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ARCHAEOLOGICAL SOLUTIONS LTD

LAND AT OLD HALL KENNELS, GREEN LANE,  
MISTLEY, ESSEX

ARCHAEOLOGICAL TRIAL TRENCH EVALUATION  
AND MONITORING AND RECORDING

Authors: Gareth Barlow (Fieldwork and report)	
NGR: TM 1132 3136	Report No: 5323
District: Tendring	Site Code: MIOH16
Approved: Claire Halpin MCIfA	Project No: 6983
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## OASIS SUMMARY SHEET

<b>Project details</b>			
Project name		Land at Old Hall Kennels, Green Lane, Mistley, Essex	
<p>In December 2016 AS carried out archaeological trial trench evaluation and archaeological monitoring and recording at Old Hall Kennels, Green Lane, Mistley, Essex). The evaluation and monitoring was carried out in compliance with a planning appeal condition attached to planning permission for external hard and soft landscaping, revision of previously approved storage building and swimming pool, addition of an equestrian arena and stables, tennis court and associated fencing and works to existing entrance.</p> <p>The site is within the area of a historic manorial site recorded at Domesday (EHER 3206), and 16<sup>th</sup> century sale documents for the manor also record a chapel, while the early and late 18<sup>th</sup> century saw substantial campaigns of work at the estate. The main hall was demolished after 1844 but the existing buildings at the site are listed as 18<sup>th</sup> century.</p> <p>Only Trench 1 contained features. The longest trench (3) and Trench 2 contained no archaeological features or finds. The features in Trench 1 comprised pits of varying sizes, gullies and a ditch, and they contained post-medieval (17<sup>th</sup> – 18<sup>th</sup> century) CBM.</p> <p>The archaeological monitoring and recording revealed no archaeological features or finds in the area of the manège. A modern pit and a red brick wall foundation were recorded in the area of the new pool. The fabric of the wall was consistent with a 17<sup>th</sup> or 18<sup>th</sup> century date and may relate to kitchen garden structures of the early 18<sup>th</sup> century, or one part of an outbuilding demolished prior to 1875.</p> <p>The CBM is of homogenous character with peg tile and wall brick associated with one another in almost all features. Technological traits suggest it was manufactured in the 17<sup>th</sup> to 18<sup>th</sup> centuries, but reduced to rubble by subsequent depositional and post-depositional processes (CBM Report Appendix 2). This evidence, when considered with the documented history of the estate, suggests these materials originate either from 17<sup>th</sup> century buildings replaced during campaigns of work in the early 18<sup>th</sup> century, or from the demolition of 18<sup>th</sup> century structures built utilising the products of a brick kiln documented as present in the early 18<sup>th</sup> century.</p>			
Project dates (fieldwork)		December 2016, March 2017	
Previous work (Y/N/?)		N	Future work (Y/N/?)
P. number		6983	Monitoring of groundworks
		Site code	MIOH16
Type of project		Archaeological Evaluation & Monitoring and Recording	
Site status		Within the area of a historic manorial site (EHER 3206)	
Current land use		The grounds of Old Hall Kennels	
Planned development		Swimming pool, equestrian arena, tennis court and landscaping	
Main features (+dates)		Pits, gullies, ditch	
Significant finds (+dates)		None	
Project location			
County/ District/ Parish		Essex	Tendring
			Mistley
HER/ SMR for area		Essex Historic Environment Record	
Post code (if known)			
Area of site		0.ha	
NGR		TM 1132 3136	
Height AOD (min/max)		c.23 m AOD	
Project creators			
Brief issued by		Essex County Council	
Project supervisor/s (PO)		Archaeological Solutions Ltd	
Funded by		Ms Rachel Andrew	
Full title		Old Hall Kennels, Green Lane, Mistley, Essex. An Archaeological Evaluation and Archaeological Monitoring and Recording	
Authors		Barlow, G.	
Report no.		5323	
Date (of report)		February 2017	

# LAND AT OLD HALL KENNELS, GREEN LANE, MISTLEY, ESSEX

## ARCHAEOLOGICAL TRIAL TRENCH EVALUATION AND ARCHAEOLOGICAL MONITORING AND RECORDING

### **SUMMARY**

*In December 2016 AS carried out archaeological trial trench evaluation and archaeological monitoring and recording at Old Hall Kennels, Green Lane, Mistley, Essex). The evaluation and monitoring was carried out in compliance with a planning appeal condition attached to planning permission for external hard and soft landscaping, revision of previously approved storage building and swimming pool, addition of an equestrian arena and stables, tennis court and associated fencing and works to existing entrance.*

*The site is within the area of a historic manorial site recorded at Domesday (EHER 3206), and 16<sup>th</sup> century sale documents for the manor also record a chapel, while the early and late 18<sup>th</sup> century saw substantial campaigns of work at the estate. The main hall was demolished after 1844 but the existing buildings at the site are listed as 18<sup>th</sup> century.*

*Only Trench 1 contained features. The longest trench (3) and Trench 2 contained no archaeological features or finds. The features in Trench 1 comprised pits of varying sizes, gullies and a ditch, and they contained post-medieval (17<sup>th</sup> – 18<sup>th</sup> century) CBM.*

*The archaeological monitoring and recording revealed no archaeological features or finds in the area of the manège. A modern pit and a red brick wall foundation were recorded in the area of the new pool. The fabric of the wall was consistent with a 17<sup>th</sup> or 18<sup>th</sup> century date and may relate to kitchen garden structures of the early 18<sup>th</sup> century, or one part of an outbuilding demolished prior to 1875.*

*The CBM is of homogenous character with peg tile and wall brick associated with one another in almost all features. Technological traits suggest it was manufactured in the 17<sup>th</sup> to 18<sup>th</sup> centuries, but reduced to rubble by subsequent depositional and post-depositional processes (CBM Report Appendix 2). This evidence, when considered with the documented history of the estate, suggests these materials originate either from 17<sup>th</sup> century buildings replaced during campaigns of work in the early 18<sup>th</sup> century, or from the demolition of 18<sup>th</sup> century structures built utilising the products of a brick kiln documented as present in the early 18<sup>th</sup> century.*

### **1 INTRODUCTION**

1.1 In December 2016 Archaeological Solutions (AS) carried out an archaeological trial trench evaluation and archaeological monitoring and recording on land at Old Hall Kennels, Green Lane, Mistley, Essex CO11 2NL (NGR TM 1132 3136; Figs. 1 – 2). The evaluation and monitoring were carried out in compliance

with a planning appeal condition attached to planning permission for external hard and soft landscaping, revision of previously approved storage building and swimming pool, addition of an equestrian arena and stables, tennis court and associated fencing and works to existing entrance (Tendring Council Planning Ref. 16/00152/FUL), based on the advice of Historic Environment Advisor of Essex County Council (ECC HEA).

1.2 The evaluation and monitoring were undertaken in accordance to a brief prepared by the Historic Environment Advisor of Essex County Council (ECC HEA), *Brief for Archaeological Evaluation on Land at Old Hall Kennels, Green Lane, Mistley*, dated 16<sup>th</sup> November 2016), and a written scheme of investigation (specification) prepared by AS (dated 29<sup>th</sup> November 2016), and approved by ECC HEA. The project conformed to the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for an Archaeological Evaluation* (2014) and *Archaeological Monitoring* (2014), as well as the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.3 The objectives of the evaluation were to determine the location, date, extent, character, condition significance and quality of any archaeological remains liable to be threatened by the proposed development.

1.4 The principal objectives of the monitoring were:

- to ensure the archaeological monitoring of all aspects of the development programme likely to affect buried archaeological remains;
- to secure the adequate recording of any archaeological remains revealed by the development programme;
- to ensure a level of reporting commensurate with the findings of the investigation; and
- to secure the analysis, long-term conservation and storage of the project archive.

#### *Planning policy context*

1.5 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.

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

## **2 DESCRIPTION OF THE SITE**

2.1 The site lies in a rural location on the northern side of Green Lane at Mistley. It comprises the residential property of Old Hall Kennels, set in a mature plot to the north of Laundry Wood.

## **3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

3.1 The Essex Historic Environment Record (EHER) notes the site is within the area of a historic manorial site recorded at Domesday (EHER 3206), and 16<sup>th</sup> century sale documents for the manor also record a chapel.

3.2 The history of the estate saw change in the period from the late 17<sup>th</sup> century into the 18<sup>th</sup> century beginning in 1680 when Edward Rigby, a linen draper of London, bought an interest in the Estate of the Earl of Oxford. After a dispute over the late Earl's affairs in 1703, Mistley Estate was passed to Edward Rigby following an Act of Parliament and the lands at this time included a number of halls and farms. Ribgy's son Richard subsequently built a new mansion, a new wharf, brick kiln, lime kiln etc and bought additional property all before his death in 1730 (National Heritage List entry, see Appendix 1). Elaborate formal gardens were mentioned by Horace Walpole after a visit in 1745, and the hall was improved by Adam in 1774.

