

**LAND AT REAR OF SAGGERS, WATERLOO HOUSE,
HIGH STREET, NEWPORT, ESSEX, CB11 3PG**

AN ARCHAEOLOGICAL EVALUATION

Authors:	Keeley-jade Bingham (Fieldwork and Report) Kate Higgs MA (Oxon.) (Background research)	
NGR: TL 52123 33738		Report No: 5941
District: Uttlesford		Site Code: NP29
Approved: Claire Halpin MfA		Project No: 7666
		Date: 13 November 2019

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PROJECT SUMMARY SHEET

Project details			
Project name	<i>Land to the rear of Saggars, Waterloo House, High Street, Newport, Essex CB11 3PG</i>		
<p><i>In November 2019, Archaeological Solutions Ltd (AS) carried out an archaeological evaluation on land to the rear of Saggars, Waterloo House, High Street, Newport, Essex, CB11 3PG (NGR TL 52123 33738; Figs.1 & 2). The evaluation was carried out to provide for the initial requirements of a planning condition attached to outline approval for the construction of a house and garage (Uttlesford Council Planning Approval Ref. UTT/16/3490/FUL). It was required based on the advice of the Historic Environment Advisor of Essex County Council (ECC HEA) to the LPA.</i></p> <p><i>The site had potential to reveal further evidence of medieval activity associated with the historic core of Newport. It lies within Newport's conservation area and within an area of archaeological potential. It is situated in the gardens of a Grade II listed 17th century timber framed house.</i></p> <p><i>The evaluation revealed two undated pits in Trench 2, neither contained finds. Trench 1 was adjacent to the river and contained alluvium (L1007). Overlying L1007, L1006 may have been a made ground layer deposited to raise the level of the site. Thereafter buried soils and a succession of topsoils were present.</i></p>			
Project dates (fieldwork)	7 th November 2019		
Previous work (Y/N/?)	<i>N</i>	Future work	<i>TBC</i>
P. number	<i>7666</i>	Site code	<i>NP29</i>
Type of project	<i>Archaeological evaluation</i>		
Site status	<i>Conservation Area</i>		
Current land use	<i>Residential garden</i>		
Planned development	<i>Residential</i>		
Main features (+dates)	<i>Two undated pits</i>		
Significant finds (+dates)	<i>-</i>		
Project location			
County/ District/ Parish	<i>Essex</i>	<i>Uttlesford</i>	<i>Newport</i>
HER/ SMR for area	<i>Essex County Council Historic Environment Record</i>		
Post code (if known)	<i>CB11 3PG</i>		
Area of site	<i>1,500m²</i>		
NGR	<i>TL 52123 33738</i>		
Height AOD (min/max)	<i>c. 62m AOD</i>		
Project creators			
Brief issued by	<i>Historic Environment Advisor of Essex County Council (ECC HEA)</i>		
Project supervisor/s (PO)	<i>Gareth Barlow (PO) & Keeley-jade Bingham (Supv)</i>		
Funded by			
Full title	<i>Land to Rear of Saggars, Waterloo House, High Street, Newport, Essex CB11 3PG. An Archaeological Evaluation</i>		
Authors	<i>Bingham, K. & Higgs, K.</i>		
Report no.	<i>5941</i>		
Date (of report)	<i>November 2019</i>		

**PROPOSED NEW DWELLING, LAND AT REAR OF SAGGERS,
WATERLOO HOUSE, HIGH STREET, NEWPORT, ESSEX,
CB11 3PG
AN ARCHAEOLOGICAL EVALUATION**

SUMMARY

In November 2019, Archaeological Solutions Ltd (AS) carried out an archaeological evaluation on land to the rear of Saggars, Waterloo House, High Street, Newport, Essex, CB11 3PG (NGR TL 52123 33738; Figs.1 & 2). The evaluation was carried out to provide for the initial requirements of a planning condition attached to outline approval for the construction of a house and garage (Uttlesford Council Planning Approval Ref. UTT/16/3490/FUL). It was required based on the advice of the Historic Environment Advisor of Essex County Council (ECC HEA) to the LPA.

