

# Archaeological evaluation at 84 Maldon Road, Tiptree, Essex, CO5 0BW

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**commissioned by Stephen Sanderson (ADP Ltd)  
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## 1 Summary

*An archaeological evaluation (four trial-trenches) was carried out at 84 Maldon Road, Tiptree, Essex in advance of the construction of seven new dwellings, garages and associated works. The site is located in the grounds of the now-demolished 17th-century Brook House, and in close proximity to a complex of medieval and post-medieval cropmarks. Archaeological evaluation at this site uncovered several ditches and pits dating to the 17th, 18th and 19th centuries, and two post-medieval brick structures, possibly drains. The latter features are almost certainly related to Brook House, whilst the former may possibly be associated with the cropmarks near to the site. Kiln waste material retrieved from a number of features is also indicative of brick and tile manufacture near to the site during the post-medieval period.*

## 2 Introduction (Fig 1)

This is the archive report for an archaeological evaluation by trial-trenching at 84 Maldon Road, Tiptree, Essex which was carried out on 29th-31st January 2018. The work was commissioned by Stephen Sanderson of ADP Ltd on behalf of Arrow Properties (Tiptree) Ltd in advance of the construction of seven new dwellings, garages and associated works and was carried out by Colchester Archaeological Trust (CAT).

As the site lies within an area highlighted by the EHER/CHER as having a high potential for archaeological deposits, an archaeological condition was recommended by the Colchester Borough Council Archaeological Advisor (CBCAA). This recommendation was for an archaeological evaluation by trial-trenching and was based on the guidance given in the *National Planning Policy Framework* (DCLG 2012).

All archaeological work was carried out in accordance with a *Brief for a Trenched Archaeological Evaluation*, detailing the required archaeological work, written by Jess Tipper (CBCAA 2017), and a written scheme of investigation (WSI) prepared by CAT in response to the brief and agreed with ECCPS (CAT 2017).

In addition to the brief and WSI, all fieldwork and reporting was done in accordance with English Heritage's *Management of Research Projects in the Historic Environment (MoRPHE)* (English Heritage 2006), and with *Standards for field archaeology in the East of England* (EAA 14 and 24). This report mirrors standards and practices contained in the Institute for Archaeologists' *Standard and guidance for archaeological field evaluation* (CIfA 2014a) and *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (CIfA 2014b).

## 3 Archaeological background

The following archaeological background draws on the Colchester Archaeological Trust report archive, the Colchester Historic Environment Record (CHER) and the Essex Historic Environment Record (EHER) accessed via the Heritage Gateway:

The CHER/EHER indicates that the development site is located to the east of an area of cropmarks (HER MCC6995). This includes undated cropmarks of linear features and short stretch of curving trackway (EHER 8460) and early medieval to post-medieval cropmarks of former field boundaries (EHER 8442). To the west and south of the adjacent sand and gravel pit are cropmarks of two adjacent rectangular enclosures (EHER 8381), old ditches (possibly field boundaries) and a ring ditch (EHER 8458), and linear features and pits (HER 8469), all of which are undated.

Isolated findspots in the immediately vicinity include flint implements dating from the Mesolithic, Neolithic and prehistoric periods (EHER 8047, 8054, 8328) and Roman coins (EHER 8443).

The development site is located within the site of the recently demolished Brook House. The origins of this house can be traced to at least the late 17th century. The feoffment of a 'Messuage called Brook House... near Tiptree Heath' from William Ardley of Messing to a Nicholas Foster was documented as occurring in 1689 (Essex Record Office, D/DC 35/4: Conveyance (Feoffment) for £315. 15 shillings'). The first cartographic evidence of Brook House derives from the map of Essex compiled by Chapman and André a century later in 1777 (see Map 1 below) which shows the building at this point to be rectangular in form with a northern wing.



**Map 1** Chapman and André map of Essex, 1777. Brook House is indicated by the blue arrow

The house was extended in the 18th and 19th centuries. OS mapping of the area completed during the 1890s indicates that a substantial extension had been added to the northern part of the building by this point (see Map 2 below). It should be emphasised, however, that the earlier Chapman and André map was rendered according to the stylistic conventions of the period and might not represent an accurate portrayal of the actual dimensions of the building. It is therefore difficult to determine the true extent of the alterations to Brook House over this period.