3.3 The existing buildings at the site form a house and kennels, formerly the stables to the old hall and are listed as 18<sup>th</sup> century in date, being constructed of gault and red brick with both plain-tile and pan-tile clad roofs. The estate was sold in 1844 and the main house was demolished soon after. Apart from the existing buildings at the site, other listed structures associated with the estate include 18<sup>th</sup> century garden walls to the east and south of the site (National Heritage List Entry 1240276, see Appendix 3).

3.4 Historic Ordnance Survey (OS) maps were consulted to assess any changes in site layout in the late 19<sup>th</sup> century and early 20<sup>th</sup> century. The layout as it exists today is similar to that which existed in 1875 (Fig. 6) with a large L-shaped principal building now referred to as the house and kennels, but formerly comprising the

stable block to the Mistley Old Hall. Fig. 6 shows a range extending north-west and further smaller outbuildings that no longer exist are shown extending along the southern boundary to the road. The wider area reflects a rural character with open fields punctuate by wooded areas, for example a relatively large circular wooded area to the west named 'Round Clump'. The layout in the immediate vicinity of the site includes a round enclosure line with trees to the north and boundaries to the immediate east of the main buildings, while the boundaries to the roads probably mark the position of the existing listed garden walls. The site is now labelled as 'Old Hall' from this time. Subsequent OS maps such as the 1897 map (Fig. 7) depict little change to the buildings but some boundary changes in the immediate vicinity; part of the boundary of the circular enclosure is no longer visible to the north, while to the east an irregular shaped small enclosure is shown. By 1923, the area to the east is depicted in more detail with boundaries shown (Fig. 8) and by 1958 the section of lost boundary to the north is again depicted.

3.5 Earlier activity in the immediate area is attested by the route of the main Roman Colchester-Manningtree Road close by to the south of the site (EHER 2770).

3.6 The site therefore has a potential for evidence of activity associated with the medieval manorial site and 18<sup>th</sup> century house and gardens, and for earlier roadside remains of Roman activity along the Roman road.

#### **4 METHODOLOGY (TRIAL TRENCH EVALUATION)**

4.1 The brief and advice from ECC HEA required a sample of the proposed development site to be investigated by trial trenching, with a trench overlying the footprint of the proposed new swimming pool (Trench 1); a trench (Trench 3) along the edge of the proposed new equestrian arena and extending to the west where a proposed tennis court may be located; and a trench (Trench 2) across the footprint of the proposed building adjacent to the stables.

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

#### **5 DESCRIPTION OF RESULTS (TRIAL TRENCH EVALUATION)**

5.1 The individual trench descriptions are presented below:



## Trench 1 (Figs. 2 & 3)

<i>Sample section 1A</i>		
<i>0.00 = 25.31m AOD</i>		
0.00 – 0.31m	L1000	Topsoil. Firm, dark grey brown silt sand with occasional flint.
0.31 – 0.62m	L1001	Subsoil. Firm, mid orange brown silt sand with moderate flint.
0.62m +	L1011	Natural. Friable, dark yellow orange gravel.

<i>Sample section 1B</i>		
<i>0.00 = 24.79m AOD</i>		
0.00 – 0.33m	L1000	Topsoil. As above.
0.33 – 0.42m	L1012	Made Ground. Friable, dark blue black sandy silt with occasional small, sub-rounded stones.
0.42 - 0.70m	L1001	Subsoil. As above.
0.70m +	L1011	Natural. As above

*Description: Trench 1 contained Gullies F1013 and F1022, Pits F1016, F1020 and F1024, Ditch F1018, and modern features. All features were post-medieval or later.*

Gully F1013 was linear in plan (1.00+ x 0.94 x 0.24m), orientated north-west / south-east. It had moderately steep sides and a concave base. Its fill, L1014, was a firm, dark grey brown clay silt. It contained CBM (1409g), animal bone (10g), oyster shell (8g) and glass (21g). F1013 cut Layer L1015.

Pit F2024 was sub circular in plan (1.00+ x 1.00+ x 0.11m), It had shallow sides. Its fill, L1015, was a firm, light grey brown sandy silt. It contained glass (5g) and CBM (127g). L1015 was cut by Gully F1013.

Pit F1016 was very large and could not be defined in plan (4.00+ x 1.50+ x 0.17m). It had gently sloping sides and a flattish base. Its fill, L1017, was a firm, mid grey brown sand silt. It contained CBM (2978g).

Ditch F1018 was linear in plan (2.00+ x 2.18 x 0.14m), orientated north / south. It had moderately steep sides and a flattish base. Its fill, L1019, was a firm, light grey brown sand silt with occasional medium sub-rounded and sub-angular flint. It contained CBM (3g).

Pit F1020 was sub-circular in plan (0.50+ x 0.50 x 0.21m). It had moderately steep sides and a concave base. Its fill, L1021, was a firm, mid grey brown sand silt. It contained no finds and was cut by Gully F1022

Gully F1022 was curvilinear in plan (1.50+ x 1.60 x 0.52m). It had moderately steep sides and a concave base. Its fill, L1023, was a firm, dark grey brown sand silt. It contained post-medieval pottery CBM (928g), animal bone (10g), and Fe. fragment (17g) and shale (3g). F1022 cut Pit F1020

Modern features containing glass bottles and hard plastic were also present in the central area of the trench.

## Trench 2 (Figs. 2 & 3)

Sample section 2A 0.00 = 23.73m AOD		
0.00 – 0.18m	L1003	Made Ground. Friable, mid grey brown silt sand with frequent building rubble.
0.18 – 0.18m	L1004	Terram. Layer of Terram sheeting.
0.18 – 0.26m	L1005	Made Ground. Friable, pale yellow grey coarse sand.
0.23 – 0.52m	L1006	Buried Soil. Firm, mid blue brown sandy silt with flint.
0.52m +	L1007	Natural. Friable, mottle pale blue grey and pale yellow grey sand and silty sand with occasional flint.

Sample section 2B 0.00 = 23.00m AOD		
0.00 – 0.10m	L1003	Made Ground. As above.
0.10 – 0.10m	L1004	Terram. As above.
0.10 – 0.13m	L1008	Made Ground. Friable, pale brown orange coarse sand.
0.13 – 0.25m	L1009	Buried Soil. Firm, dark grey brown silt sand with occasional medium and large, sub-rounded and sub-angular flint.
0.25 – 0.42m	L1010	Subsoil. Firm, mid orange brown silt sand with occasional medium and large, sub-rounded and sub-angular flint.
0.42m +	L1007	Natural. As above

*Description: Trench 2 contained no archaeological features or finds. Modern services were present.*

## Trench 3 (Fig. 2)

Sample section 3A 0.00 = 22.08m AOD		
0.00 – 0.29m	L1000	Topsoil. As above, Trench 1.
0.29 – 0.48m	L1001	Subsoil. As above, Trench 1.
0.48m +	L1002	Natural. Firm, mid orange brown silt with patches of mid yellow brown sandy silt and coarse sand.

Sample section 3B 0.00 = 21.91m AOD		
0.00 – 0.19m	L1000	Topsoil. As above, Trench 1.
0.19 – 0.33m	L1001	Subsoil. As above, Trench 1.
0.33m +	L1002	Natural. As above

*Description: Trench 3 contained no archaeological features or finds.*

## 6 METHODOLOGY (ARCHAEOLOGICAL MONITORING)

6.1 The archaeological monitoring and recording of the groundworks associated with the planned works included the monitoring of an area immediately to the north

of Trench 3 in the position of a new equestrian arena (manège) and to the east of the existing house in the area of Trench 1 and the proposed swimming pool (Fig. 2).

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

## 7 DESCRIPTION OF RESULTS (ARCHAEOLOGICAL MONITORING)

7.1 Sample sections of the stratigraphy encountered in the area of the manège were recorded (15.12.16; Fig. 4):

<i>Sample Section 4A</i> <i>0.0 = 21.79m AOD</i>		
0.00 – 0.20m	L2000	Topsoil. Firm, dark grey brown silty sand with occasional flint
0.20 – 0.41m	L2001	Subsoil. Friable, mid grey brown silt
0.41m+	L2002	Natural. Friable, orange gravel and silt

<i>Sample Section 4B</i> <i>0.00 = 21.12m AOD</i>		
0.00 – 0.25	L2000	Topsoil. As above
0.25 – 0.33m	L2001	Subsoil. As above
0.33m+	L2002	Natural. As above

<i>Sample Section 4C</i> <i>0.00 = 20.95m AOD</i>		
0.00 – 0.17m	L2004	Demolition debris
0.17 – 0.26m	L2005	Sand levelling layer
0.26 – 0.46m	L2006	Re-deposited soil. Firm, mid grey brown silt
0.46m+	L2002	Natural. As above

<i>Sample Section 4D</i> <i>0.00 = 20.89m AOD</i>		
0.00 – 0.17m	L2004	Demolition debris. As above
0.17 – 0.46m	L2006	Re-deposited soil. As above
0.46m+	L2002	Natural. As above

*Description: The principal area monitored 15.12.16 was the ground reduction for the manège. Though the natural gravel was exposed no archaeological features or finds were present.*

7.2 Sample sections of the stratigraphy encountered in the area of the pool were recorded (13.03.17; Fig. 5):

<i>Sample Section 5A</i> 0.0 = 24.67m AOD		
0.00 – 0.33m	L2000	Topsoil. Firm, dark grey brown silty sand with occasional flint
0.33 – 0.39m	L2001	Subsoil. Friable, mid grey brown silt
0.39m+	L2002	Natural. Friable, orange gravel and silt

<i>Sample Section 5B</i> 0.00 = 24.58m AOD		
0.00 – 0.35	L2000	Topsoil. As above
.35 – 0.50m	L2001	Subsoil. As above
0.50m+	L2002	Natural. As above

*Description: The principal area monitored (13.03.17) was the ground reduction for the pool. Brick Wall M2011 and a modern pit, F2007, were revealed.*

Pit F2007 was large and was not fully revealed in plan (2.22+ x 2.15+ x 0.76m). It had moderately sloping sides and a concave base. Its fill, L2008, was a friable, dark grey brown sand silt. It contained modern (20<sup>th</sup> century) finds including plastic.

