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**ARCHAEOLOGICAL SOLUTIONS LTD**

**THE MOAT HOUSE,  
NAZEING ROAD, NAZEING, ESSEX**

**AN ARCHAEOLOGICAL EXCAVATION**

Author: Zbigniew Pozorski MA	
NGR: TL 3896 0605	Report No. 3468
District: Nazeing	Site Code: NAZMH 10
Approved: Claire Halpin MIFA	Project No. 3548
Signed:	Date: January 2010

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**OASIS SUMMARY SHEET**

<b>Project details</b>			
<b>Project name</b>		<i>The Moat House, Nazeing Road, Nazeing, Essex</i>	
<p><i>In January 2010 Archaeological Solutions (AS) carried out an archaeological excavation on land to the rear of the Moat House, Nazeing Road, Nazeing (NGR TL 3811 1139). The excavation was commissioned by Hertford Planning Service on behalf of Mr Lou Mooney, and was undertaken in compliance with a planning condition attached to planning approval for the construction of two new bungalows with a drive and a garage.</i></p> <p><i>The site is situated in the Lea valley, to the west of the centre of Nazeing. It is located within presumed moated enclosure of medieval or post-medieval date related to the manor house of Nazeingbury to the immediate west of the site.</i></p> <p><i>In the event no archaeological features or finds were found.</i></p>			
Project dates (fieldwork)		<i>11<sup>th</sup> - 12<sup>th</sup> January 2010</i>	
Previous work (Y/N/?)		<i>N</i>	Future work (Y/N/?)
P. number		<i>3548</i>	Site code
Type of project		<i>Archaeological Excavation</i>	
Site status		<i>Within moated enclosure</i>	
Current land use		<i>Garden</i>	
Planned development		<i>2 bungalows and associated garage</i>	
Main features (+dates)		<i>-</i>	
Significant finds (+dates)		<i>-</i>	
<b>Project location</b>			
County/ District/ Parish		<i>Essex</i>	<i>Epping Forest</i>
HER/ SMR for area		<i>Essex HER</i>	
Post code (if known)		<i>EN9 2JN</i>	
Area of site		<i>c. 48 m<sup>2</sup></i>	
NGR		<i>TL 3896 0605</i>	
Height AOD (max/ min)		<i>26.50/26m AOD</i>	
<b>Project creators</b>			
Brief issued by		<i>ECC HEM</i>	
Project supervisor/s (PO)		<i>Zbigniew Pozorski</i>	
Funded by		<i>Mr L Mooney</i>	
Full title		<i>The Moat House, Nazeing Road, Nazeing, Essex. An Archaeological Excavation</i>	
Authors		<i>Pozorski, Z.</i>	
Report no.		<i>3468</i>	
Date (of report)		<i>January 2010</i>	

# THE MOAT HOUSE, NAZEING ROAD, NAZEING, ESSEX

## AN ARCHAEOLOGICAL EXCAVATION

### **SUMMARY**

*In January 2010 Archaeological Solutions (AS) carried out an archaeological excavation on land to the rear of the Moat House, Nazeing Road, Nazeing (NGR TL 3811 1139). The excavation was commissioned by Hertford Planning Service on behalf of Mr Lou Mooney, and was undertaken in compliance with a planning condition attached to planning approval for the construction of two new bungalows with a drive and a garage.*

*The site is situated in the Lea valley, to the west of the centre of Nazeing. It is located within presumed moated enclosure of medieval or post-medieval date related to the manor house of Nazeingbury to the immediate west of the site.*

*In the event no archaeological features or finds were found.*

### **1 INTRODUCTION**

1.1 In January 2010 Archaeological Solutions (AS) carried out an archaeological excavation on land to the rear of the Moat House, Nazeing Road, Nazeing (NGR TL 3896 0605; Figs. 1 & 2). The excavation was commissioned by Hertford Planning Service on behalf of Mr Lou Mooney, in compliance with a planning condition attached to planning permission for the construction of two new three-bed chalet bungalows with new access drive and a single garage (Epping Forest District Council Planning Ref. EPF/1155/07).

