



Colchester Archaeological Trust

Roman Circus House, Roman Circus Walk, Colchester, Essex, CO2 7GZ
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CAT Report 1619

Archaeological monitoring at Maydays House, Land Lane, Colchester, Essex, CO1 2RP: December 2020

Planning reference: 120503

CHER Event no.: ECC4559

OASIS ref.: colchest3-404193

Grid Reference: TM 00254 25342 (centre)

Number of site visits: 1

Dates of visits: 15th December 2020

Nature of the work: Observation of groundworks for a new 6ft brick boundary wall

Reason for condition: The site lies less than 100m from the line of the Roman town wall (UAD EVT3994) and within the grounds of a 19th century brick grad II listed building.

% of total seen: 100% of the groundworks.

Results: All groundworks were monitored by a CAT archaeologist in response to a brief set by Dr Jess Tipper of Colchester Borough Council Planning Services.

A CAT archaeologist observed the excavation of two lengths of foundation trenching. The total length was 20.93m long, 0.60m wide and 0.80m deep.



Photograph 1 Digger working shot

Three layers were recorded:

a) modern topsoil L1, soft dry medium brown silty-loam, 0.20-0.24m thick;

b) subsoil L2, a soft moist medium grey/brown loam, 0.40-0.47m thick;

c) natural L3, a wet light yellow/orange/brown loamy-sand, encountered at a depth of 0.64-0.68m below current ground level.



Photograph 2 Rep sx – facing north-north-west

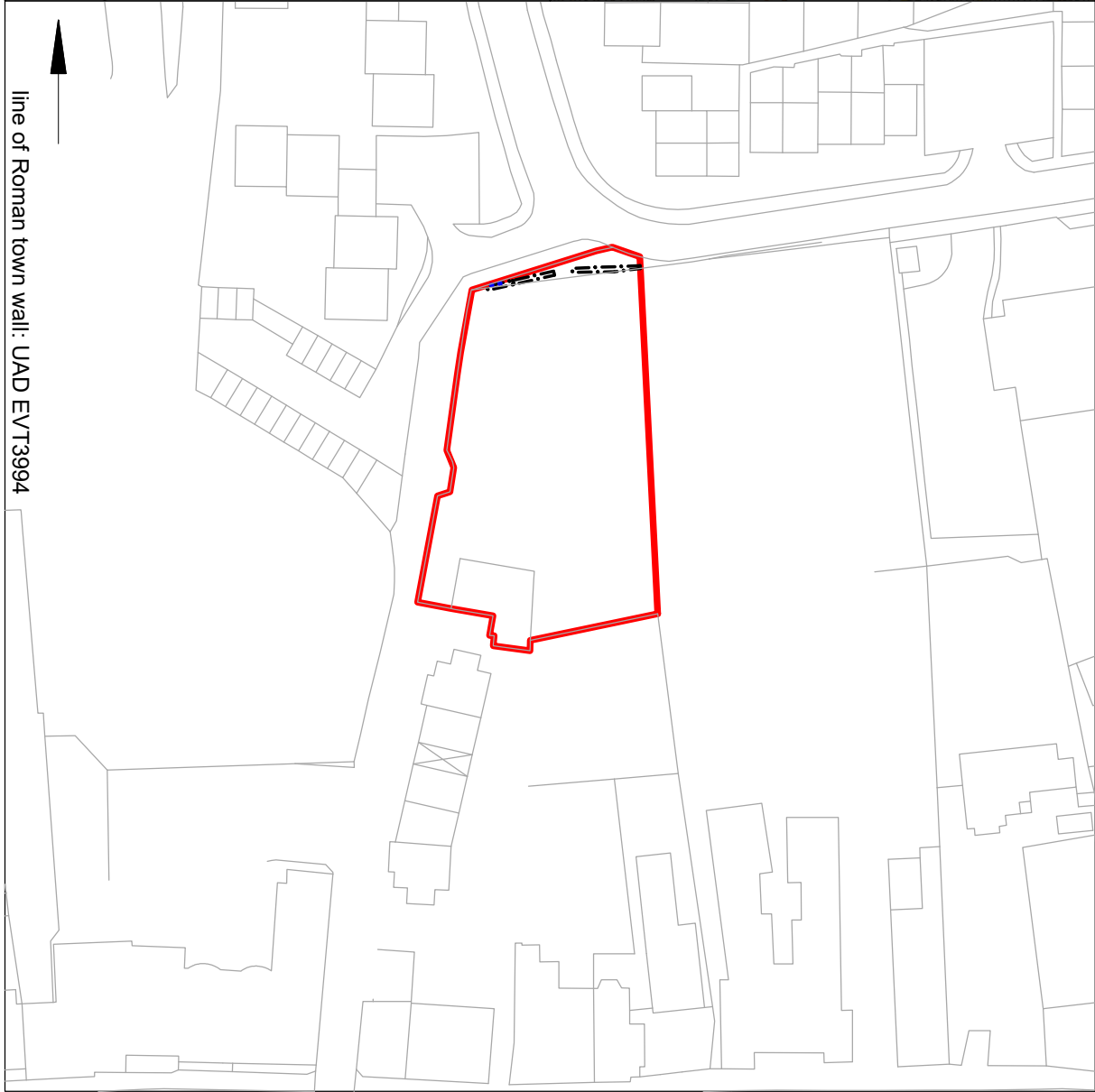
No archaeological features or material were uncovered.