Brick wall M2011 was linear in plan and its foundation cut, F2009, was visible (4.50+ x 1.45 x 0.70m). The fill of the foundation cut, L2010, was a firm, dark grey brown sandy silt with occasional flint. It contained no finds. The wall was aligned approximately north-south and was 0.60m wide at its base with offsets visible in the sample section so that the wall narrows to 0.35m wide below the subsoil. The fabric of the wall is a fairly homogenous red brick set in 10mm wide lime mortar joints, the lime mortar being very white with a high chalk content. The colour and fabric of the brick is comparable to the red brick of the nearby listed building, and consistent with a 17<sup>th</sup> or 18<sup>th</sup> century date.

## **8 CONFIDENCE RATING**

8.1 It is not felt that any factors inhibited the recognition of archaeological features or finds.

## **9 DEPOSIT MODEL**

9.1 Uppermost was Topsoil L1000, a firm, dark grey brown silt sand with occasional flint. It overlay Subsoil L1001, a firm, mid orange brown silt sand with moderate flint. Below L1001 were natural deposits which varied from trench to trench. In Trench 1, L1011 was a friable, dark yellow orange gravel (0.62 – 0.70m below the present day ground level). In Trench 2, L1007 was a friable, mottle pale blue grey and pale yellow grey sand and silty sand with occasional flint (0.42 – 0.52m below the present day ground level). In Trench 3, L1002 was a firm, mid orange brown silt with patches of mid yellow brown sandy silt and coarse sand (0.33 – 0.48m below the present day ground level).

9.2 Areas of modern, made ground layers were also present in Trenches 1 and 2.

## 10 DISCUSSION

10.1 The site is within the area of a historic manorial site recorded at Domesday (EHER 3206), and 16<sup>th</sup> century sale documents for the manor also record a chapel. Mistley Hall was acquired by the Rigby family in 1703 with a new mansion built by Richard Rigby Senior, who also had built numerous other structures such as a new wharf, as well as brick and lime kilns. Elaborate formal gardens are mentioned by Horace Walpole after a visit in 1745, while Mistley Hall was improved by Adam in 1774. The existing buildings at the site form a house and kennels, formerly the stables to the old hall and are listed as 18<sup>th</sup> century in date, being constructed of gault and red brick with both plain-tile and pan-tile clad roofs. The estate was sold in 1844 and the main house was demolished soon after.

10.2 Earlier activity in the immediate area is attested by the route of the main Roman Colchester-Manningtree Road close by to the south of the site (EHER 2770).

10.3 The site therefore had a potential for evidence of activity associated with the medieval manorial site and 18<sup>th</sup> century house and gardens, and for earlier roadside remains of Roman activity along the Roman road.

10.4 The archaeological monitoring of the manège revealed no archaeological features or finds were present.

10.5 The features recorded during the trial trenching are tabulated:

Trench	Context	Description	Finds
1	F1013	Gully	CBM
	F1016	Pit	CBM
	F1018	Ditch	CBM
	F1020	Pit	-
	F1022	Gully	CBM
	F1024	Pit	CBM

10.6 Only Trench 1 contained features. The longest trench (3) and Trench 2 contained no archaeological features or finds. The features in Trench 1 comprised pits of varying sizes, gullies and a ditch, and they contained post-medieval (17<sup>th</sup> – 18<sup>th</sup> century) CBM.

10.7 The CBM is of homogenous character with peg tile and wall brick associated with one another in almost all features. It exhibits technological traits that suggest it was manufactured in the 17<sup>th</sup> to 18<sup>th</sup> centuries, but reduced to rubble by subsequent depositional and post-depositional processes (CBM Report Appendix 2).

10.8 The CBM report demonstrates a 17<sup>th</sup> or 18<sup>th</sup> century date for the tile and brick and suggests the fabric is typical of local brick works in Essex. This evidence, taken

with the documented history of the estate, suggests these materials originate either from 17<sup>th</sup> century buildings replaced during campaigns of work in the early 18<sup>th</sup> century, or from the demolition of 18<sup>th</sup> century structures built utilising the products of a brick kiln documented as present in the early 18<sup>th</sup> century. As such these finds are typical of activity at the estate which saw multiple campaigns of work from the medieval period through to 1844 and the demolition of the mansion.

10.9 The archaeological monitoring and recording revealed no archaeological features or finds in the area of the manège, though a pit and a brick wall was recorded in the area of the new swimming pool. The pit was modern, but the brick structure appears to be a short section of foundation for a former brick wall, including a wide brick base with a narrower upper element. It is of red brick set in lime mortar and all consistent with a 17<sup>th</sup> or 18<sup>th</sup> century date, perhaps part of an early 18<sup>th</sup> century campaign of building work. If it formed part of an outbuilding, the structure was subsequently demolished prior to the production of the 1875 OS map, though the presence of boundary lines on late 19<sup>th</sup> century OS maps and the survival of garden walls to the east and south, may suggest that this wall once formed part of a kitchen garden wall or garden structure.

## **11 DEPOSITION OF THE ARCHIVE**

11.1 Archive records, with inventory, will be deposited at Colchester and Ipswich Museum in accordance with their requirements. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency. In addition to the overall site summary, it will be necessary to produce a summary of the artefactual and ecofactual data.

## **ACKNOWLEDGEMENTS**

Archaeological Solutions would like to thank Ms Rachel Andrew for funding the evaluation and for assistance, and the assistance of Mr Bryn Jones.

AS would like to acknowledge the input and advice of Ms Teresa O'Connor of Essex County Council

## **BIBLIOGRAPHY**

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Chartered Institute for Archaeologists 1994 (revised 2014) *Standard and Guidance for Archaeological Evaluation*

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SSEW 1983 *Soil Survey of England and Wales: Soils of South East England (sheet 4)*. Harpenden, Rothamsted Experimental Station/Lawes Agricultural Trust

**APPENDIX 1 CONCORDANCE OF FINDS**

Feature	Context	Segment	Trench	Description	Spot Date (Pot Only)	Pot Qty	Pottery (g)	CBM (g)	A.Bone (g)	Other Material	Other Qty	Other (g)
	1000			Topsoil						Glass Bottles	2	1168
1013	1014		1	Fill of Gully			1409	10		O Shell	1	8
										Glass	2	21
1024	1015		1	Fill of Pit			127			Glass	1	5
1016	1017		1	Fill of Pit			2978					
1018	1019		1	Fill of Ditch			3					
1022	1023		1	Fill of Gully			928	10		Fe.Nail	1	17
										Shale	1	3
			1	Modern Feature	Modern	2	31	2472		Glass Bottle	1	260



## APPENDIX 2 SPECIALIST REPORTS

### The Pottery

*by Peter Thompson*

The evaluation recovered two sherds of modern pottery weighing 36g from Trench 1, one of porcelain and the other a refined white earthenware plate or dish rim.

### The Ceramic Building Materials

*Andrew Peachey MCIfA*

The trial trench evaluation recovered a total of 68 fragments (8222g) of post-medieval CBM in a highly fragmented condition (Table 1). The CBM was of homogenous character with peg tile and wall brick associated with one another in almost all features, exhibiting technological traits that suggest they were manufactured in the 17<sup>th</sup> to 18<sup>th</sup> centuries, but reduced to rubble by subsequent depositional and post-depositional processes.

The fragments were recorded by fragment count and weight per context, with all data entered into a Microsoft Excel spreadsheet that will form part of the site archive.

CBM type	Date	Fragment Count	Weight (g)
Peg tile	Post-medieval	29	1922
Wall Brick		39	6300
<i>Total</i>		68	8222

Table 1: Quantification of CBM

The post-medieval CBM was entirely manufactured in a single well-fired orange fabric tempered with medium sand (and occasional flint and iron-rich grains) that is typical of early industrial local brick yards in eastern Essex. The limited extant technological traits on the brick fragments indicate they were 55mm thick with a smooth base, and relatively regular faces and arrises; characteristics of soft red bricks manufactured in the 17<sup>th</sup> and 18<sup>th</sup> centuries. The peg tile is limited to very small fragments (12mm thick) that exhibit striated upper surfaces and slightly irregular edges with sparse finger impressions, where the tiles were handled before they were dry, almost certainly contemporary with the brick. Low quantities of both CBM types were contained in Gullies F1013, F1022, Ditch F1018, Pits F1016 and F1024, as well as un-stratified material; with the low levels of preservation suggesting they do not form part of primary deposits associated with a nearby structure, but have been repeatedly re-deposited.