The site had potential to reveal further evidence of medieval activity associated with the historic core of Newport. It lies within Newport's conservation area and within an area of archaeological potential. It is situated in the gardens of a Grade II listed 17th century timber framed house.

The evaluation revealed two undated pits in Trench 2, neither contained finds. Trench 1 was adjacent to the river and contained alluvium (L1007). Overlying L1007, L1006 may have been a made ground layer deposited to raise the level of the site. Thereafter buried soils and a succession of topsoils were present.

1 INTRODUCTION

1.1 In November 2019, Archaeological Solutions Ltd (AS) carried out an archaeological evaluation on land to the rear of Saggars, Waterloo House, High Street, Newport, Essex, CB11 3PG (NGR TL 52123 33738; Figs.1 & 2). The evaluation was carried out to provide for the initial requirements of a planning condition attached to outline approval for the construction of a house and garage (Uttlesford Council Planning Approval Ref. UTT/16/3490/FUL). It was required based on the advice of the Historic Environment Advisor of Essex County Council (ECC HEA) to the LPA.

1.2 The archaeological evaluation was carried out in accordance with a brief issued by the Historic Environment Advisor of ECC HEA (Richard Havis, *Brief for Trial Trenching & Excavation on Land at the Rear of Saggars, Waterloo House, High Street, Newport*, dated 3rd May 2019), and a specification compiled by AS (dated 24th October 2019). It followed the procedures outlined in the Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Field Evaluation* (2014), and also adhered to the relevant sections of *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.3 The principal objectives of the evaluation were:

- To establish whether any archaeological deposit exists in the area, with particular regard to any which are of sufficient importance to merit preservation *in situ*;
- To identify the date, approximate form and purpose of any archaeological deposit within the application area, together with its likely extent, localised depth and quality of preservation;
- To evaluate the likely impact of past land uses, and the possible presence of masking colluvial/alluvial deposits, along with the potential for the survival of environmental evidence and;
- To provide sufficient information to construct an archaeological conservation strategy dealing with preservation, the recording of archaeological deposits, working practices, timetables and orders of cost.

Planning Policy Context

1.4 The National Planning Policy Framework (NPPF 2019) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

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

2 DESCRIPTION OF THE SITE

2.1 The site lies within the village of Newport, which is situated in the district of Uttlesford and the county of Essex. Newport lies approximately 4km to the south-west of Saffron Walden, while the smaller settlement of Widdington lies 2.5km to the south-east. The majority of the settlement of Newport extends along the

western bank of the River Cam (or Granta), which takes an approximately north to south course, divided by London Road, which forms the main street through the village.

2.2 The site comprises an irregularly shaped plot of land covering an area of approximately 1,500m² (Fig. 2). It lies within the historic core of Newport, within its Conservation Area (CA) and thus within an area of archaeological potential. Specifically, the site lies to the rear of the eastern frontage of the High Street and to the rear of Waterloo House, which fronts the High Street. The Retreat also stands to the west of the site, The White Cottage to the south, and the River Cam to the immediate east. The site currently comprises part of the residential garden associated with Waterloo House.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The village of Newport is situated within the valley of the River Cam (or Granta), which takes an approximately north to south course to the immediate east of the site, and its convergence with the tributary of Wicken Water. Newport therefore lies upon a varied relief on the western bank of the river, with the site located at approximately 62m AOD, but sloping down to the east. The solid geology of the area comprises Cretaceous New Pit Chalk Foundation (BGS 2015), overlain by a drift geology of Lowestoft Formation Diamicton. Soils of the area comprises those of the Hanslope Association, which are slowly permeable calcareous clayey soils (SSEW 1983).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Prehistoric & Romano-British

4.1 The village of Newport is situated along the western bank of the River Cam, and has within a location that may have been the focus for settlement and activity since the prehistoric period (Medlycott 1999). However, there are only limited prehistoric remains from the Newport area with only a single findspot recorded in the vicinity of the site. The latter comprises Neolithic/Bronze Age flint waste and cores found to the west of London Road (HER 45145 - MEX1035618). In addition, local history sources suggest that the large boulder known as the Leper Stone at the northern end of the village was a standing stone, but there is no evidence to support this (UDC 2007). Similarly, no Romano-British remains are recorded in the vicinity of the site, suggesting that Newport occupied a peripheral location distant from the known Roman settlements at Saffron Walden and more significantly at *Cestreforda* (Great Chesterford).