**Map 2** Essex (1st ed./rev. 1862-96) XXXV.16, rev. 1895, pub. 1897. Brook House is indicated by the blue arrow.



#### 4 Aim

The aim of the archaeological evaluation was to ascertain the extent of any surviving archaeological deposits that may exist on site.

#### 5 Results (Figs 2-4)

Four trial-trenches were excavated under archaeological supervision within the development site.

##### **Trench 1 (T1): 30m long by 1.8m wide**

T1 was excavated through modern topsoil (L1, c 0.28-0.32m thick) onto natural (L2).

Post-medieval pit F1 measured 0.48m in width and 0.07m in depth.

?Post-medieval ditch F2 was aligned N-S. Only a small section was excavated, and therefore the precise dimensions of the feature were not determined, but it measured 6.8m in width and at least 0.36m in depth.

##### **Trench 2 (T2): 50m long by 1.8m wide**

T2, a T-shaped trench, was excavated through L1 (c 0.16-0.28m thick) which sat above a post-medieval demolition layer (L4, c 0.03-0.18m thick) sealing L2 (encountered at a depth of c 0.27-0.3m below current ground level [bcgl]). Post-medieval tile structure F5 was sealed by a post-medieval sealing layer (L3, c 0.1-0.17m thick).

The trench revealed evidence of multi-period activity. 17th- or 18th-century brick drain F4 was aligned NNE-SSW, and measured greater than 2.3m in length, 0.35m in width and 0.22m in depth. It was composed of unfroged, unbonded bricks. F4 was truncated by robbing cut F15, which measured 0.4m in width and 0.13m in depth. Late 17th- to 18th-century tile structure F5, possibly the base of a drain, was aligned ENE-WSW. Its western end extended beyond the limit of excavation but its excavated extent measured 1.95m in length and 0.45m in width. It was composed of a flat base of tiles one course deep and two tiles wide, below which was a layer of sandy gravel bedding 0.02m thick. There were some traces of mortar but the structure appeared largely unbonded. At its western end sat a row of bricks two courses deep. This end of the feature entered the eastern part of c late 17th-18th century ditch F12, which was contemporary with F5. This feature was aligned N-S and measured 1.42m in width and 0.46m in depth. It is possible that F4 also entered F12 further to the south.



**Photograph 1** F5, F6 and F12 – looking north north-west

The features detailed above were subsequently truncated by later activity. Ditch F6, a narrow re-cut along the line of the earlier feature F12, was similarly aligned N-S and measured 0.62m in width and 0.21m in depth. This feature contained pottery sherds dating to between the late 18th and the 19th century, and glass sherds dating to between the 19th and early 20th century. F4 was cut by ?17th or 18th-century pit F8. This feature extended beyond the limit of excavation, but its exposed extent measured 1.2m in length, 0.59m in width and 0.29m in depth. It contained brick which can be dated as originating from the period from the late 16th to the early 19th century. This later phase of activity can be speculatively dated to the late 18th century to the 19th century.

T2 also contained a number of discrete features. Undatable pit or treethrow F3 measured 1.7m in width and 0.08m in depth. ?Post-medieval ditch F7 was aligned N-S and measured 0.94m in width and 0.14m in depth. Modern pipe trench F10 was aligned N-S and was photographed but not otherwise recorded.



**Photograph 2** T2 trench  
shot – looking north

**Trench 3 (T3): 50m long by 1.8m wide**

T3, a T-shaped trench, was excavated through L1 (c 0.22-0.35m thick) onto L2. It was cut by modern drains in several places.



**Photograph 3** F13 – looking south

Post-medieval ditch F9 was aligned NNE-SSW and measured 0.87m in width and 0.12m in depth.

Undatable tree throw F11 extended beyond the limit of excavation, but its uncovered extent measured 1.02m in width and 0.12m in depth.

Mid to late 18th-century ditch F13 was aligned N-S and measured 1.9m in width and 0.27m in depth.