## APPENDIX 3 NATIONAL HERITAGE LIST ENTRIES

### OLD HALL

#### List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** OLD HALL

**List entry Number:** 1240275

**Location:** OLD HALL, GREEN LANE

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Essex	Tendring	District Authority	Mistley

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 18-Dec-1985

**Date of most recent amendment:** Not applicable to this List entry.

#### Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 438420

#### List entry Description

##### Details:

MISTLEY GREEN LANE TM 13 SW

3/227 Old Hall 18.12.85

GV II

House and kennels, formerly the Stable Block to Mistley Old Hall. C18. The Hall was built for the Rigby family early C18, remodelled for Rt. Hon. Richard Rigby to the design of Robert Adam circa 1777, and demolished circa 1844. Gault brick north face, red brick rear. Red pantiles and plain tiled roofs. L plan, the front wing facing north. Left external chimney stack. 2 storeys. Parapet with dentilled cornice. Parapet verges. Central band to inner bays. 3:2:2 bays, the centre breaking forward with rusticated quoins, dentilled pediment the apex above parapet, and tall, rusticated semi-circular arch with keystone. Carriageway paved with bricks and setts. Timber lantern above pediment, square plan base, open octagonal head, compass faces each with semi-circular arches and keystones, alternate faces with lower and upper lights, band between, concave pointed roof surmounted by weathervane. A C20 flat roofed porch to left of archway. The reverse, south face of the archway with no pediment, parapet band, gauged brick archway, semi-circular window above. 2 windows to right with chimney stack between. The south west (rear left) wing has a truncated gable lowered in the centre. Chimney stack to north.. Parapet and centre bands. 7 window range to courtyard face, all windows with gauged arches and vertically sliding sashes with glazing bars. 2 vertically boarded doors and 2 windows to ground floor. Edward Rigby a linen draper of London bought an interest in the Estate of the Earl of Oxford 1680, when the Earl died 1703 a dispute over the his affairs was settled by Act of Parliament and Edward Rigby received the Mistley Estate which included many local Halls and Farms. Edward Rigby was succeeded by his elder son Richard who went into finance, made a fortune out of the South Sea Company, and settled in Mistley. He built a mansion, a new wharf, brick kiln, lime kiln etc., in 1730 he bought land and property in Tendring Hundred for £4,911. In his will 1730 he directed that £300 be set aside for 6 almshouses, if possible near the new

church. Not until 1778 were 12 houses built in this area between the Thorn Inn and The Church. On his death the second Richard Rigby was only 8 years old. He went on the Grand Tour aged 21 and then launched into Society. Horace Walpole, Garrick and the Prince of Wales and many others stayed at Mistley Hall. 1745 he became MP for Castle Rising and later for Sudbury and attached himself to Frederick Prince of Wales. 1752 his Patron was the Duke of Bedford who later made him his secretary and spokesman in the Irish Parliament, he became Vice-Treasurer for Ireland 1765, and later Paymaster of the Forces 1768 under George III. In 1770 he opposed Grevills Bribery Act. He died 1788 and was buried in the family vault at Mistley. By 1783 he held property in 13 parishes and Rochefoucauld could write in 1784 that "Mistley is a very pretty place consisting of rather more than 50 houses, that are so neat and well built, that it is obvious at a glance that they all belong to one man", he also describes the harbour to which the whalers are fixed, a warehouse, shipbuilding yard and lime kiln faced with brick and made into the shape of a fort, the trade of the place wholly created by Mr. Rigby. In 1774 he asked Adam to prepare a design for a sea-bathing pavilion but these plans were never executed though a start was made with the Swan Fountain. 1776 Adam was instructed to remodel the Church. Adam also designed the Hopping Bridge. Remains of the village built by Rigby are to be seen in the High Street between Mistley Towers and Swan Fountain and The Green. Lt. Col. Francis Rigby inherited Mistley Estate, in 1801 much was sold and in 1827 Col. Frances Rigby died, leaving the estate to his daughter Frances, wife of Lord Rivers. In 1844 Mistley Hall Estate was sold in lots and the Hall demolished. Our Story, Lawford, Manningtree and Mistley Manningtree Branch W.E.A. 1954. Essex, Pevsner 1976.

#### Selected Sources

Our Story The History of Three Parishes Manningtree/Mistley and Lawford, (1954)  
Pevsner, N, The Buildings of England: Essex, (1976)

National Grid Reference: TM 11331 31366

## **GARDEN WALL TO SOUTH AND EAST OF OLD HALL**

### **List entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** GARDEN WALL TO SOUTH AND EAST OF OLD HALL

**List entry Number:** 1240276

**Location:** OLD HALL, GREEN LANE

The building may lie within the boundary of more than one authority.

<b>County</b>	<b>District</b>	<b>District Type</b>	<b>Parish</b>
Essex	Tendring	District Authority	Mistley

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 30-Nov-1987

**Date of most recent amendment:** Not applicable to this List entry.

### **Legacy System Information**

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 438421

### **List entry Description**

#### **Details:**

MISTLEY GREEN LANE, JUNCTION TM 13 SW WITH CHURCH LANE

3/228 Garden wall to south and east of Old Hall

GV II

Garden wall. C18 with later repairs. Red brick, Flemish bond to south face, herringbone brickwork to east face with moulded coping. The south face continues from the western end of Old Hall to the junction with Church Lane and the east face adjoins Church Lane to the north. Pilasters between bays, those to eastern face with later buttresses.

National Grid Reference: TM 11410 31377

#### APPENDIX 4 HER SUMMARY SHEET

<b>Site name and address:</b>	<i>Land at Old Hall Kennels, Green Lane, Mistley</i>
<b>County:</b> Essex	<b>District:</b> <i>Tendring</i>
<b>Village/Town:</b> Mistley	<b>Parish:</b> <i>Mistley</i>
<b>Planning application reference:</b>	Tendring Council Planning Ref. 16/00152/FUL
<b>Client name/address/tel:</b>	Ms Rachel Andrew
<b>Nature of application:</b>	Swimming pool, equestrian arena, tennis court and landscaping
<b>Present land use:</b>	The grounds of Old Hall Kennels
<b>Size of application area:</b>	<b>Size of area investigated</b>
<b>NGR (8 figures):</b>	<i>TM 1132 3136</i>
<b>Site Code:</b>	MIOH16
<b>Site director/Organisation:</b>	Archaeological Solutions Ltd
<b>Type of work:</b>	Archaeological evaluation and monitoring and recording.
<b>Date of work:</b>	Dec 2016, March 2017
<b>Location of finds/Curating museum:</b>	Colchester and Ipswich Museum
<b>Related HER Nos:</b> EHER 3206	<b>Periods represented:</b> Post-medieval
<b>Relevant previous summaries/reports:</b> -	
<b>Summary of fieldwork results:</b>	<p><i>In December 2016 AS carried out archaeological trial trench evaluation and archaeological monitoring and recording at Old Hall Kennels, Green Lane, Mistley, Essex). The evaluation and monitoring was carried out in compliance with a planning appeal condition attached to planning permission for external hard and soft landscaping, revision of previously approved storage building and swimming pool, addition of an equestrian arena and stables, tennis court and associated fencing and works to existing entrance.</i></p> <p><i>The site is within the area of a historic manorial site recorded at Domesday (EHER 3206), and 16<sup>th</sup> century sale documents for the manor also record a chapel, while the early and late 18<sup>th</sup> century saw substantial campaigns of work at the estate. The main hall was demolished after 1844 but the existing buildings at the site are listed as 18<sup>th</sup> century.</i></p> <p><i>Only Trench 1 contained features. The longest trench (3) and Trench 2 contained no archaeological features or finds. The features in Trench 1 comprised pits of varying sizes, gullies and a ditch, and they contained post-medieval (17<sup>th</sup> – 18<sup>th</sup> century) CBM.</i></p> <p><i>The archaeological monitoring and recording revealed no archaeological features or finds in the area of the manège. A modern pit and a red brick wall foundation were recorded in the area of the new pool. The fabric of the wall was consistent with a 17<sup>th</sup> or 18<sup>th</sup> century date and may relate to kitchen garden structures of the early 18<sup>th</sup> century, or one part of an outbuilding demolished prior to 1875.</i></p> <p><i>The CBM is of homogenous character with peg tile and wall brick associated with one another in almost all features. Technological traits suggest it was manufactured in the 17<sup>th</sup> to 18<sup>th</sup> centuries, but reduced to rubble by subsequent depositional and post-depositional processes (CBM Report Appendix 2). This evidence, when considered with the documented history of the estate, suggests these materials originate either from 17<sup>th</sup> century buildings replaced during campaigns of work in the early 18<sup>th</sup> century, or from the demolition of 18<sup>th</sup> century structures built utilising the products of a brick kiln documented as present in the early 18<sup>th</sup> century.</i></p>
<b>Author of summary:</b>	<b>Date of Summary:</b> May 2017