Anglo-Saxon

4.2 A Middle Saxon (c. 650 - 850) settlement has been excavated in Wicken Bonhunt, which lies 1.5km to the south-west, while Newport is judged to have been a late Saxon Royal settlement and possibly a royal government administrative centre of the Hundred (UDC 2007). Place-name evidence

confirms a Saxon origin for Newport, which derives from 'new market', and is listed as such at Domesday (Morris 1983). It has also been suggested that Newport may be the site of the burh of 'Wigingamere', built by Edward the Elder and the site of a defeat of the Danes in 917, yet there is only circumstantial evidence (HER 376 - MEX1676).

Medieval

4.3 As noted previously, the site lies within an area of archaeological potential, within the historic core of Newport and its Conservation Area (CA). Medieval Newport boasted a market place and had borough status by the late 13th century (HER 377 - MEX1684), when it consists of a linear development along the main (Cambridge) road and Wicken Road to the west. However, the market moved to Saffron Walden in 1141 as part of a treaty between Empress Matilda and Geoffrey de Mandeville (Page & Horace Round 1907), and thereafter, despite the reinstatement of its market, Newport was overshadowed by its neighbour of Saffron Walden to the north-east.

4.4 The Grade I listed Church of St Mary, which dated to the 12th century, lies at the centre of Newport and to the north-west of the site (HERs 378 & 25503), while the village is also judged to have hosted the unlocated site of Newport Castle (HER 234). There is also known to have been a manor house in Newport, owned originally by the King and then by the Earls of Cornwall, and whilst also unlocated, was known as 'Stone Hall' in 1760 (HER 18805 - MEX1031996). Newport also includes further, fine medieval standing structures including a medieval cross (HER 18818 - MEX1031999) and the Grade II* listed Monks Barn (HER 25521 - MEX1000661). A watching brief at The White House revealed two pieces of worked stone including a 14th – 15th century window mullion (HER 14920 - MEX40424).

Post-medieval and later

4.5 Newport's market fell into decline in the 16th century, yet by the late 18th century, improvement to the road network meant that the village became a thoroughfare and the increase in traffic provided the impetus for renewed development (Page & Horace Round 1907). In 1766, the local Turnpike Trust improved the road through the village and established Newport as part of the coaching route from London to Norwich, whilst in 1769 the Stort Navigation was opened (Medlycott 1999). By the early to mid 19th century, the construction of the railway line added another means of transportation, with the railway constructed to the east of the site and its station only 300m to the south.

4.6 The historic core of Newport incorporates a high density of historic and listed buildings, ranging from the 16th - mid 19th centuries. The mid 19th century in particular saw a period of substantial expansion in building in the vicinity of the train station. The White House, which is a Grade II listed 18th century timber framed house (HER 25534 - MEX1000674). The White Cottage, which stands to the immediate south of the site, Grade II listed timber framed house dating to the early 19th century (HER 25527 - MEX1000667). In contrast, the modern period is

represented only by WWII anti-tank ditch and associated features (HERs 8893 - MEX28472, 10406 - MEX31990 & 10407 - MEX31991).

The site

4.7 The site is situated to the rear of Waterloo House, which fronts the High Street. Waterloo House, and its adjoining property of the Retreat to its immediate north, are Grade II listed and comprise a 17th century timber framed house (HER 25526 - MEX1000666). The *Newport Conservation Area Appraisal and Management Proposals* (UDC 2007) also refers to Waterloo House as being timber-framed but altered in the 18th and 19th centuries, notably with its 'prestigious façade'. The historic cartographic sources consistently depict the site as gardens to the rear of both Waterloo House and the Retreat, and bound to the immediate east by the course of the River Cam.

5 METHODOLOGY

5.1 The ECC HEA advice required the excavation of trial trenches across the footprint of the proposed house and detached garage. One trench 8.60 x 2.00m was excavated across the footprint of the house, and a second trench, 5.00 x 2.00m, was excavated across the footprint of the detached garage (Fig. 2).