Recorded by: Sarah Carter (sc@catuk.org)

Date: 16.12.2020

Checked by: Philip Crummy (pc@catuk.org)

Date: 16.12.2020



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Fig 1 Site location.



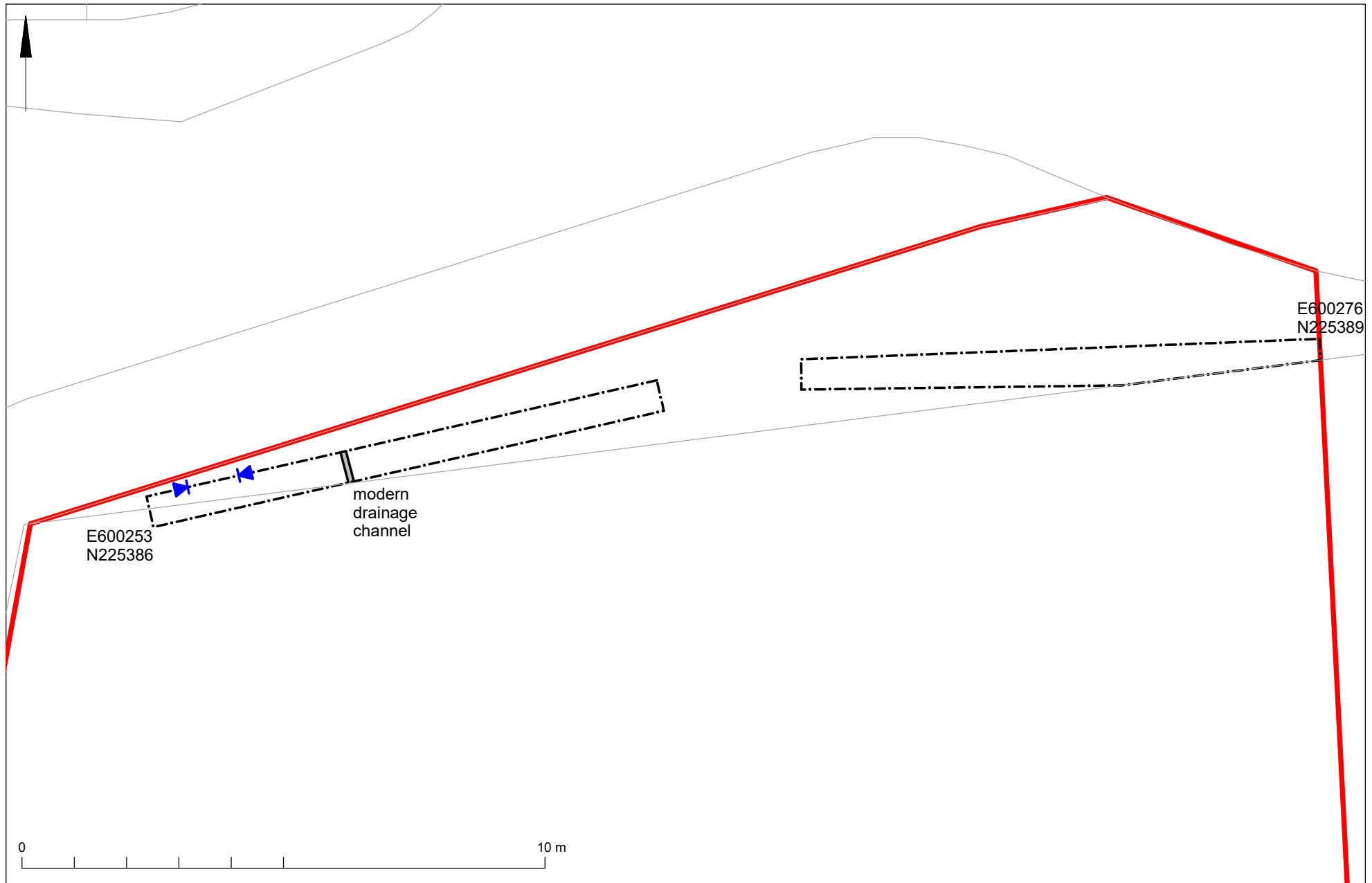


Fig 2 Results.