PHOTOGRAPHIC INDEX



1  
North-west arm of Trench 1 looking south-west



2  
South-east arm of Trench 1 looking north-east



3  
South-east arm of Trench 1 looking south-west



4  
Ditch 1016 in Trench 1 looking south-west



5  
Ditch 1018 in Trench 1 looking south



6  
Ditch 1022 and pit 1020 in Trench 1 looking north-east



7  
Trench 2 looking south-east



8  
Trench 3 looking north-east

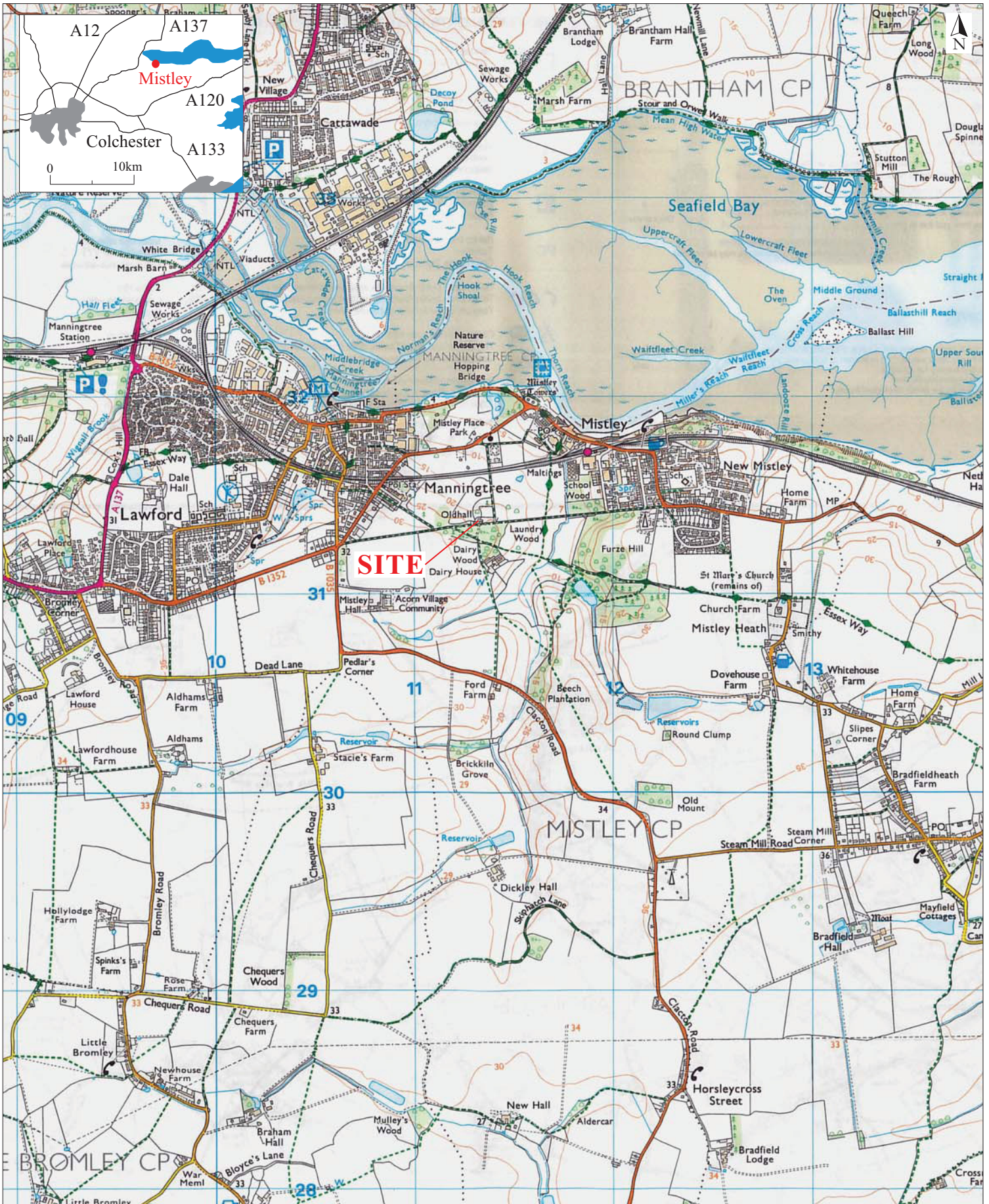


9  
Menage area during monitoring



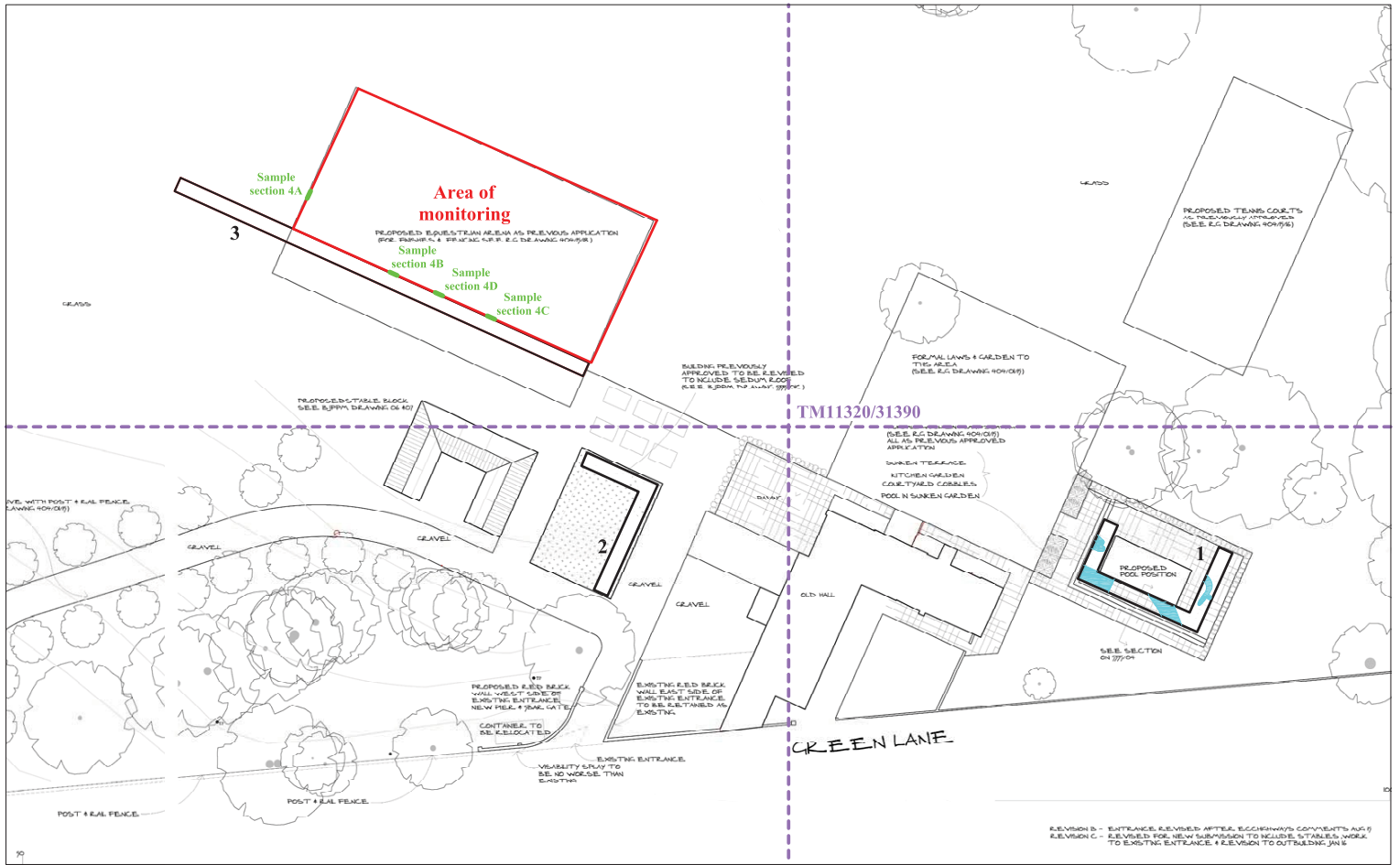
10  
Sample section 4A in the menage area