5.2 The trenches were mechanically excavated using a mechanical excavator fitted with a toothless ditching bucket. All overburden was removed in a controlled manner and under the supervision of an experienced project officer.

5.3 The archaeological evaluation comprised the inspection of the subsoil and natural deposits for archaeological features, the examination of spoil heaps and the recording of soil profiles. Encountered features and deposits were cleaned by hand and recorded using *pro forma* recording sheets, drawn to scale and photographed as appropriate. The excavated spoil was checked for finds.

6 DESCRIPTION OF RESULTS

Individual trench description is presented below:

Trench 1 (Figs. 2 - 3)

Sample section 1A 0.00 = 58.42m AOD		
0.00 – 0.14m	L1000	Gravel surface. Small rounded and sub-rounded shingle layer.
0.14 – 0.23m	L1001	Levelling layer. Compact, yellow sand.
0.23 – 0.50m	L1002	Topsoil. Firm, dark grey brown organic sandy clay with occasional small sub-angular flint.
0.50 – 0.82m	L1005	Buried Topsoil. Firm, mid yellow brown clayey sand with moderate small sub-angular and sub-rounded flint.
0.82 – 1.04m	L1003	Buried soil. Firm, pale to mid brown yellow grey clayey sand with frequent small sub-angular flint.
1.04 – 1.38m	L1006	Subsoil/?Made Ground. Firm, mid grey brown sandy clay with frequent small to large flint.
1.38m+	L1007	Alluvium. Firm, mid brown clay with occasional small sub-angular to sub-rounded flint.

Description: Trench 1 was not excavated to the level of the natural deposits due to the depth of the trench exceeding 1.20m. No archaeological finds or features were exposed during the excavation of the trench.

The deposits related to the proximity of the trench to the adjacent river. L1006 may have been a made ground layer deposited to raise the level of the site.

Trench 2 (Figs. 2 - 3)

Sample section 2A 0.00 = 58.93m AOD		
0.00 – 0.05m	L1000	Gravel surface, as above.
0.05 – 0.13m	L1001	Leveling layer, as above.
0.13 – 0.34m	L1002	Topsoil, as above.
0.34 – 0.58m	L1003	Buried soil, as above.
0.58m+	L1004	Natural deposits. Loose, mid yellow brown to orange brown sand and gravels.

Sample section 2B 0.00 = 58.94m AOD		
0.00 – 0.05m	L1000	Gravel surface, as above.
0.05 – 0.15m	L1001	Levelling layer, as above.
0.15 – 0.46m	L1002	Topsoil, as above.
0.46 – 0.60m	L1003	Subsoil, as above.
0.60m+	L1004	Natural deposits, as above.

Description: Trench 2 contained undated Pits F1008 and F1010.

Pit F1008 was elongated in plan (1.75+ x 0.70+ x 0.50m). It had moderately sloping sides and a concave base. Its fill, L1009, was a firm, mid grey brown silty sand with frequent small to large sub-angular and sub-rounded flint. It contained no finds.

Pit F1010 was sub-circular in plan (0.50 x 0.45 x 0.07m). It had moderately sloping sides and a shallow flat base. Its fill, L1011, was a firm, mid grey brown silty sand with frequent small sub-angular flint. It contained no finds.

8 DEPOSIT MODEL

8.1 Uppermost was Gravel Surface L1000 and Levelling layer L1001.

8.2 Beneath Leveling Layer L1001 was Topsoil L1002, a firm, dark grey brown organic sandy clay with occasional small sub-angular flint (0.21 – 0.31m thick). Topsoil L1002, overlaid L1003, a firm, pale to mid brown yellow grey clayey sand with frequent small sub-angular flint (0.14 – 0.24m thick). In Trench 1, L1005 was present between L1002 and L1003. Topsoil L1005 was a firm, pale to mid brown yellow grey clayey sand with frequent small sub-angular flint (0.32m thick).

8.3 In Trench 1 only, L1006 was present beneath L1003. L1006 was a firm, mid grey brown sandy clay with frequent small to large flint (0.34m thick). It overlay Alluvium L1007, a firm, mid brown clay with occasional small sub-angular to sub-rounded flint (present at 1.38m+).