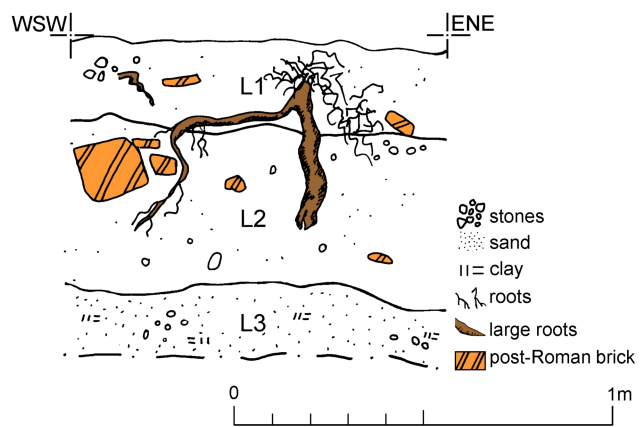


Fig 3 Representative section.

Written Scheme of Investigation (WSI) for an archaeological investigation at Maydays House, Land Lane, Colchester, Essex, CO1 2RP.

NGR: TM 00254 25342 (centre)

District: Colchester

Planning references: 120503

Commissioned by: Nick Davey (JTS Partnership)

On behalf of: Mrs Yoland Ruiz Rodriguez

Curating museum: Colchester

CHER number: [tbc](#)

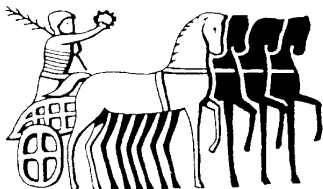
CAT project code: 2020/09e

OASIS project number: colchest3-404193

Site manager: Chris Lister

CBC monitor: Jess Tipper

This WSI written: 23/09/2020



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Site location and description

The proposed development site lies just outside the main historic core of Colchester town centre at Maydays House, Land Lane, Colchester CO1 2RP (Fig 1). The site is centred on National Grid Reference (NGR) TM 00254 25342.

Proposed work

The development comprises of a the reinstatement of a fire damaged building and the construction of a new extension and double garage.

Archaeological background

The following archaeological background is an extract from the earlier evaluation phase WSI and draws on the major published sources for Colchester archaeology and the Colchester Historic Environment Record, accessed via Colchester Heritage Explorer (<https://colchesterheritage.co.uk/map>).

The site is located at Maydays House, a 19th century brick grade II listed building (NHLE 117052, MCC3416), on Land lane, which dates back to the medieval period, and was formerly recorded as Porthawe in 1477 (MCC2421).

Just south of the development site evidence of medieval and post-medieval occupation was found during monitoring of groundworks (CAT Report 317, MCC5392), this included a length of a medieval wall plinth and a timber lined tank or cellar.

In 2016, CAT monitored works for the installation of a new interpretation panel 80m north-west of the site (CAT Report 987, ECC3807) with negative results. In 2007 CAT carried out an evaluation 80m west of the site and discovered medieval, post-medieval and potentially Roman features (CAT Report 408, MCC9163) within the precinct of the Franciscan Friary. The site included wall foundations, medieval quarry pits, other pits and ditches and the remains of a WW2 air-raid shelter.

A fluxgate gradiometer survey was carried out on land west of the site (Magnitude Surveys 2020). Possible archaeological features were identified in the form of negative anomalies possibly associated with the earthen ramparts that underlie the survey area. Further possible archaeological anomalies have a complex relationship with an area of magnetic disturbance associated with a former pond that is recorded on historic OS maps. The survey has also detected paths related to historical formal garden features that previously occupied the southern part of the survey area, more recent paths and services, and the infill of a former pond.