**Photograph 4** T3 trench shot – looking north

**Trench 4 (T4): 25m long by 1.8m wide**

T4 was excavated through L1 (c 0.35-0.36m) onto L2.

?17th century ditch F14 was aligned N-S. It measured 3.03m in width; it was excavated to a depth of 0.8m whereupon digging ceased due to flooding in the base of the feature.

## 6 Finds

*by Stephen Benfield*

### Introduction

A significant quantity of finds of post-medieval date was recovered, most coming from ditch fill. A few pottery finds of modern date were also recovered from one feature. The finds consist mostly of pottery as well as ceramic building material (CBM), the latter primarily bricks and peg-tiles. Some of this CBM is waste from misfiring and includes a complete (whole) waster floor or paving tile. These point to brick and tile manufacture in the immediate area during the late 17th and early 18th century. Other finds include a small amount of clay tobacco pipes, vessel glass, window glass, iron nails and animal bone.

The finds are listed by type in Table 1 and all of the finds are listed and described by context in Table 3. The post-Roman pottery fabrics were recorded following the Colchester fabric series, listed in *CAR 7* and the fabrics referred to are listed in Table 2.

Finds type	No.	Wt/g.
Pottery	31	1238
Ceramic building material (CBM)	177	41415
Clay tobacco pipe	12	-
Glass	16	116
Nails (iron)	5	-
Iron	2	-
Stone	1	44
Animal bone	5	50
Shell (oyster)	1	-

**Table 1** Types and quantities of bulk finds (number of sherds/pieces and weight)

Fabric code	Fabric description
40	Post-medieval red earthenware
40A	Metropolitan slipware
40B	Stock-type black glazed ware
45	English stoneware
48D	Staffordshire-type white earthenwares
48J	Jackfield ware

**Table 2** Pottery fabrics

### Pottery

The majority of the pottery recovered is post-medieval and of 17th- to 18th-century date. This comes from F12 (T2), F13 (T3) and F14 (T4). No pottery of earlier date than this was recovered, although a few sherds of modern pottery (c 19th to early 20th century) were recovered from ditch F6 (T2).

The largest quantity of pottery was recovered from ditches F13 and F14. These include sherds of post-medieval red earthenware (Fabric 40) (including the bases from two storage jars), metropolitan slipware (Fabric 40A), stock-type black glazed ware (Fabric 40B) and English stoneware (Fabric 45). These are typically of 17th to 18th century date. A sherd identified as Jackfield ware (Fabric 48J) came from the fill of F13 and can be dated to the mid to late 18th century, after c 1740 (CAR 7, 252-53). This is the latest closely-dated sherd among the post-medieval pottery.

### Ceramic building material (CBM)

Pieces of tiles and bricks that are probably of post-medieval date were recovered from a number of features. Archaeologically the most significant is the brick and tile from ditch F13 (T3). This feature produced 50 pieces of brick, together weighing just under 13 kg, and 110 pieces of peg-tile also weighing just under 13 kg. Both the brick and the peg-tile included a number of clear kiln waster pieces (Fig 7). Some of the tile has swollen or warped during firing and some of the bricks are either overfired or underfired with vitrified areas, including vitrification across broken surfaces. Some of the waster peg-tile is overfired to a reddish-mauve colour over a rather vesicular (gas expanded) grey coloured fabric although most of these pieces may belong to one tile. One complete floor or paving tile which is clearly a cracked and distorted waster was also recovered from ditch F14 (T4) (Fig 7) together with another misfired peg-tile piece. The presence of this waste material almost certainly results from brick and tile making in the immediate area as it is unlikely that this material would be transported far from its source. The thickness and nature of the bricks indicates a 17th- to 18th- century date and the peg-tile can be similarly dated by association with it. Most of the pottery from the ditch also indicates a late 17th- or 18th-century date. One sherd identified as Jackfield ware (Fabric 40J), probably a teapot handle, can be dated to the 18th century after c 1740, and three clay pipe bowls from this feature all date to the late 17th century (see below).

