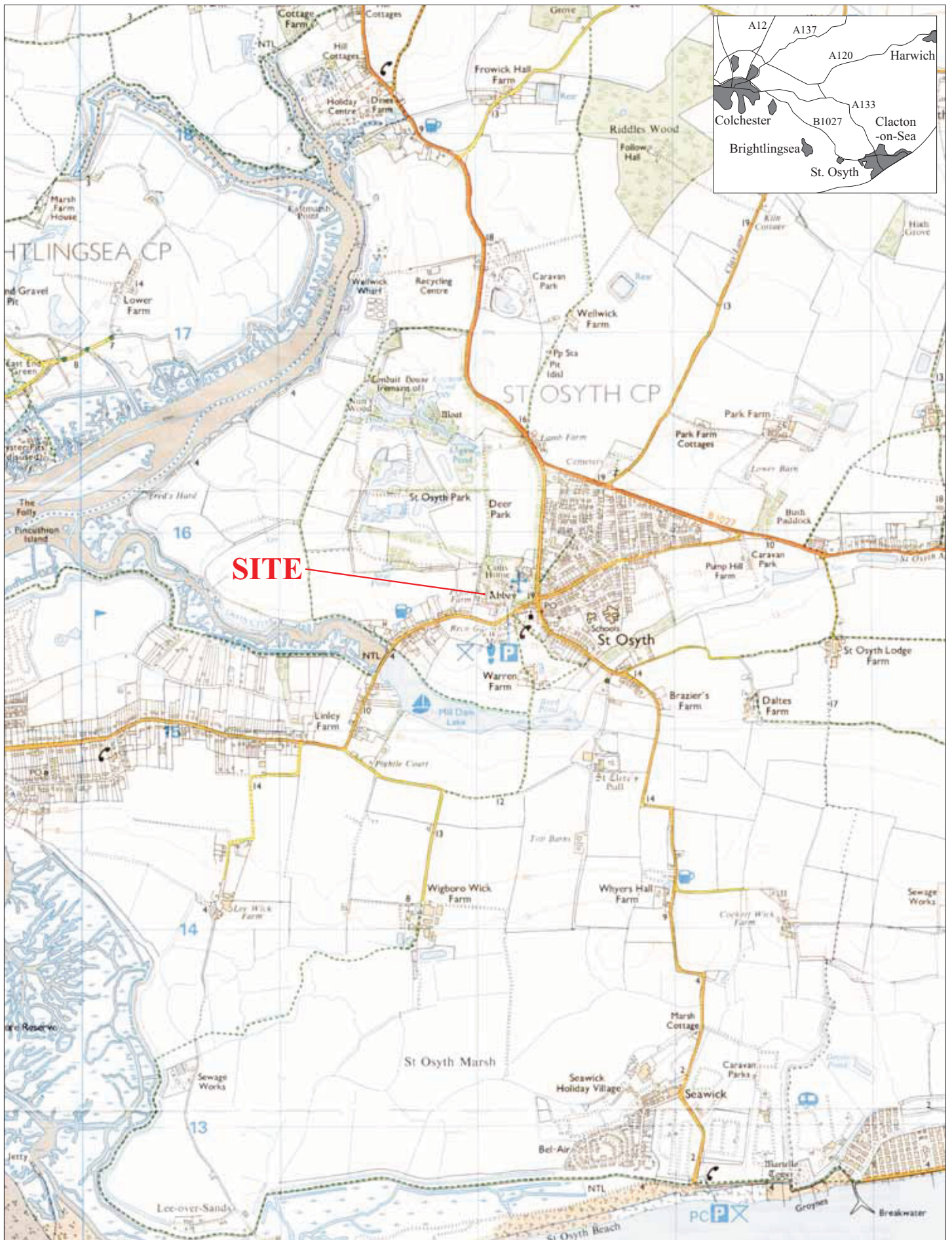
DP 64

Test Pit 3 in Room GF03, taken from the north