The town wall (MCC859) lies approximately 100m to the west of the site, the exact date of the wall is open to interpretation but it was initially constructed follow the Boudican revolt, later additions include 6 gates, a series of rectangular tower, tile drain, an interior rampart and an exterior V-shaped defensive ditch The wall surrounded the Roman and later medieval town, creating the historic settlement core, although occupation extended beyond the limits of the walled area (MCC9314).

Other archaeological work undertaken by CAT to the west and north-west includes a small number of negative watching briefs including 3 Roman Road (CAT Report 648); 5 Roman Road (CHER MCC5399, CAT Report 230); 10 Roman Road (CAT Report 1126); 15 Roman Road (CAT Report 906); 24 Castle Road. (CAT Report 67); and 41a Castle Road (CAT Report 98). However, several of these sites involved work not exceeding the topsoil.

Positive results have been recorded at 24 Castle Road (CAT Report 158, CHER MCC5552), which revealed a fragment of an opus signinum Roman floor and a collapsed wall of a Roman building (CHER MCC2817). A watching brief conducted at 44 Castle Road uncovered two undated features (CAT Report 1111). A watching brief at 23 Castle Road revealed a Roman dump layer 0.8m below the modern ground level (CAT Report 1220) with subsequent monitoring at 50 Roman Road (CAT Report 1468) revealing a similar, possibly equivalent,

layer. The CHER tells us a Roman tessellated pavement was recorded in Castle Road opposite Radnor Terrace in 1852 (CHER MCC7911). Roman coins, glass vessel and pottery were found in relation to the floor.

Planning background

A planning application was made to Colchester Borough Council in March 2012 (application No. 120503) for the *reinstatement of existing fire damaged building and construction of a new extension and double garage*.

As the site lies within an area highlighted by the CHER as having a high potential for archaeological deposits, an archaeological condition was recommended by the Colchester Borough Council Archaeological Advisor (CBCAA). The recommended archaeological condition is based on the guidance given in the *National Planning Policy Framework (MHCLG 2019)*.

Requirement for work

The required archaeological work is for an archaeological investigation of all groundworks (including services and landscaping). Details are given in a Project Brief written by CBCAA (CBC 2020).

Specifically, The investigation is being undertaken to identify and record any surviving archaeological deposits that may exist on site.

If unexpected remains are encountered the CBCAA will be informed immediately and the CBCAA will decide if additional archaeological work is required to ensure adequate provision for archaeological recording.

In the exceptional circumstances that important, well-preserved mosaic floors (or similar remains) are discovered, which cannot otherwise be avoided by the development (and satisfactorily preserved in situ), a contingency will be required for the block-lifting of these archaeological remains, e.g. well-preserved mosaic remains and/or exceptional burnt remains related to the Boudiccan destruction of AD 60/61, and for subsequent conservation and presentation. A decision about the need for conservation and lifting of important archaeological remains will be made in consultation with specialist stakeholders (e.g. Historic England, Colchester Museum and Norfolk Museums Service, Conservation and Design Services).

The method and form of development will also be monitored to ensure that it conforms to the previously agreed locations and techniques upon which the brief is based. Any variations will be discussed with the CBCAA immediately.

General methodology

All work carried out by CAT will be in accordance with:

- professional standards of the Chartered Institute for Archaeologists, including its *Code of Conduct* (CIfA 2014a, b)
- Standards and Frameworks published by East Anglian Archaeology (Gurney 2003, Medlycott 2011)
- relevant Health & Safety guidelines and requirements (CAT 2020)

Professional CAT field archaeologists will undertake all specified archaeological work, for which they will be suitably experienced and qualified.

Notification of the supervisor/project manager's name and the start date for the project will be provided to CBCAA one week before start of work.

Unless it is the responsibility of other site contractors, CAT will study mains service locations and avoid damage to these.

At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details, Location and Creators forms. At the end of the project all parts of the OASIS online form will be completed for submission to Colchester Historic Environment Record (CHER). This will include an uploaded .PDF version of the entire report.

A unique HER event number will be obtained from the CBCAA prior to the commencement of fieldwork. The curating museum will be notified of the details of the project and the event code, which will be used to identify the project archive when depositing at the end of the project.

Staffing

The number of field staff for this project is estimated as follows: One CAT officer for the duration of the groundworks.

Investigation methodology

There will be sufficient on-site attendance by CAT staff to maintain a watch on all contractors' ground works to record, excavate or sample (as necessary) any archaeological features or deposits. The investigation will involve monitoring of all groundworks and inspection of upcast soil.

All topsoil removal and ground reduction will be done with a toothless bucket under the supervision and to the satisfaction of a professional archaeologist. If no archaeologically significant deposits are exposed, machine excavation will continue until natural subsoil is reached.