1.2 The excavation was undertaken in accordance with a brief issued by Essex County Council Historic Environment Management team (ECC HEM; dated 06/2009) and a written scheme of investigation (specification) prepared by AS (dated 26/06/2009) and approved by ECC HEM. The project conformed to the Institute for Archaeologists (IfA, formerly Institute of Field Archaeologists) *Code of Conduct* and *Standard and Guidance for Archaeological Excavation* (revised 2001), as well as the document *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Paper 14 (Gurney 2003).

1.3 The principal research aim of the excavation was to determine the location, date, extent, character, condition, significance and quality of any surviving archaeological remains threatened by the proposed development, and to excavate and report on these remains. The objectives of the project were to identify:

- evidence for medieval and post-medieval remains;
- types of structural evidence from the site;
- evidence of industrial / craft production;
- ecofactual and environmental potential of archaeological features and deposits.

### *Planning policy context*

1.4 The relevant planning policies which apply to the effect of development with regard to cultural heritage are Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) and Planning Policy Guidance Note 16 'Archaeology and Planning' (PPG16) (Department of the Environment).

1.5 PPG16 (1990) is the national Planning Policy Guidance Note which applies to archaeology. It states that there should always be a presumption in favour of preserving nationally important archaeological remains *in situ*. However, when there is no overriding case for preservation, developers are required to fund opportunities for the recording and, where necessary, the excavation of the site. This condition is widely applied by local authorities.

1.6 PPG15 (1994) is the national Planning Policy Guidance Note which applies to conservation of the historic environment by protecting the character and appearance of Conservation Areas and protecting listed buildings (of architectural or historical interest) from demolition and unsympathetic change and safeguarding their settings as far as is possible. This condition is also widely applied by local authorities.

## **2 DESCRIPTION OF THE SITE**

2.1 The site is located in western part of Nazeing, Essex, and c. 150m to the north of the course of B194 Nazeing Road (Fig. 1) where the Nazeingbury Parade is situated. It lies to the immediate west of the manor house of Nazeingbury. To the north of the site a nursery with glasshouses and to the south residential properties and garages are located. The site comprises rectangular plot occupied by garden area and the Moat House, a single-storey bungalow located in the western part of the site. The site is bounded by a brick wall to the north and west and by timber fence to the south.

## **3 TOPOGRAPHY, GEOLOGY AND SOILS**

3.1 The site lies within the valley of the river Lea, c. 300m to the east of one of boating lakes in the valley. Former courses of the Lea lie adjacent to the present navigable course and flood channel. The site is situated at c. 26m AOD on relatively flat land which rises towards the north-east, to the east of the site.

3.2 The solid geology of the environs is gravel with silt and clay. The site is located on the transition between solid geology of Paleocene Lambeth Group and Eocene Thames Group. Soils on the site are those of the Hamble 2 association, described as deep stoneless well drained silty soils of the Aeolian silty drift (Soil Survey of England and Wales, 1983).

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 There is a general scatter of prehistoric material across the area dating to the Mesolithic and Neolithic periods, but the majority is of Bronze Age date. Probably consistent with this pattern is a series of cropmarks of unknown date c.800m to the west (HER 19372) that include two complete and one partial ring ditches.