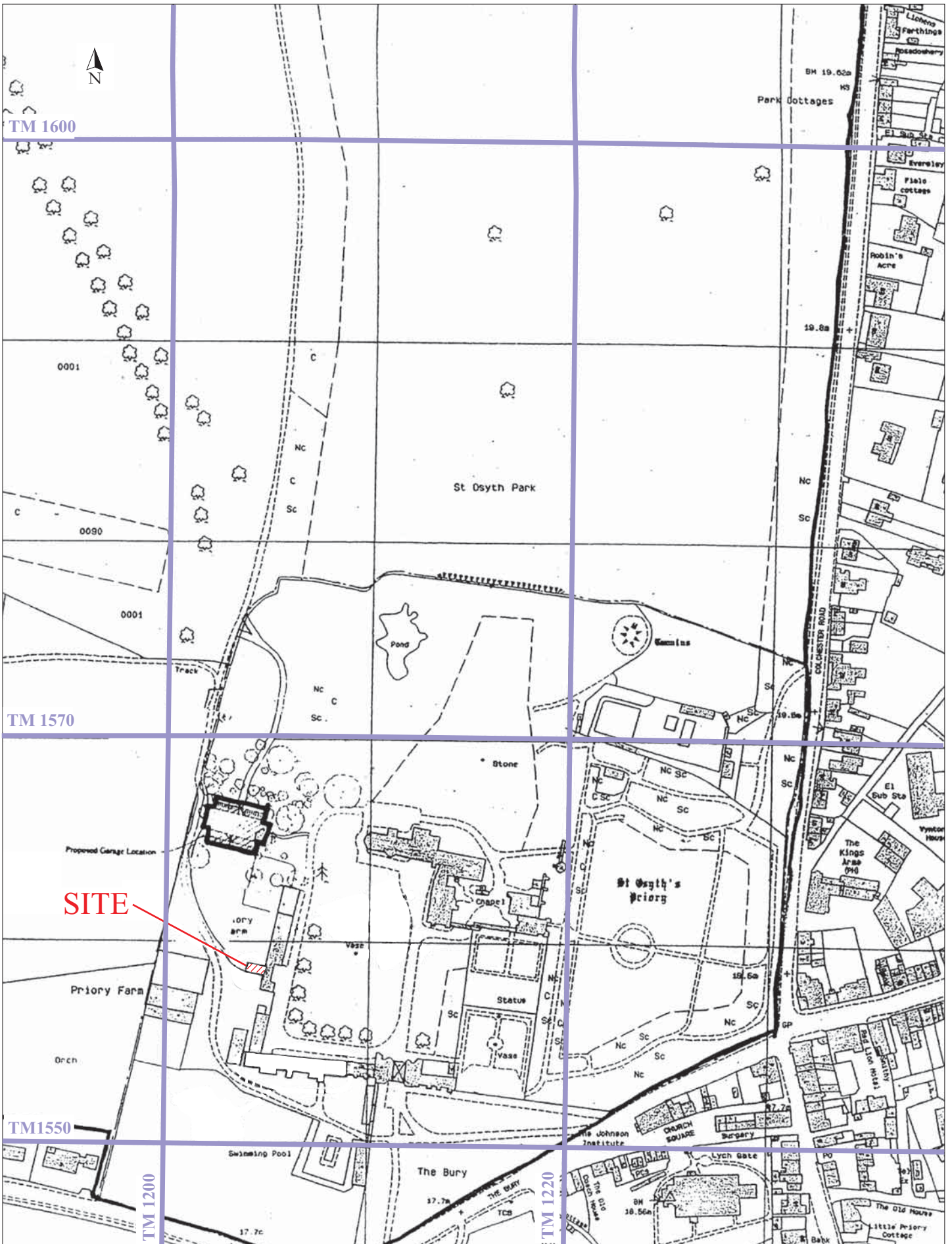
DP 65

Test Pit 4 in Room GF01, taken from the east



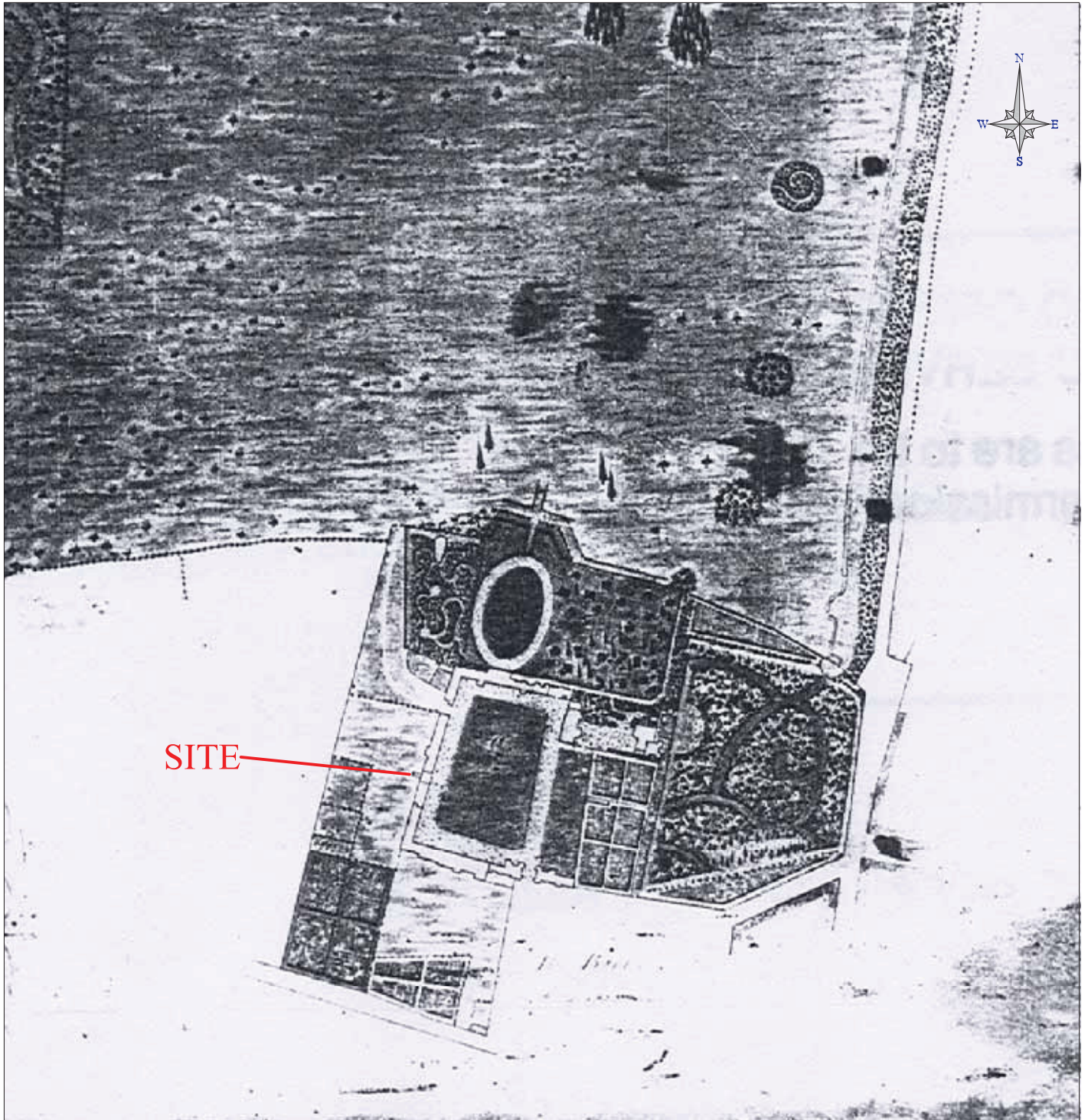
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Fig. 1 Site location plan
 Scale 1:25,000 at A4