8.4 At the base of the sequence was natural deposits L1004, a loose, mid yellow brown to orange brown sand and gravel (0.58 - 0.60m+). The natural deposits were not exposed in Trench 1 due to its depth.

9 DISCUSSION

9.1 The site had potential to reveal further evidence of medieval activity associated with the historic core of Newport. The site lies within Newport's conservation area and within an area of archaeological potential. It is situated in the gardens of a Grade II listed 17th century timber framed house.

9.2 The evaluation revealed two undated pits in Trench 2, neither contained finds. Trench 1 was adjacent to the river and contained alluvium (L1007). Overlying L1007, L1006 may have been a made ground layer deposited to raise the level of the site. Thereafter buried soils and a succession of topsoils were present.

DEPOSITION OF THE ARCHIVE

Archive records, with an inventory, will be deposited with Saffron Walden Museum. The archive will be quantified, ordered, indexed, cross referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank the client for funding the archaeological evaluation.

AS would also like to thank the staff of the Essex Record Office (ERO), based in Chelmsford.

AS is also pleased to acknowledge the advice and input of Richard Havis and Katie Lee Smith, Historic Environment Advisors, Essex County Council

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OASIS ID: archaeol7-373988

Project details

Project name	Land to the rear of Saggers, Waterloo House, High Street, Newport, Essex CB11 3PG
Short description of the project	In November 2019, Archaeological Solutions Ltd (AS) carried out an archaeological evaluation on land to the rear of Saggers, Waterloo House, High Street, Newport, Essex, CB11 3PG (NGR TL 52123 33738; Figs.1 and 2). The evaluation was carried out to provide for the initial requirements of a planning condition attached to outline approval for the construction of a house and garage (Uttlesford Council Planning Approval Ref. UTT/16/3490/FUL). It was required based on the advice of the Historic Environment Advisor of Essex County Council (ECC HEA) to the LPA. The site had potential to reveal further evidence of medieval activity associated with the historic core of Newport. It lies within Newport's conservation area and within an area of archaeological potential. It is situated in the gardens of a Grade II listed 17th century timber framed house. The evaluation revealed two undated pits in Trench 2, neither contained finds. Trench 1 was adjacent to the river and contained alluvium (L1007). Overlying L1007, L1006 may have been a made ground layer deposited to raise the level of the site. Thereafter buried soils and a succession of topsoils were present.
Project dates	Start: 07-11-2019 End: 08-11-2019
Previous/future work	No / Not known
Any associated project reference codes	P7666 - Contracting Unit No.
Any associated project reference codes	NP29 - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Other 5 - Garden
Monument type	DITCHES Uncertain
Significant Finds	NONE None
Methods & techniques	""Targeted Trenches""
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	Not known / Not recorded

Project location

Country	England
Site location	ESSEX UTTLESFORD NEWPORT Land to the rear of Saggers, Waterloo House, High

Street, Newport, Essex CB11 3PG
 Postcode CB11 3PG
 Study area 1500 Square metres
 Site coordinates TL 52123 33738 51.98079096448 0.215303751542 51 58 50 N 000 12 55 E Point
 Height OD / Depth Min: 62m Max: 62m

Project creators

Name of Organisation Archaeological Solutions Ltd
 Project brief originator ESCC
 Project design originator Jon Murray
 Project director/manager Jon Murray
 Project supervisor Archaeological Solutions

Project archives

Physical Archive Exists? No
 Digital Archive recipient Saffron Walden Museum
 Digital Contents "none"
 Digital Media available "Database","Images raster / digital photography","Spreadsheets","Text"
 Paper Archive recipient Saffron Walden Museum
 Paper Contents "none"
 Paper Media available "Context sheet","Drawing","Map","Photograph","Plan","Report","Section","Survey "

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
 Title Land to Rear of Saggars, Waterloo House, High Street, Newport, Essex CB11 3PG. An Archaeological Evaluation
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PHOTOGRAPHIC INDEX (P7666)