Closely dating the brick and tile making (as evidenced by the wasters) is difficult. The bricks themselves would suggest a date not later than the early 18th century (following Ryan 1996). The sherd of Jackfield ware (Fabric 40J) would indicate a mid to late 18th-

century date but is just a single sherd, although a sherd of English stoneware (Fabric 45) from the same ditch is also difficult to date closely within the period of the late 17th to 18th century. However, the remainder of the pottery is or could be accommodated in a 17th- to early 18th-century date range and the three clay tobacco pipe bowls are also of a late 17th-century type. Overall a late 17th- to early 18th-century date appears most likely for the waster brick and tile.

Other brick and tile, including complete bricks and peg-tiles recovered as samples, is associated with drain features in T2 (F4 and F5). Based on an Essex-based brick typology (Ryan 1996) the bricks suggest a 17th- to 18th-century date but it is difficult to be more precise than this. Two whole peg-tiles were also recovered (see Table 3).

### Clay tobacco pipes

A small group of clay tobacco pipe pieces that includes three pipe bowls was recovered from F13 (T3). These are significant in that they come from the same feature as the brick and tile wasters. The bowls are all of the same type, closely comparable with CAR 5 Type 7 which is dated to the late 17th century (c 1670-1700). Eight plain stem pieces with them have bore diameters of c 2 mm and 3 mm. A single plain stem piece, with a pipe bore of 3 mm, was also recovered from F14 (T4).

### Other finds

**Glass** A few dark green glass sherds from F13 (T3) are part of a bottle of probable 18th- to 19th-century date. A small quantity of glass sherds was also recovered from F6 (T2). This includes three pieces of vessel glass and other pieces of flat glass that can be identified as window glass. This glass is almost certainly of 19th- to early 20th-century date.

**Iron nails** A few nails were recovered as individual finds or just a couple of examples from F3, F6 and F12 in T2 and from F13 in T3.

**Stone** A small piece of rough, irregular but slightly sub-rectangular, moderately soft limestone was found in F1 (T1).

**Animal bone** A few pieces of animal bone come from F12 (T2) and single pieces from F13 (T3) and L3 (T2). Apart from two bird bones from F12 all is mammal bone and the only piece that could be closely identified is a piece of sheep pelvis from L3.

**Shell** A single oyster shell was recovered from F12 (T2).

Trench	Ctxt	Ctxt type	Find no	Type/ description	Finds spot date
T1	F1	pit	1	<b>CBM:</b> peg-tile, single small piece (3 g) (probably post-medieval) <b>Stone:</b> single piece (44 g) irregular small piece of moderately soft, light grey limestone, common fine mica	Post-medieval
T2	F3	Pit/ tree throw	2	<b>Iron nails:</b> (1, 10 g) corroded shaft piece <b>Iron other:</b> (1, 3 g) corroded small lump, possibly part of a nail	Undatable
T2	F4	Brick drain	11	<b>CBM:</b> Brick (2 bricks, total weight 4152 g) dull orange-red and red-brown sandy fabric, rare small stones; near complete brick (2116 g) 225 mm x 110 mm x 50 mm, blackened at one end (reused?); near complete brick (2036 g) on face partly flaked away, 225 mm x 110 mm x 50 mm, both moderately shape moulding with some crease marks (c 17th-18th century)	c 17th-18th century
T2	F5	Tile drain?	9	<b>CBM:</b> Brick (2 bricks, total weight 5454 g) red sandy fabric, complete brick (2942 g)	c 17th-18th century