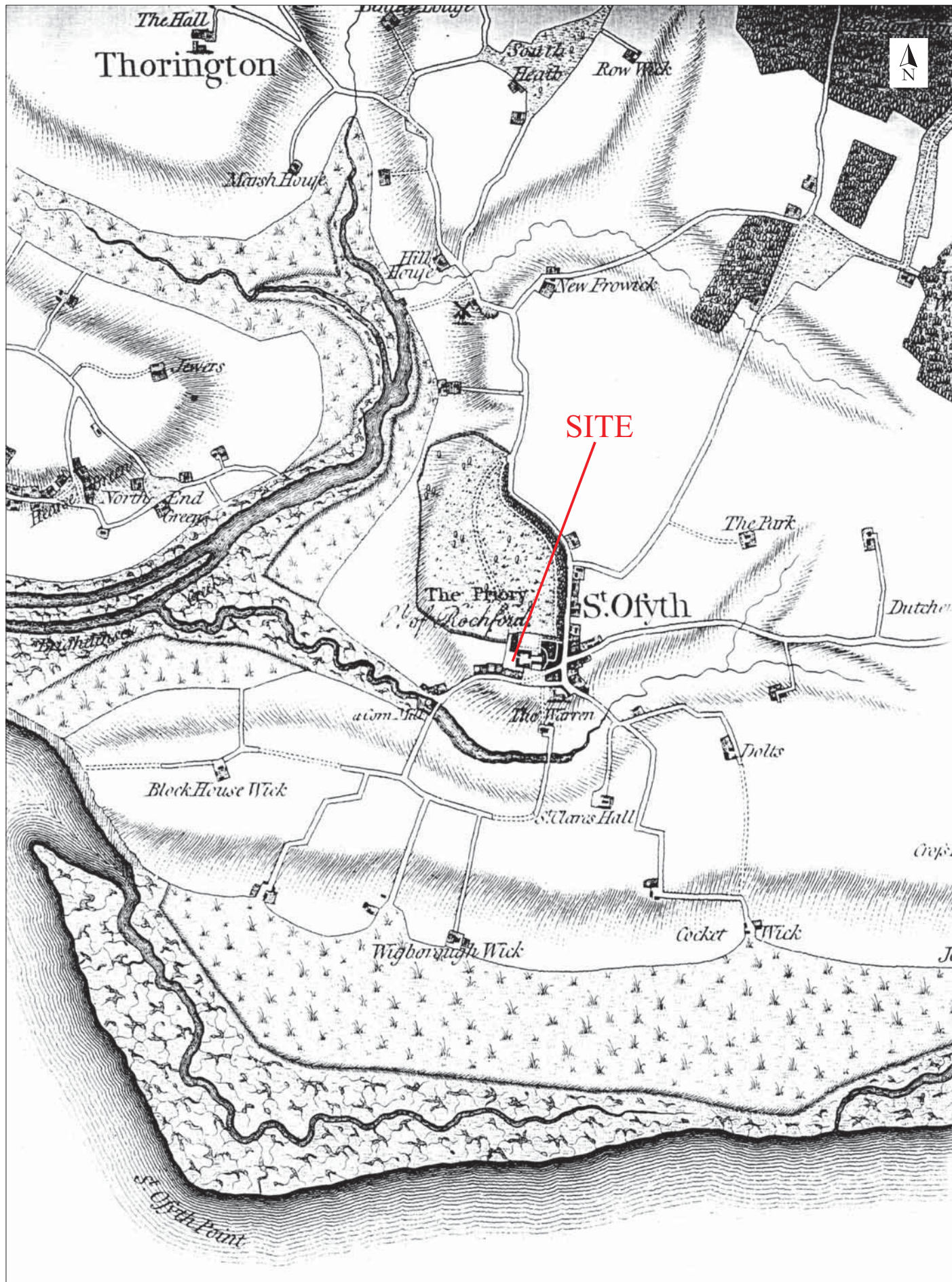


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Fig. 2 Detailed site location plan
 Scale 1:2500 at A4



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Fig. 3 Estate Map, 1762
Scale unknown



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Fig. 4 Chapman and Andre's map of St Osyth, 1777