If archaeological features or deposits are uncovered, time will be allowed for these to be planned and recorded.

If any features or deposits uncovered are to be destroyed by the proposed development, time will be allowed for these features to be excavated by hand. This includes a 50% sample of discrete features (pits, etc), 10% of linear features (ditches, etc) and 100% of all complex features and burials (see Human Remains policy below).

Fast hand-excavation techniques involving (for instance) picks, forks and mattocks will not be used on complex stratigraphy.

A metal detector will be used to examine spoil heaps, and the finds recovered.

Individual records of excavated contexts, layers, features or deposits will be entered on pro-forma record sheets. Registers will be compiled of finds, small finds and soil samples.

Site surveying

Normal scale for archaeological site plans and sections is 1:20 and 1:10 respectively, unless circumstances indicate that other scales would be more appropriate.

The site grid will be tied into the National Grid. Corners of investigated areas will be located by NGR coordinates.

Environmental sampling policy

The number and range of samples collected will be adequate to determine the potential of the site, with particular focus on palaeoenvironmental remains including both biological remains

(e.g. plants, small vertebrates) and small sized artefacts (e.g. smithing debris), and to provide information for sampling strategies on any future excavation. Samples will be collected for potential micromorphological and other pedological sedimentological analysis. Environmental bulk samples will be 40 litres in size (assuming the context is large enough).

Sampling strategies will address questions of:

- the range of preservation types (charred, mineral-replaced, waterlogged), and their quality
- concentrations of macro-remains
- and differences in remains from undated and dated features
- variation between different feature types and areas of site

CAT has an arrangement with Val Fryer / Lisa Gray whereby any potentially rich environmental layers or features will be appropriately sampled as a matter of course. Trained CAT staff will do any processing and the flots passed to Val Fryer / Lisa Gray for analysis and reporting.

Should any complex, or otherwise outstanding deposits be encountered, VF/LG will be asked onto site to advise. Waterlogged 'organic' features will always be sampled. In all cases, the advice of VF/LG and/or the Historic England Regional Advisor in Archaeological Science (East of England) on sampling strategies for complex or waterlogged deposits will be followed, including the taking of monolith samples.

Human remains

CAT follows the policy of leaving human remains *in situ* unless there is a clear indication that the remains are in danger of being compromised as a result of their exposure or unless advised to do so by the project osteologist or CBCAA.

CBCAA will be notified immediately if any human remains are encountered during the investigation.

If circumstances indicated it were prudent or necessary to remove remains from the site during the investigation, the following criteria would be applied; if it is clear from their position, context, depth, or other factors that the remains are ancient, then normal procedure is to apply to the Department of Justice for a licence to remove them and seek advice from the project osteologist. Human remains removed from site for analysis this may involve radiocarbon dating (see finds section).

Following HE guidance (HE 2018) if the human remains are not to be lifted, the project osteologist should be available to record the human remain *in situ* (i.e. a site visit). Conditions laid down by the DoJ license will be followed. If it seems that the remains are not ancient, then the coroner, the client, and the CBCAA will be informed, and any advice and/or instruction from the coroner will be followed.

Photographic record

Will include both general and feature-specific photographs, the latter with scale and north arrow. A photo register giving context number, details, and direction of shot will be prepared on site, and included in site archive. Digital site photographs will be taken and archived as per Historic England guidelines (HE 2015a)

Finds

All significant finds will be retained.

All finds, where appropriate, will be washed and marked with site code and context number. CAT may use local volunteers to assist the CAT Finds Officer with this task.

Most of our finds reports are written internally by CAT Staff under the supervision and direction of Philip Crummy (Director) and Howard Brooks (Deputy Director). This includes specialist subjects such as:

ceramic finds (pottery and ceramic building material): Matthew Loughton

animal bones: Alec Wade (or Adam Wightman, small groups only)

small finds, metalwork, coins, etc: Laura Pooley

non-ceramic bulk finds: Laura Pooley

flints: Adam Wightman

environmental processing: Bronagh Quinn

project osteologist (human remains): Meghan Seehra

or to outside specialists:

animal and human bone: Julie Curl (*Sylvanus*)

environmental assessment and analysis: Val Fryer / Lisa Gray

radiocarbon dating: SUERC Radiocarbon Dating Laboratory, Glasgow

conservation/x-ray: Laura Ratcliffe (LR Conservation) / Norfolk Museums Service, Conservation and Design Services

Other specialists whose opinion can be sought on large or complex groups include:

flint: Hazel Martingell

prehistoric pottery: Stephen Benfield / Nigel Brown / Paul Sealey

Roman pottery: Stephen Benfield / Paul Sealey / Jo Mills / Val Rigby / Gwladys Monteil

Roman brick/tile: Ernest Black / Ian Betts (MOLA)

Roman glass: Hilary Cool

small finds: Nina Crummy

other: EH Regional Adviser in Archaeological Science (East of England).