1
General site overview looking east



2
General site overview looking west



3
Trench 1 looking north



4
Sample section 1A looking east



5
Trench 2 looking north



6
Sample section 2A looking west



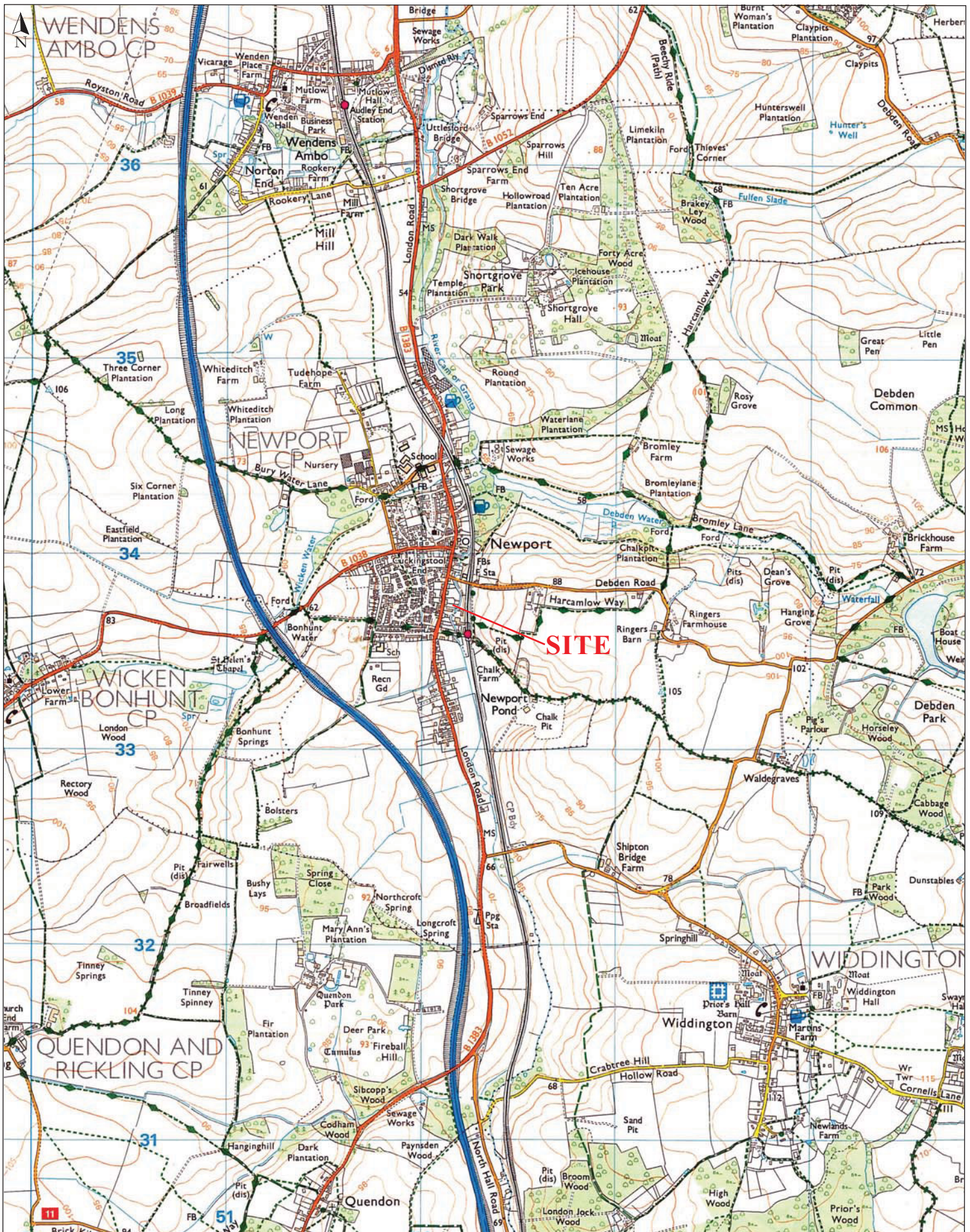
7
Sample section 2B looking west



8
Pit F1008 in Trench 2 looking east

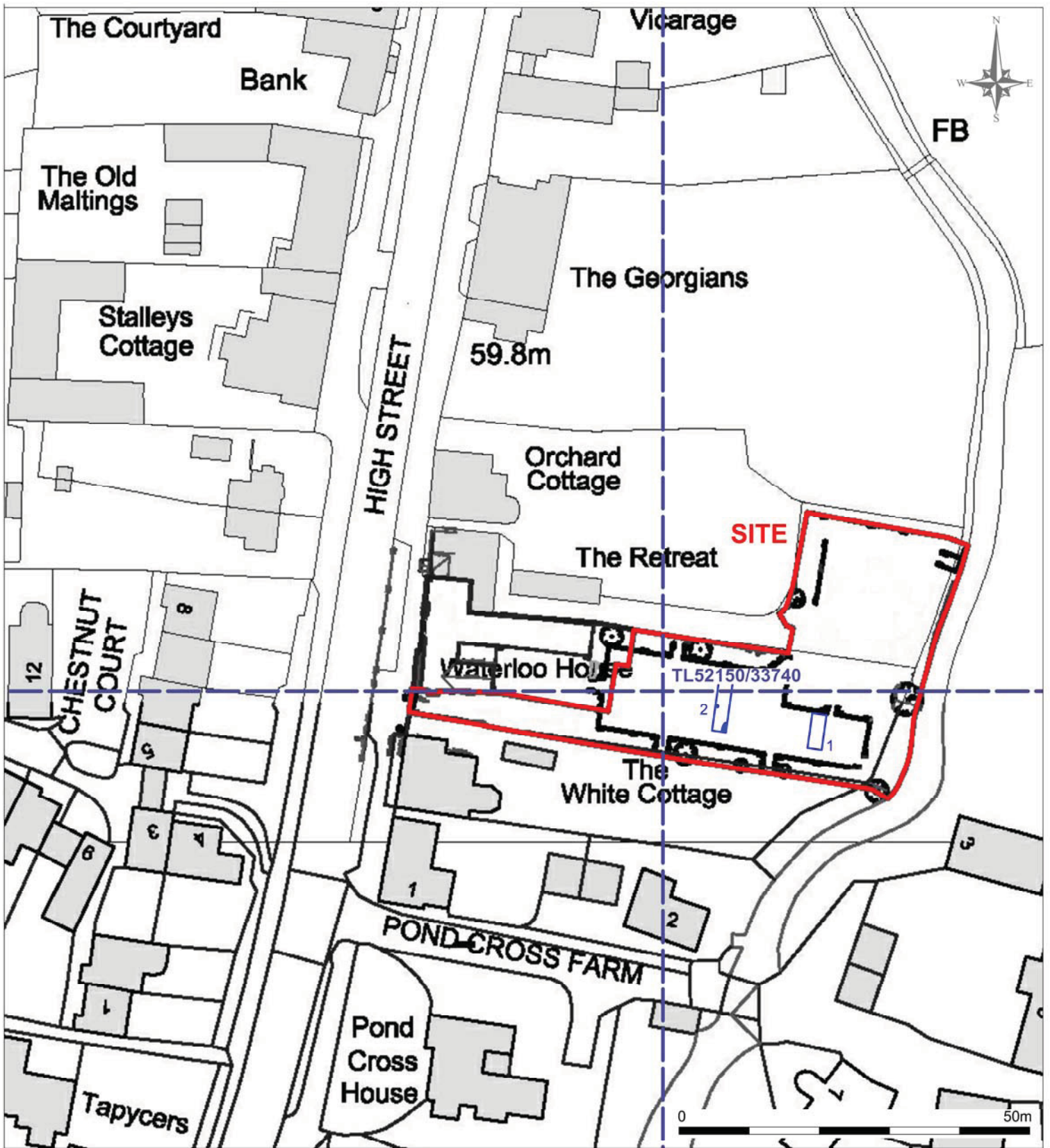