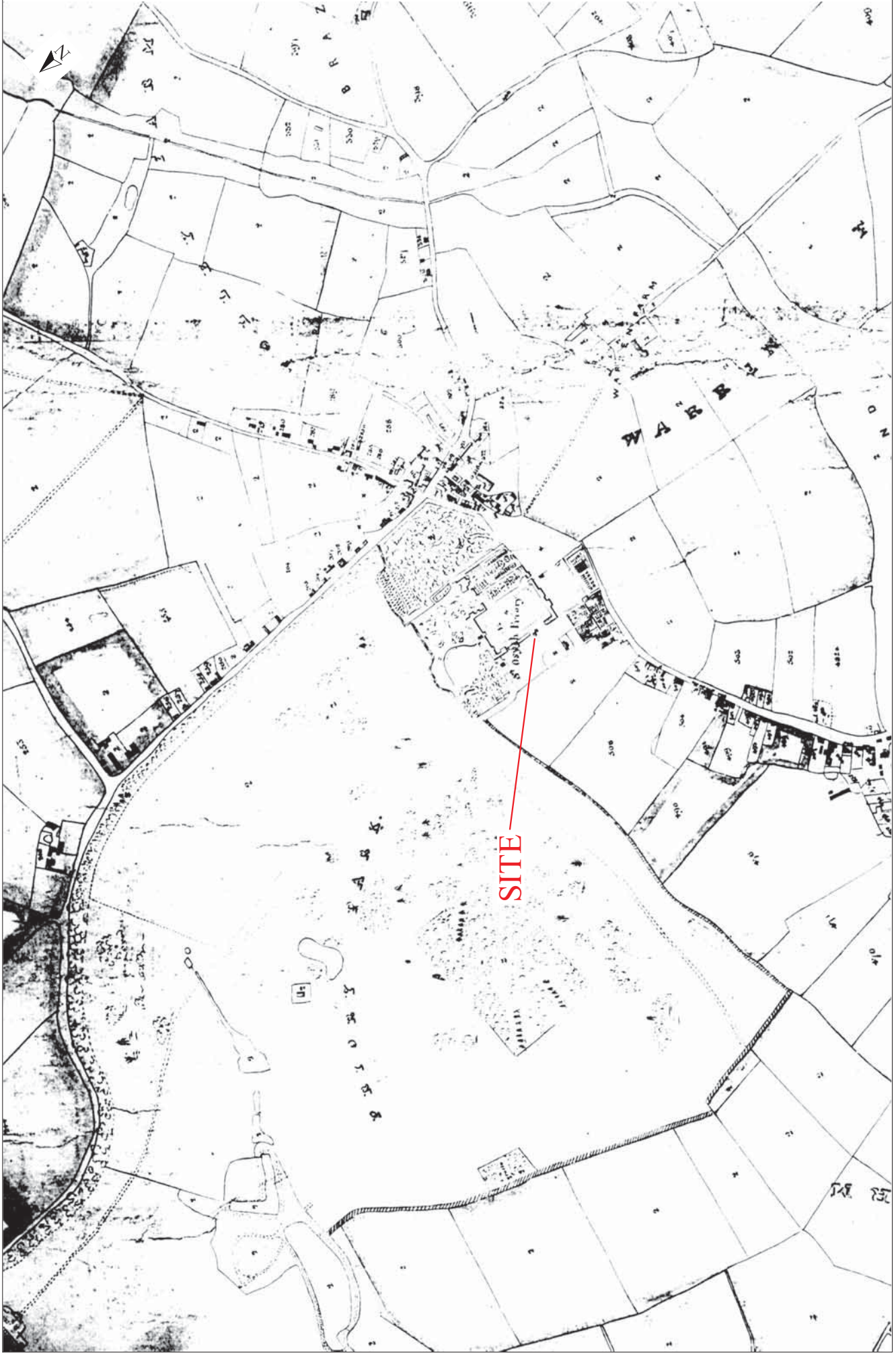
Scale unknown



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Fig. 5 St. Osyth Estate map, 1814

Scale unknown



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Fig. 6 St. Osyth tithe map, 1838