All finds of potential treasure will be removed to a safe place, and the coroner informed immediately, in accordance with the rules of the Treasure Act 1996. The definition of treasure is given in pages 3-5 of the Code of Practice of the above act. This refers primarily to gold or silver objects.

Requirements for conservation and storage of finds will be agreed with the appropriate museum prior to the start of work, and confirmed to CBCAA.

A contingency will be made in the budget for scientific assessment/analysis. This can include soil micromorphological assessment, absolute dating in the event that archaeomagnetic and/or (more probably) radiocarbon dating is required, if burning is encountered or human remains (in which case it might be necessary to lift a small sample for absolute dating). The Historic England Regional Science Advisor will be consulted for advice on this.

Results

Notification will be given to CBCAA when the fieldwork has been completed.

An appropriate archive will be prepared to minimum acceptable standards outlined in *Management of Research Projects in the Historic Environment* (HE 2015b).

The report will be submitted within 6 months of the end of fieldwork, with a copy supplied to CBCAA as a PDF.

The report will contain:

- Location plan of the groundworks in relation to the proposed development. At least two corners of the site will be given 10 figure grid references.
- Section/s drawings showing depth of deposits from present ground level with Ordnance Datum, vertical and horizontal scale.
- Archaeological methodology and detailed results including a suitable conclusion and discussion and results referring to Regional Research Frameworks (Medlycott 2011).
- All specialist reports or assessments
- A concise non-technical summary of the project results.

An EHER summary sheet will also be completed within four weeks and supplied to CBCAA.

Results will be published, to at least a summary level (i.e. round-up in *Essex Archaeology & History*) in the year following the archaeological field work. An allowance will be made in the project costs for the report to be published in an adequately peer reviewed journal or monograph series

Archive deposition

It is a policy of Colchester Borough Council that the integrity of the site archive be maintained (i.e. all finds and records should be properly curated by a single organisation), with the archive available for public consultation. To achieve this desired aim it is assumed that the full archive will be deposited in Colchester Museums *unless otherwise agreed in advance*. (A full copy of the archive shall in any case be deposited).

By accepting this WSI, the client agrees to deposit the archive, including all artefacts, at Colchester & Ipswich Museum.

The requirements for archive storage will be agreed with the curating museum.

If the finds are to remain with the landowner, a full copy of the archive will be housed with the curating museum and provision must be made for additional recording (e.g. photography, illustration and analysis) as appropriate.

The archive will be deposited with Colchester & Ipswich Museum or an alternate repository (approved by COLEM and CBCAA) within 3 months of the completion of the final publication report, with a summary of the contents of the archive supplied to CBCAA. Digital archives will be curated with the Archaeology Data Service, or similar accredited digital archive repository, that safeguard the long-term curation of digital records. Prior to deposition CAT's data management plan (based on the official guidelines from the Digital Curation Centre [DCC 2013]) will ensure the integrity of the digital archive.

The CBCAA will be notified of the archiving timetable throughout the project and once deposition has occurred.

A digital / vector drawing of the site be given to the CBCAA for integration into the HER.

Monitoring

CBCAA will be responsible for monitoring progress and standards throughout the project, and will be kept regularly informed during fieldwork, post-excavation and publication stages.

Notification of the start of work will be given to CBCAA one week in advance of its commencement.

Any variations in this WSI will be agreed with CBCAA prior to them being carried out.

CBCAA will be notified when the fieldwork is complete.

The involvement of CBCAA shall be acknowledged in any report or publication generated by this project.