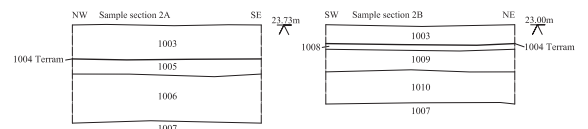
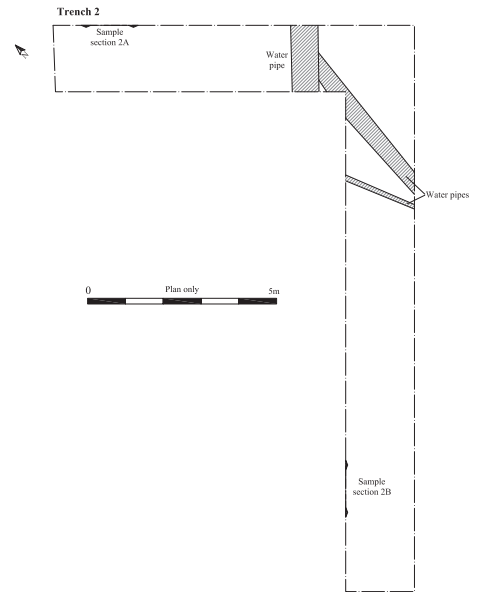
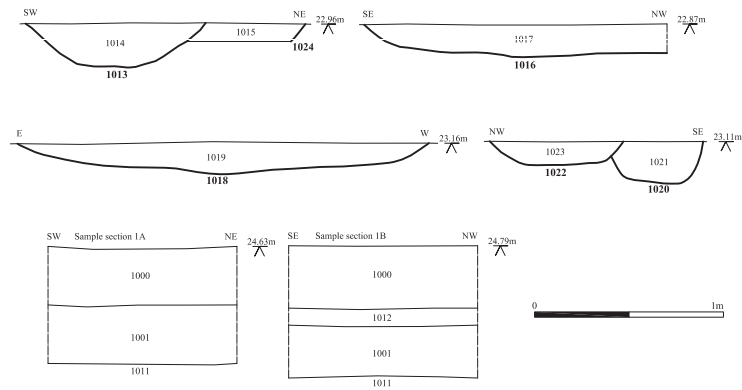
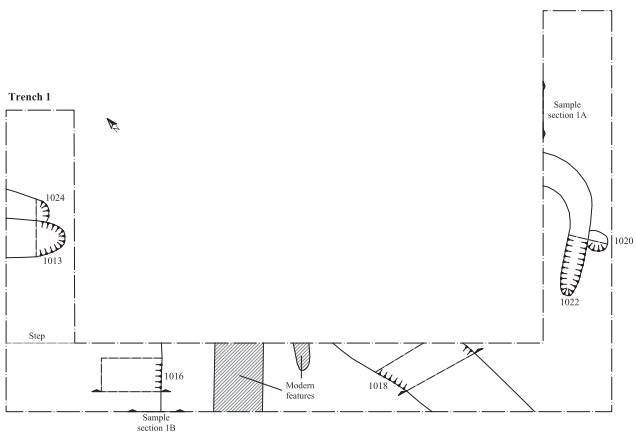


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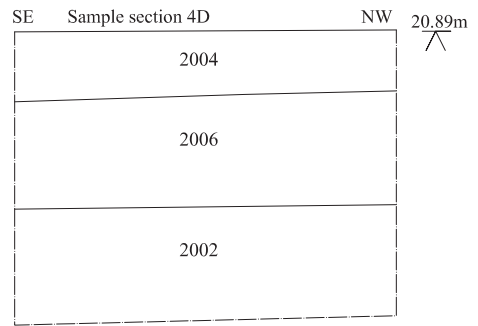
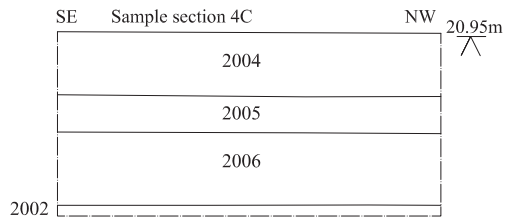
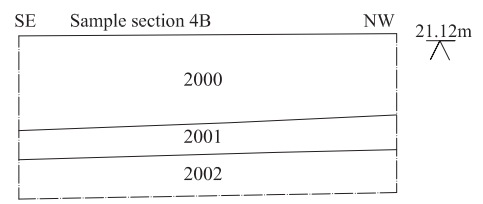
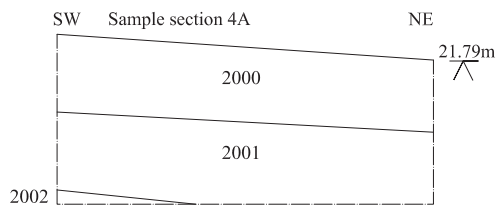
*Archaeological Solutions Ltd*  
**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4  
 Old Hall, Mistley, Essex (P6983)



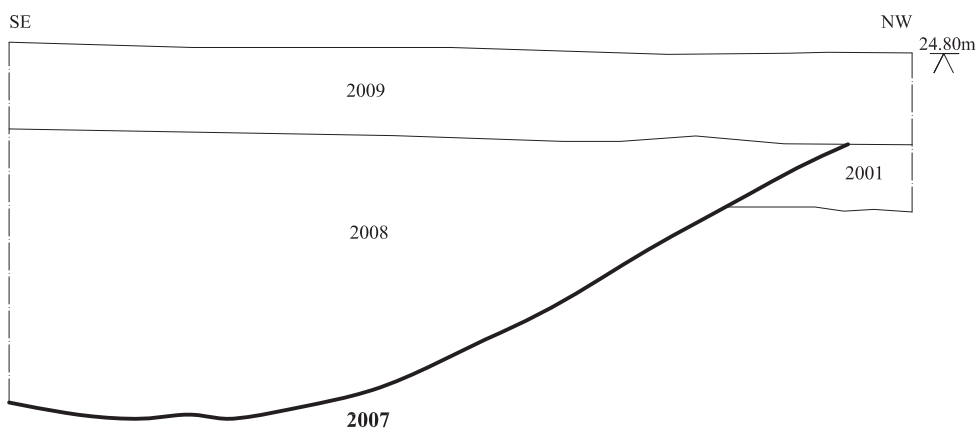
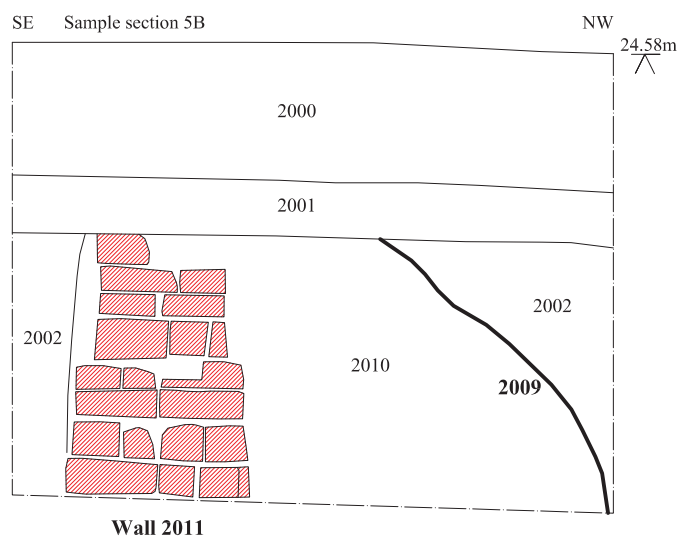
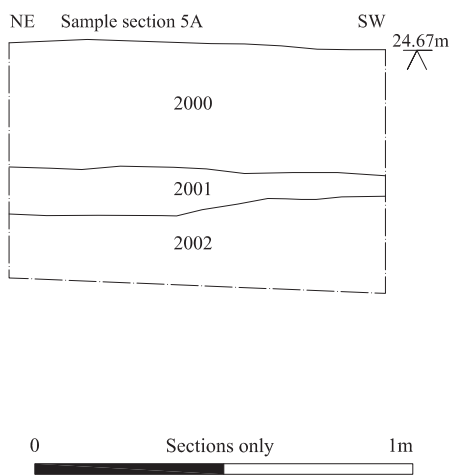
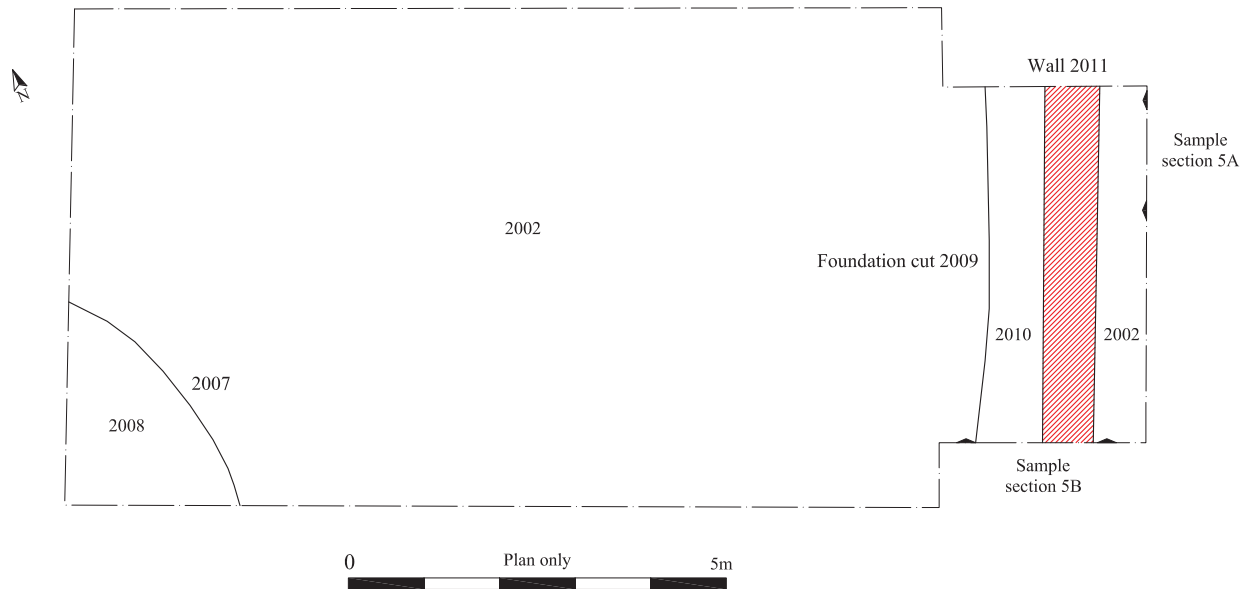
*Archaeological Solutions Ltd*  
**Fig. 2 Detailed site location plan**  
 Scale 1:600 at A4  
 Old Hall, Mistley, Essex (P6983)