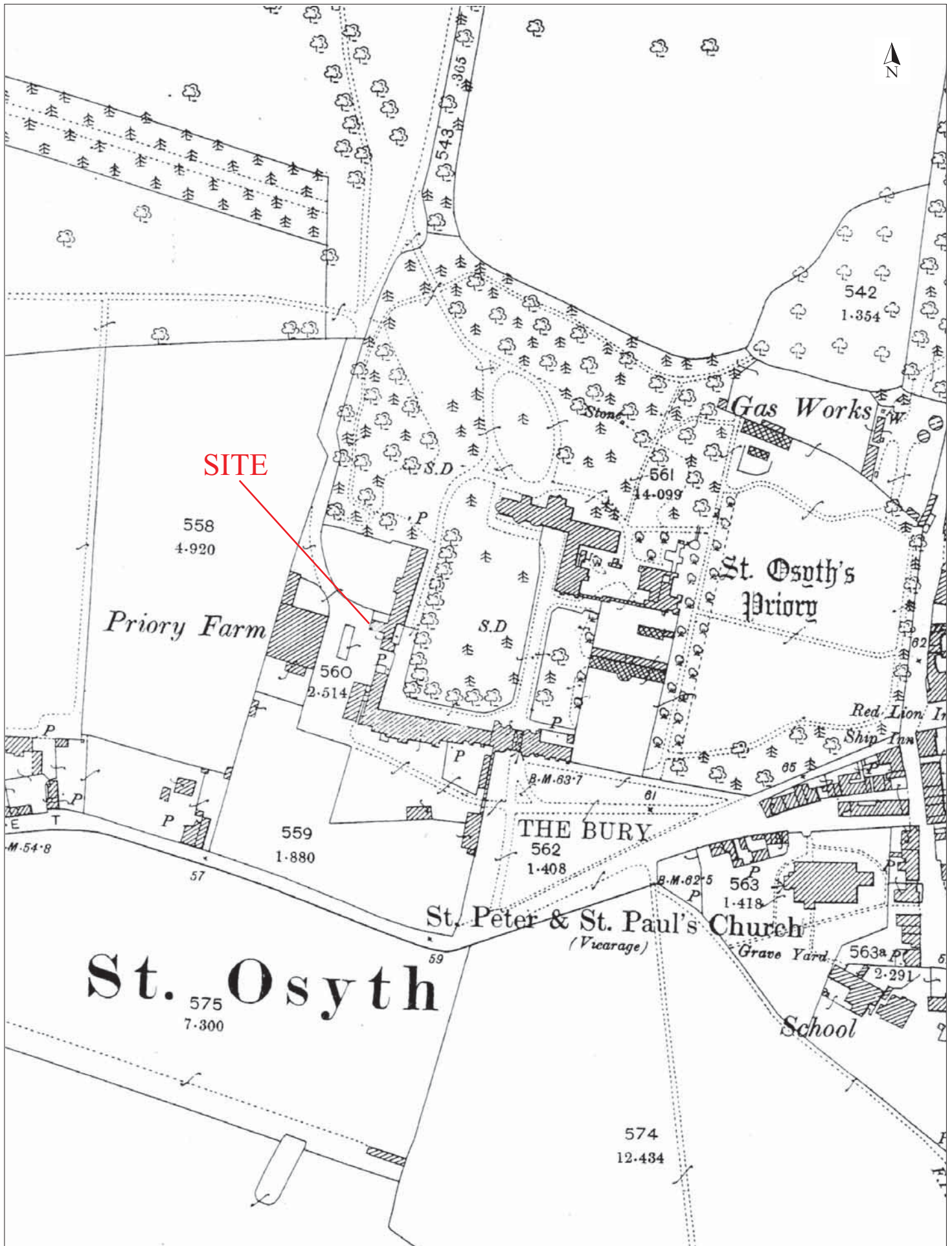
Scale unknown



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Fig. 7 Enclosure map of St. Osyth Parish c. 1840