References

Note: all CAT reports, except for DBAs, are available online in PDF format at <http://cat.essex.ac.uk>

Brown, D	2011	<i>Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation.</i> 2nd edition.
CAT	2020	<i>Health & Safety Policy</i>
CAT Report 67	2000	<i>A watching brief at 41 Castle Road, Colchester, Essex - March-April</i>

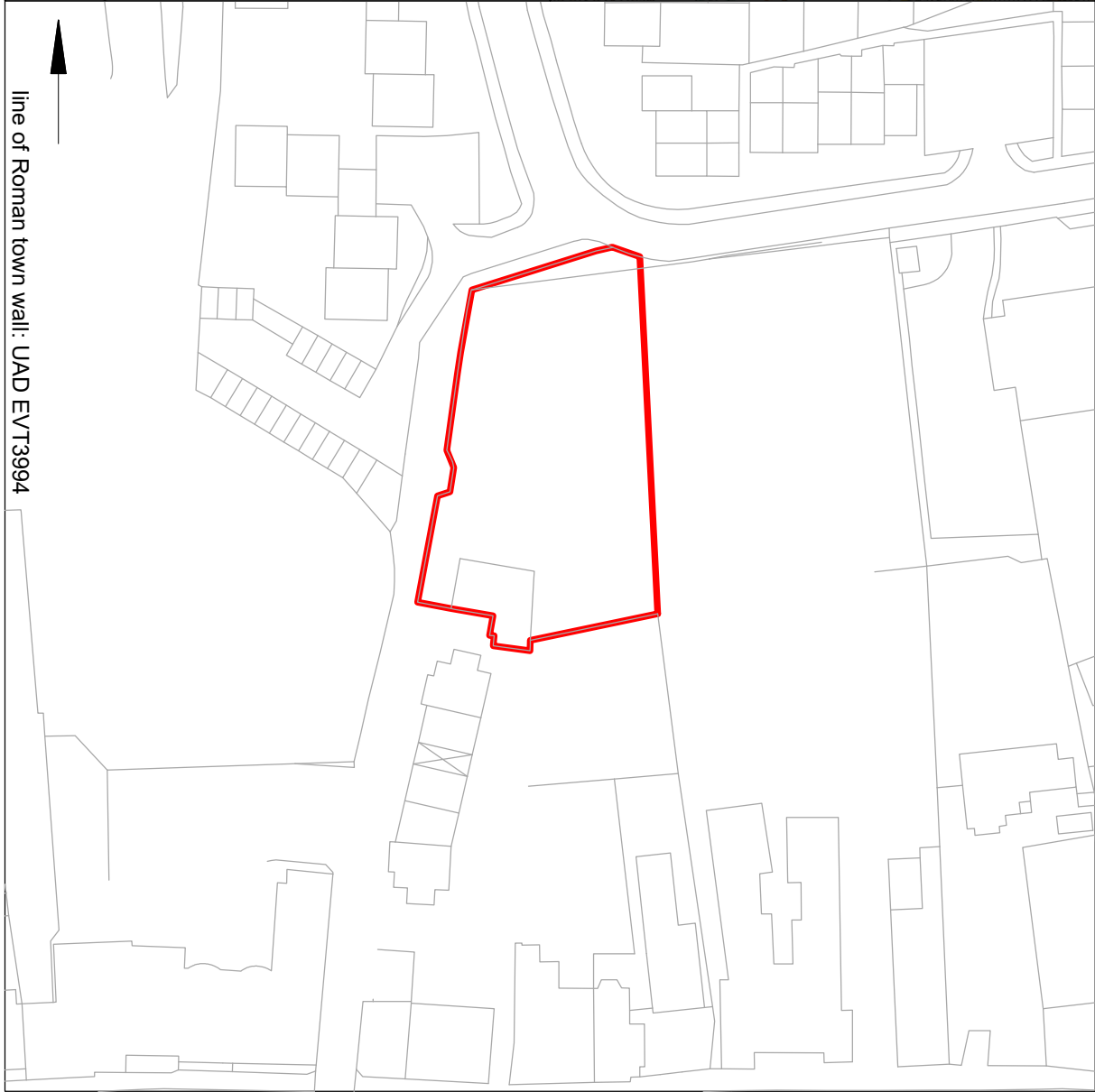
		2000 By S Benfield
CAT Report 98	2000	<i>An archaeological evaluation at 41a Castle Road, Colchester: September 2000</i> by C Crossan
CAT Report 158	2001	<i>An archaeological watching brief at 24 Castle Road, Colchester, Essex: September 2000-October 2001</i> by K Orr
CAT Report 230	2003	<i>5 Roman Road, Colchester, Essex: report on negative watching brief - March 2003</i> by H Brooks
CAT Report 317	2005	<i>An archaeological watching brief at 83-88 East Hill (Belgrave Place), Colchester, Essex: August 2004-April 2005</i> by K Orr
CAT Report 408	2007	<i>An archaeological evaluation by trial-trenching in the car-park of the Adult Community College, Grey Friars, High Street, Colchester, Essex: January-February 2007</i> by K Orr
CAT Report 648	2012	<i>An archaeological watching brief at 3 Roman Road, Colchester, Essex - May 2012</i> by C Lister
CAT Report 906	2016	<i>Archaeological monitoring and recording at 15 Roman Road, Colchester, Essex, CO1 1UR: September 2015</i> by L Pooley
CAT Report 987	2016	<i>Archaeological monitoring and recording during the installation of an interpretation panel near the north-eastern corner of the Town Wall (Land Lane), Colchester, Essex, CO1 1UP: July 2016</i> by L Pooley
CAT Report 111	2017	<i>Archaeological recording at 44 Castle Road, Colchester, Essex, CO1 1UN - May 2017</i> by E Hicks
CAT Report 1126	2017	<i>Archaeological monitoring and recording at 10 Roman Road, Colchester, Essex, CO1 1UR: July 2017</i> by E Hicks
CAT Report 1220	2018	<i>Archaeological monitoring and recording at 23 Castle Road, Colchester, Essex, CO1 1UW: January 2018</i> by E Hicks
CAT Report 1468	2019	<i>Archaeological monitoring at 50 Roman Road, Colchester, Essex, CO1 1UP – July-August 2019</i> By E Hicks
CBCAA	2020	<i>Brief for Archaeological Investigation at Maydays House, Land Lane, Colchester, CO1 2RP</i> By J Tipper
Cifa	2014a	<i>Standard and Guidance for an archaeological watching brief</i>
Cifa	2014b	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
Gurney, D	2003	<i>Standards for field archaeology in the East of England</i> . East Anglian Archaeology Occasional Papers 14 (EAA 14).
Historic England (HE)	2015a	<i>Digital Image capture and File Storage: Guidelines for best practice</i> . By S Cole & P Backhouse
Historic England (HE)	2015b	<i>Management of Research Projects in the Historic Environment (MoRPHE)</i>
Historic England (HE)	2018	<i>The Role of the Human Osteologist in an Archaeological Fieldwork Project</i> . By S Mays, M Brickley and J Sidell
Hull, MR	1958	<i>Roman Colchester</i> . Reports of the Research Committee of the Society of Antiquaries of London, 20
Magnitude Surveys	2020	<i>A Geophysical Survey Of The Land North-East of Colchester;s Town Wall</i> by L Beck and K Armstrong
Medlycott, M	2011	<i>Research and archaeology revisited: A revised framework for the East of England</i> . East Anglian Archaeology Occasional Papers 24 (EAA 24)
MHCLG	2019	<i>National Planning Policy Framework</i> . Ministry of Housing, Communities and Local Government.