4.2 An Iron Age or Roman settlement has yet to be located at Nazeing but significant evidence for occupation and activity during these periods has been recorded in the vicinity. A late Iron Age stater of Cunobelin was recorded c.150m to the west (HER 3423), while Belgic and Roman pottery sherds were contained as residual material in Saxon graves c.400m to the north (HER 3428, 3429 and 3440). Possibly more indicative of Roman settlement were fragments of Roman brick, a thatch weight, pottery and gilded bronze that were recovered in the vicinity, but unfortunately the location of these items beyond the gridsquare TL 38 06 is unknown (HER 3414)

4.3 The importance of the area during the Saxon period was highlighted by the discovery of a Saxon cemetery c.400m to the north, in 1934 and 1975-6 (HER 3427). In total, at least 230 graves were located, although not all were excavated. The graves were aligned on and mostly respected two timber post-hole buildings that have been interpreted as churches. Only three of the graves contained grave goods and the cemetery is believed to have a closing date of pre- c.AD850

4.4 The proposed dwellings lie within a moated enclosure (HER 3422) that originally enclosed the medieval 'Upper Town' Manor, later known as Nazeingbury when it expanded to include much of the 'Lower Town' Manor (HER 45752). The manor was presented to the Canons of Waltham by Harold Godwinson, Earl of Essex, in 1060. Most of the estate was in the north and east of the parish, the so-called Upper Park Town or Old Town area and included the parish church. In 1086 the Canons of Waltham held a manor of 5 hides, which included woodland, 13 acres of meadow and half a fishery in Nazeing. The manor included parts of Nazeingwood Common, then referred to as "the great wood" and Harolds Park. Little is known of the medieval house that would have been the manor house of the 'Upper Town'. During the 12th century more land was acquired by the Canons through grants and purchases of land from landowners and it may have included much of the former 'Lower Town' manor previously held by Ranulf. The earliest record of the manor house of Nazeingbury comes from the court rolls of 1270 in which there is reference to a William del Biry or ate Bery from whom the name may have

been derived. The manor courts were held there from at least 1270 through to the 19th century. Remains of a two storey timber structure that dates to before 1550 survive in the present house of Nazeingbury (EHER 33632). It is a moated site and was formerly adjoined by several farm buildings (EHER 3422). By the second half of the 15th century the abbot and canons of Waltham had given up managing their manor at Nazeing through a steward and had let it to tenant farmers. Waltham Abbey retained the manor at Nazeing until the time of the Dissolution.

4.5 At the time of the Dissolution the manor of Nazeingbury (HER 45763) was held by Thomas Cromwell on lease, but by 1538 had been acquired by Anthony Denny, Privy Councillor to the King. By the 1540s most of the former land belonging to the Church were acquired by Denny in the form of a lease. These lands included Harolds Park, Nazeing Wood and Nazeing Grove that were enclosed with fencing by Denny. On his death his wife was passed the lease and it continued to be passed down the family until 1635 when it was leased outside the family. Eventually the Denny family began to split the estate up to sell. A large part of the estate was bought by Samuel Wake Jones in the 1660's and passed down through the Jones and Wake families to the present time along with the title of Lord of the Manor. An estate map of 1767 shows that the manor covered about 996 acres in the west and 55 acres, called the New Grounds, between Nazeingwood Common and Epping Long Green with some strips in Nazeing Mead

4.6 The present house at Nazeingbury is a Grade II listed building (HER 33632) and incorporates part of a 16th/17th century roof. It was largely rebuilt in the 18th century and is timber framed and part brick clad with a red plain tile hipped roof and central pediment. Internally, pre-1550 timber framing remains intact but a queen post roof has replaced the original crown post structure. Other 18<sup>th</sup> century detailing includes vertical sliding sashes with glazing bars, a parapet and rusticated quoins, a staircase with turned balusters and flagged floors. The Manor courts were held at the house until 1925. The remains of a large moated site (HER 3422) were obliterated in the 1960s.

## 5 METHODOLOGY

5.1 The excavation comprised the area of the footprints of the proposed two new bungalows and a garage associated with Plot 1 (Fig. 2). The excavated plots measured 10 x 4m (Plot 1) and 6 x 4m (Plot 2). They were excavated using a mechanical 180° excavator fitted with a toothless ditching bucket.