Scale 20" to 1 mile Redrawn from the original

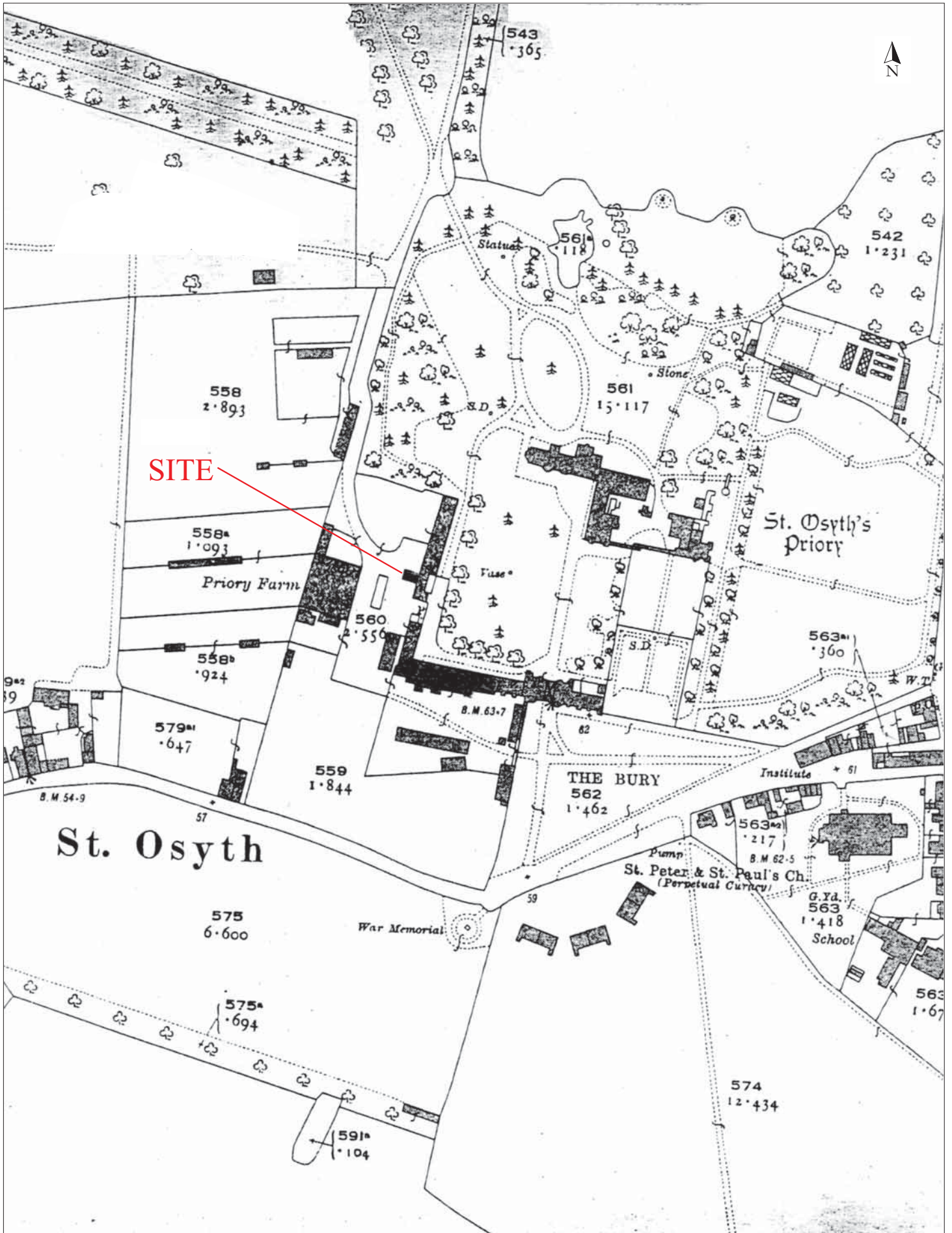


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Fig. 10 Reproduced from the 1897 OS map