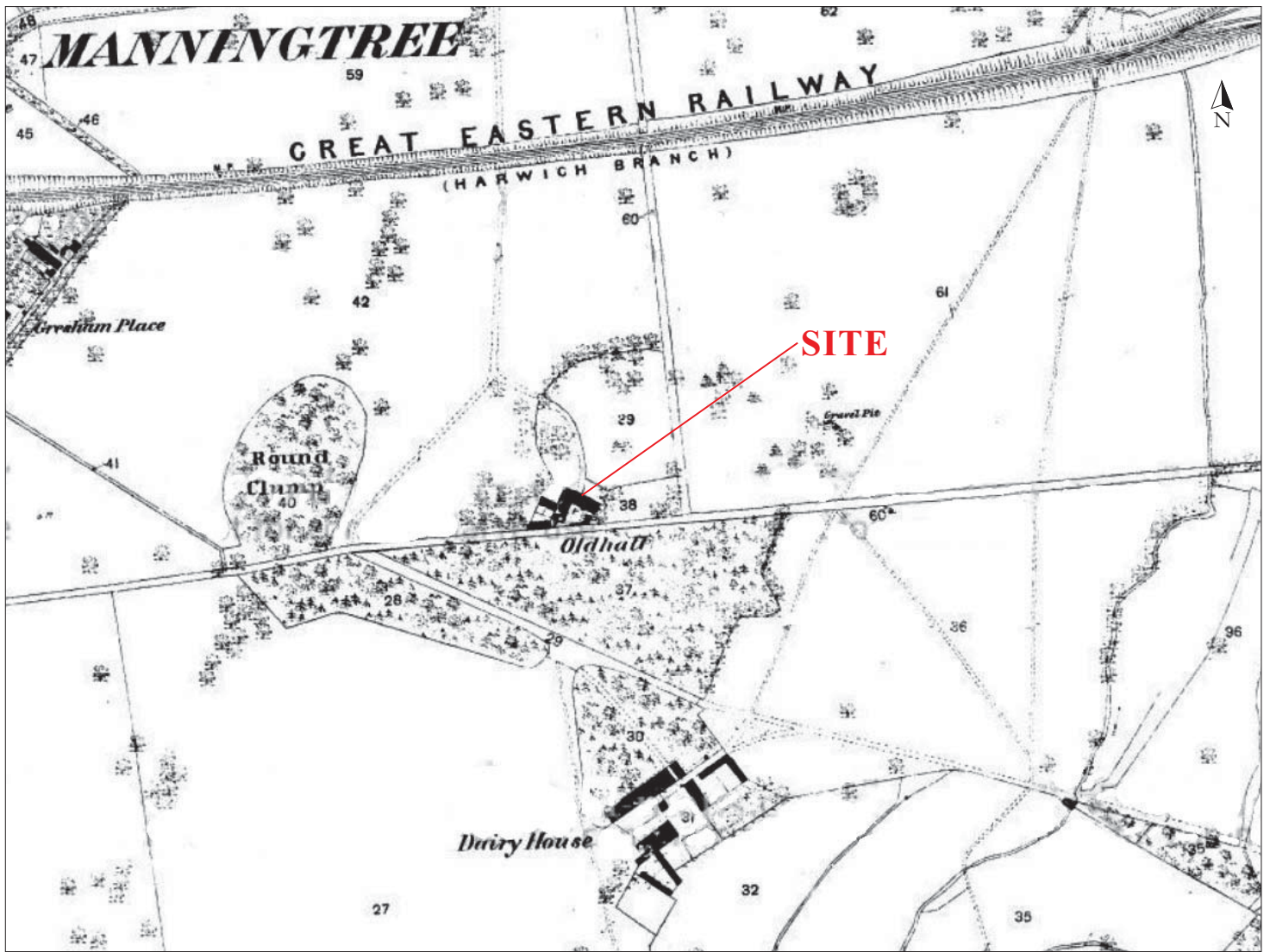
Archaeological Solutions Ltd  
**Fig. 3 Trench plans and sections**  
 Scale 1:100 and 1:20 at A3  
 Old Hall, Mistley, Essex (P6983)



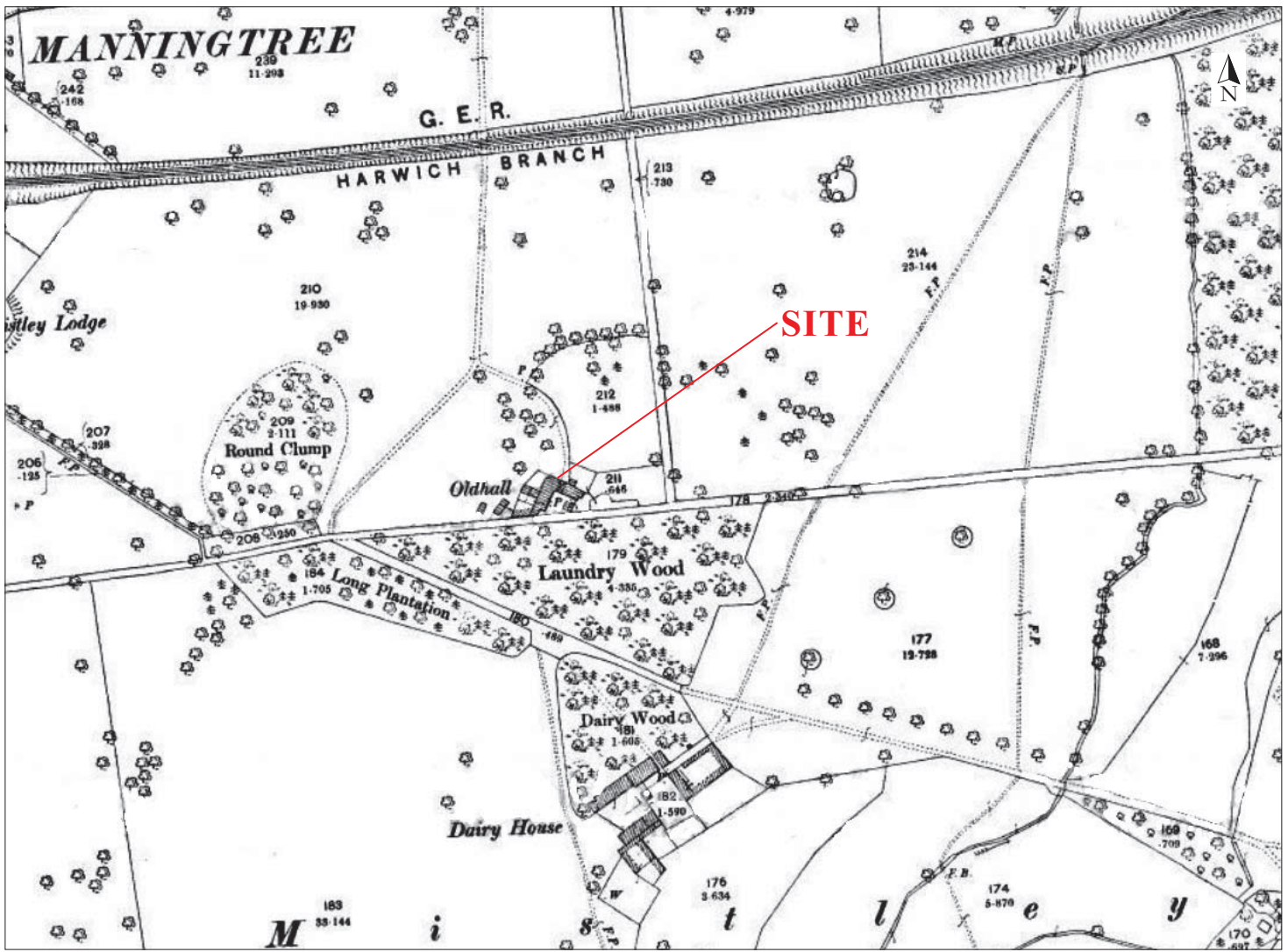
<i>Archaeological Solutions Ltd</i>
<b>Fig. 4 Sections from monitoring</b>
Scale 1:20 at A4
Old Hall, Mistley, Essex (P6983)