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

## 6 DESCRIPTION OF RESULTS

The deposits present within excavation are were recorded in sample sections shown below

<i>Plot 1, sample section 1 (DP 6): N side, S facing</i>		
<i>0.00 = 26.80m AOD</i>		
0.00 – 0.42m	L1000	Topsoil. Dark blackish grey, soft, sandy silt.
0.42 – 0.74m	L1001	Subsoil. Mid to dark grey, loose, sandy silt with gravel.
0.74m +	L1002	Natural gravel with brownish orange silt and silty clay.

<i>Plot 2, sample section 2 (DP 9): N side, S facing</i>		
<i>0.00 = 26.55m AOD</i>		
0.00 – 0.49m	L1000	Topsoil. As above, Plot 1.
0.49 – 0.80m	L1001	Subsoil. As above, Plot 1.
0.80m +	L1002	Natural gravel. As above, Plot 1.

No archaeological features or finds were present.

## 7 CONFIDENCE RATING

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

## 8 DEPOSIT MODEL

8.1 The site was overlain by Topsoil L1000, a dark blackish grey, soft sandy silt with occasional gravel (0.40 – 0.50m thick). Below the topsoil was Subsoil L1001, a mid to dark grey, loose sandy silt with frequent gravel (c. 0.30m thick). The natural geology, L1002, was a flint and stone gravel with brownish orange silt and silty clay (0.70 – 0.80m below ground level).

## 9 DISCUSSION

9.1 The site had a potential for archaeological remains, in particular for the medieval and post-medieval remains associated with the moated site of the manor house of Nazeingbury.

9.2 Despite the archaeological potential of the site, in the event no archaeological features or finds were present.



## 10 DEPOSITION OF THE ARCHIVE

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

## ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Mr Lou Mooney for his co-operation and funding the project, and for his assistance. AS is also grateful to Hertford Planning Service for their assistance (in particular Mr Robert Guinn).

AS is also pleased to acknowledge the input and advice of Mr Adam Garwood of Essex County Council Historic Environment Management Team.

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## PHOTOGRAPHIC INDEX



DP 1. The Moat House, Nazeing Road, Nazeing, Essex. View SE.



DP 2. Groundworks, Plot 1. View SW.



DP 3. Plot 1. View NW.



DP 4. Plot 1. View SW.



DP 5. Plot 1. View SW.



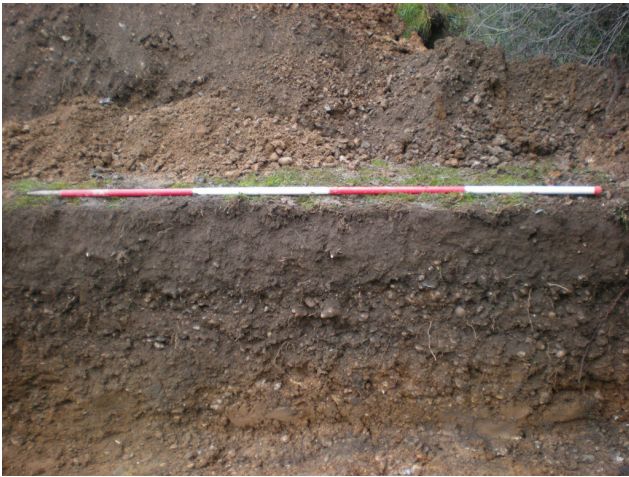
DP 6. Plot 1, N side. Sample section. View N.