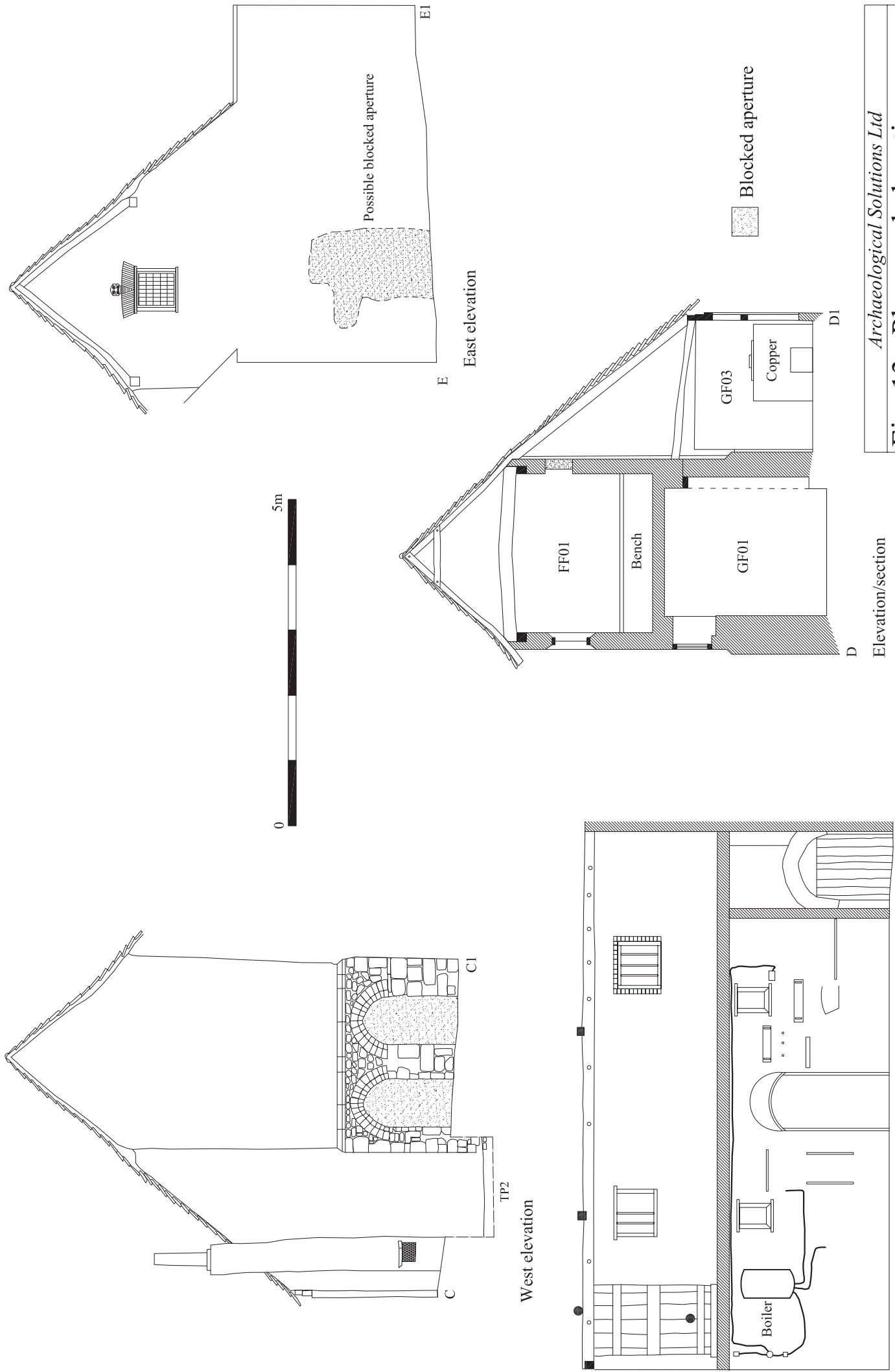
Scale 25" to 1 mile at A4



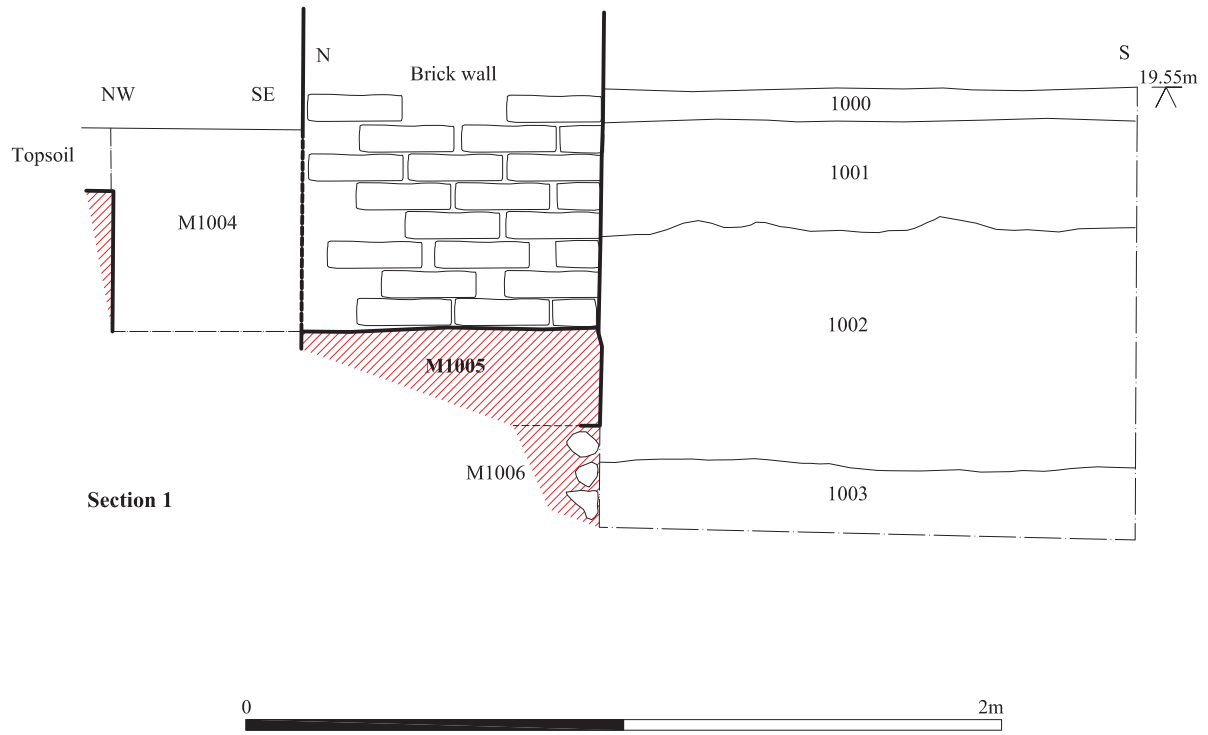
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Fig. 11 Reproduced from the 1923 OS map
 Scale 25" to 1 mile at A3





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Fig. 13 Plans and elevations
 Scale 1:75 at A4



<i>Archaeological Solutions Ltd</i>
Fig. 14 Section through groundworks
Scale 1:20 at A4