9
Pit F1010 in Trench 2 looking west



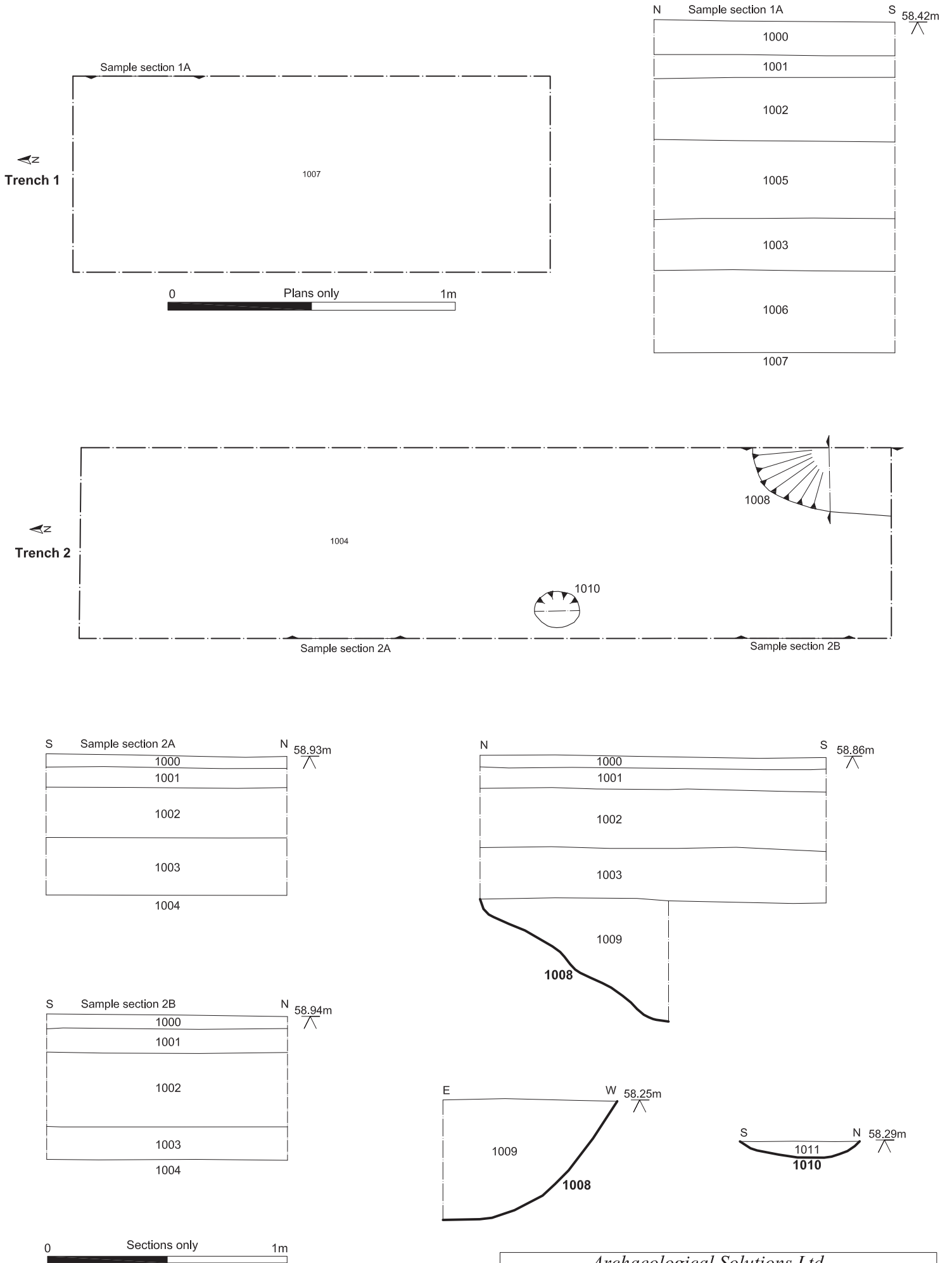
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Fig. 1 Site location plan
 Scale 1:25,000 at A4
 Rear of Waterloo House, High Street, Newport (P7666)



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 Crown copyright and database right [2016]

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Fig. 2 Detailed site location plan
Scale 1:750 at A4
Rear of Waterloo House, High Street, Newport (P7666)



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Fig. 3 Trench plan and sections

Scale - Plans 1:50; sections 1:20 at A4

Rear of Waterloo House, High Street, Newport (P7666)