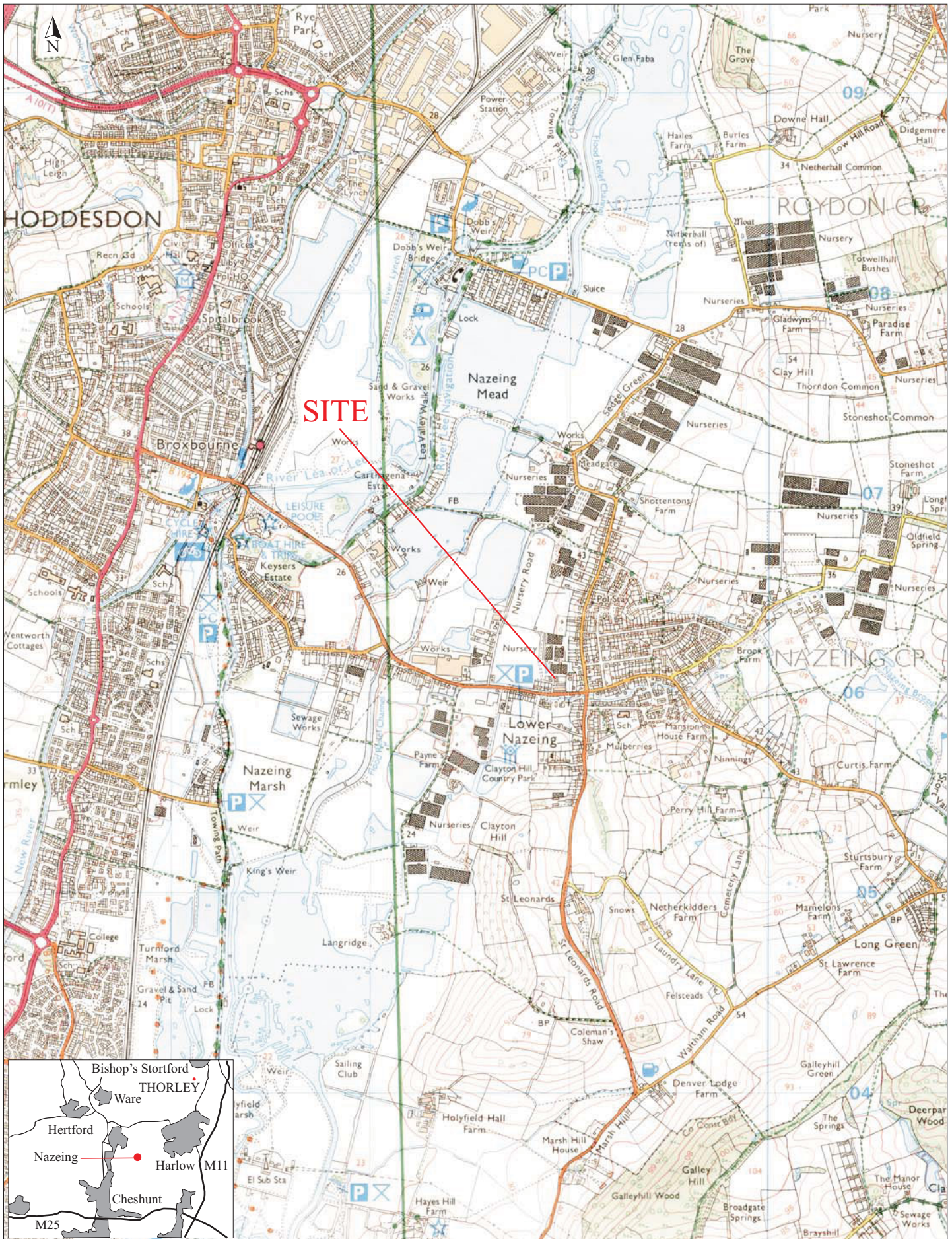
DP 7. Plot 2. View NE.



DP 8. Plot 2. View E.