S Carter



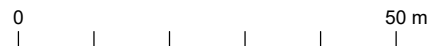
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Fig 1 Site location.



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OASIS ID: colchest3-404193

Project details

Project name	Maydays House, Land Lane, Colchester
Short description of the project	Monitoring works for the digging of foundation trenches for a boundary wall. No archaeological features or finds were recovered.
Project dates	Start: 16-12-2020 End: 16-12-2020
Previous/future work	No / Not known
Any associated project reference codes	2020/09e - Contracting Unit No.
Any associated project reference codes	ECC4559 - HER event no.
Type of project	Recording project
Site status	Listed Building
Current Land use	Residential 1 - General Residential
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	ESSEX COLCHESTER COLCHESTER Maydays House, Land Lane
Postcode	CO1 2RP
Study area	12 Square metres
Site coordinates	TM 00254 25342 51.890076673603 0.910467941714 51 53 24 N 000 54 37 E Point

Project creators

Name of Organisation	Colchester Archaeological Trust
Project brief originator	CBCAO
Project design originator	Sarah Carter

Project director/manager Chris Lister
 Project supervisor Chris Lister
 Type of sponsor/funding body Landowner

Project archives

Physical Archive Exists? No
 Digital Archive recipient Archaeological Data Service
 Digital Contents "none"
 Digital Media available "Images raster / digital photography", "Survey", "Text"
 Paper Archive recipient Colchester Museum
 Paper Contents "none"
 Paper Media available "Notebook - Excavation', ' Research', ' General Notes", "Plan", "Report", "Section"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
 Title Archaeological monitoring at Maydays House, Land Lane, Colchester, Essex, CO1 2RP: Decemeber 2020
 Author(s)/Editor(s) Carter, S
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OASIS:

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