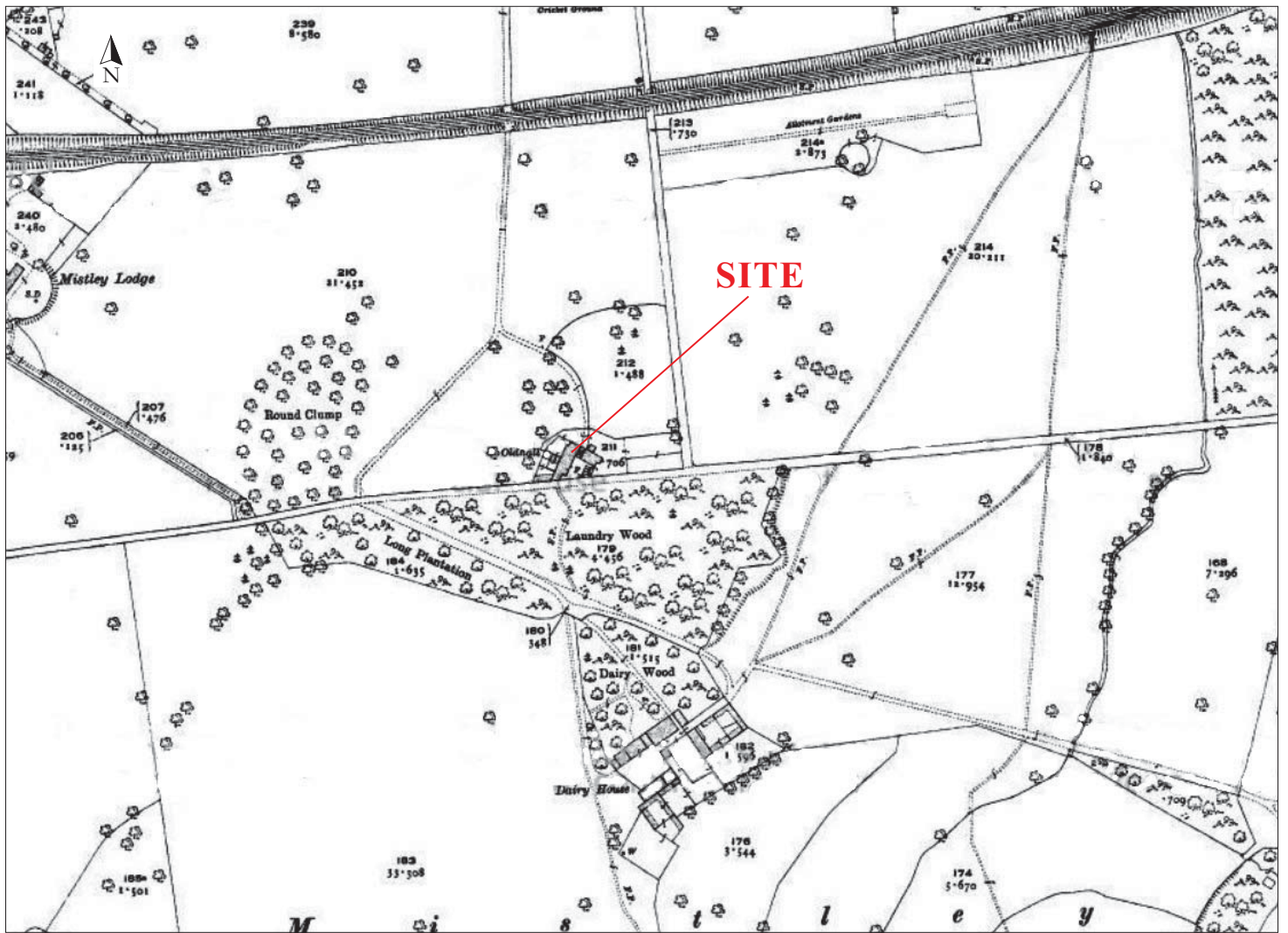
Archaeological Solutions Ltd  
**Fig. 5 Monitoring from 13.03.17**  
 Scale Plan 1:100, sections 1:20 at A4  
 Old Hall, Mistley, Essex (P6983)



<i>Archaeological Solutions Ltd</i>
<b>Fig. 6 OS map, 1875</b>
Not to scale
Old Hall, Mistley, Essex (P6983)

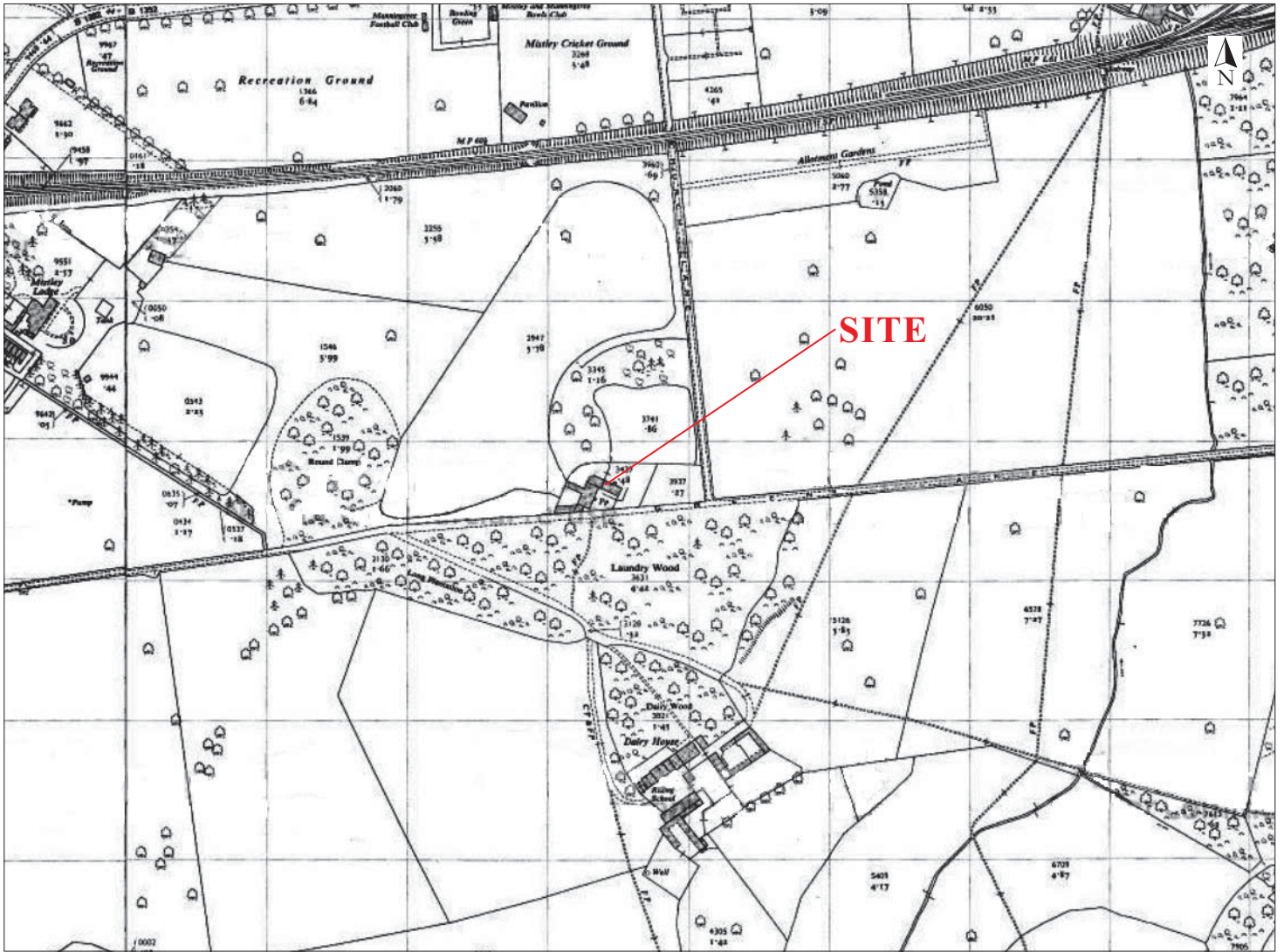


Archaeological Solutions Ltd
<b>Fig. 7 OS map, 1897</b>
Not to scale
Old Hall, Mistlewood, Essex (P6983)



<i>Archaeological Solutions Ltd</i>
<b>Fig. 8 OS map, 1923</b>
Not to scale
Old Hall, Mistley, Essex (P6983)





<i>Archaeological Solutions Ltd</i>
<b>Fig. 9 OS map, 1958</b>
Not to scale
Old Hall, Mistley, Essex (P6983)