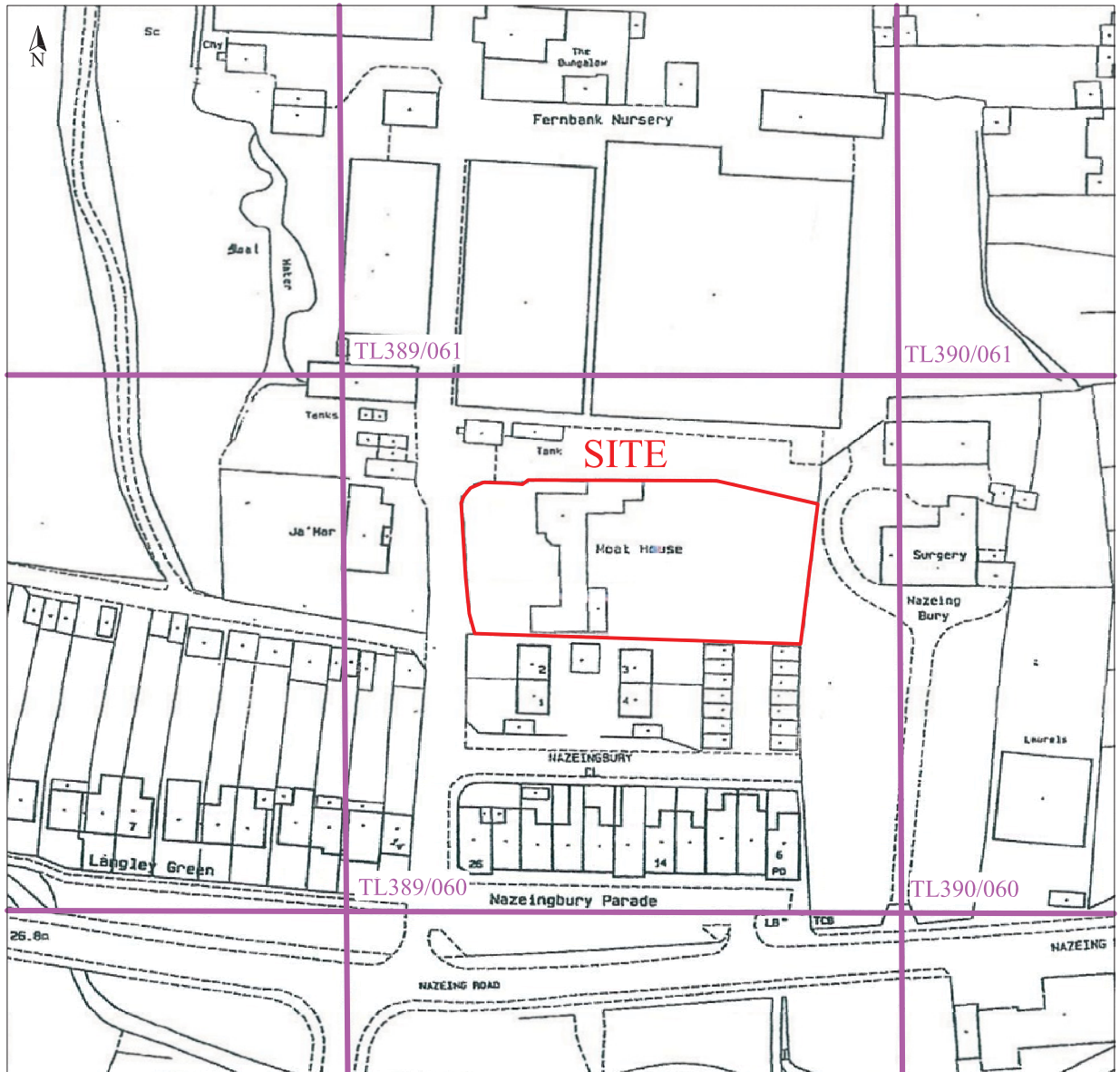


DP 9. Plot 2, N side. Sample section. View N.



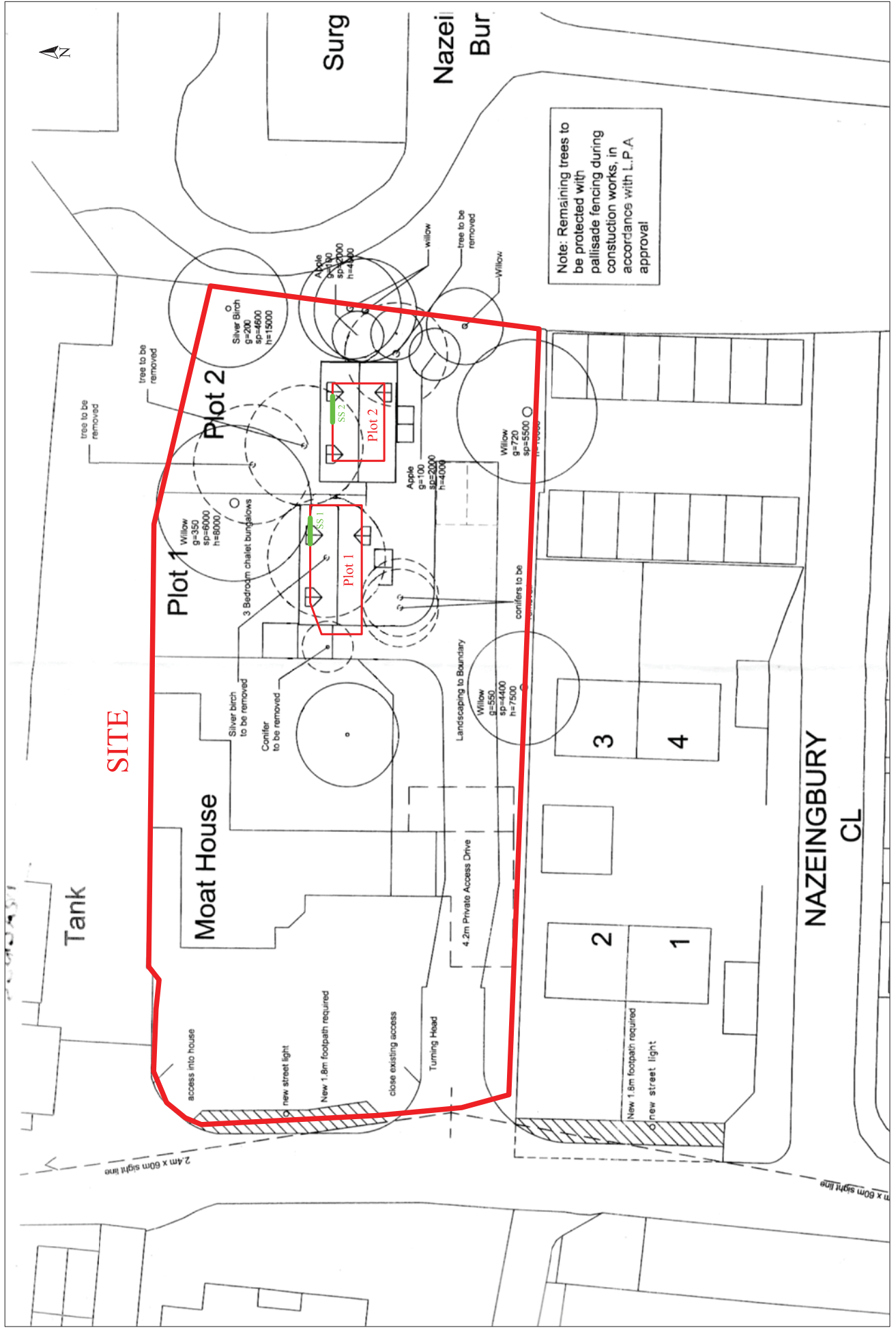
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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4



0 50m

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**Fig. 2 Detailed site location plan**  
 Scale 1:1250 at A4



**SITE**

Note: Remaining trees to be protected with palisade fencing during construction works, in accordance with L.P.A approval

**Fig. 3 Trench & section locations**

Scale 1:400 at A4