Trench	Ctxt	Ctxt type	Find no	Type/ description	Finds spot date
				230 mm x 110 mm x 60 mm, some lime-based mortar on underside; complete brick (2512 g) 220 mm x 105 mm x 60 mm) some lime-based mortar on underside (c late 17th-18th century)	
T2	F5	Tile drain?	10	<b>CBM:</b> Peg-tile (2 tiles, total weight 1832 g) orange-red sandy fabric; complete tile (938 g) one tile 255 mm x 160 mm, thickness c 10 mm, some lime-based mortar on back, two peg holes; complete tile (894 g) 255 mm x 155 mm, thickness c 10 mm, some lime-based mortar on back, two peg holes	c 17th-18th century
T2	F6	ditch	5	<b>Pottery: modern</b> (4 sherds, 16 g) all Fabric 48 D, one sherd blue transfer printed, others white salt glaze (c late 18th-19th century) <b>CBM:</b> (2 pieces, 72 g) one piece peg-tile, other piece of abraded thick tile in sandy orange fabric (25 mm thick) <b>Glass:</b> (12 sherds 28 g) misc, thin, flat pieces, three sherds clearly vessels glass (2 vessels), other flat pieces probably modern window glass (c 19th-early 20th century) <b>Iron nails:</b> nail; shaft incomplete (lght 40 mm) corroded	c late 18th/19th-early 20th century
T2b	F8	pit	12	<b>CBM:</b> (3 pieces, 468 g) 2 pieces of brick, 60 mm thick (c late 16th-early 19th century); peg-tile single piece, part of a square peg-hole, traces of mortar on underside (probably post-medieval)	c 17th-18th century?
T3b	F9	Linear feature	3	<b>CBM:</b> peg-tile, single small piece (8 g) (probably post-medieval)	Post-medieval
T2	F12	ditch	4	<b>Pottery: post-medieval</b> Fabric 45 single sherd (4 g) (late 17th-early 18th century) <b>CBM:</b> single small piece, possibly peg-tile (4 g) (post-medieval) <b>Iron nails:</b> single small nail (lght 30 mm) corroded <b>Animal bone:</b> (4 pieces, 14 g), two bird long bone pieces; two pieces medium-large mammal <b>Shell:</b> single small oyster shell (6 g)	c late 17th-18th century
T3	F13	ditch	6	<b>Pottery: post-medieval</b> (total 14 sherds, 864 g) Fabric 40 (12 sherds, 846 g) base from 2 storage jars (internal glaze) (c 17th-18th century), 1 other sherd; Fabric 45 single base sherd (18 g) (late 17th-18th century); Fabric 48J single handle from a teapot? (10 g) (18th century) <b>CBM: Brick</b> (50 pieces, 12876 g) quantity of brick pieces, quite broken, none with complete length or width, 50 mm thick, most sandy orange red 11 pieces (2622 g) clearly <b>misfired wasters</b> (22% by count, 20% by weight – commonly burnt grey, vitrified over edges and broken edges 2 pieces possibly underfired. (dated c 17th-18th century); <b>Peg-tile</b> (110 pieces 12784 g) quantity of peg-tile, all quite broken, no measurements other than thickness (c 10 mm-12 mm), 6 pieces with fixing holes, 1 triangular, 1 round (5 mm dia), 4 square (10 mm dia); includes a significant number of <b>waster</b>	c mid-late 18th century with residual(?) 17th century



Trench	Ctxt	Ctxt type	Find no	Type/ description	Finds spot date
				<p><b>pieces</b> (11 pieces, 1406 g) 10% count, 11% by weight, these included pieces swollen by heat to 18-20 mm thick (although these could all be mostly part of one tile) and severely warped pieces. <b>Other brick/tile</b> (542 g) corner piece 35 mm thick, thick curving tile (360 g)</p> <p><b>Clay tobacco pipe:</b> (3 bowls, 8 plain stem pieces); bowls all of one type - <b>CAR 5</b> Type 7 dated late 17th century, stem bore piece c 2 mm-3 mm dia) (c 1670-1700)</p> <p><b>Iron nails:</b> (2, 26 g) corroded shaft pieces</p> <p><b>Iron other:</b> (1, 20 g) small corroded strip piece (lgth 45 mm, width c 40 mm max) tapering</p> <p><b>Animal bone:</b> small piece (8 g) medium size mammal</p>	
T4	F14	ditch	7	<p><b>Pottery: post-medieval</b> (total 12 sherds, 354 g) Fabric 40 (10 sherds, 284 g) some abrasion to several sherds, inc rim from a large jar (similar to <b>CAR 7</b> fig 140 no 89) and rim from a dish/pancheon; one sherd with firing adhesion on surface (c 17th-18th century); Fabric 40A single sherd (60 g) from the rim of a dish, wavy slip trail line around rim (rim as <b>CAR 7</b> fig 153 no 203) (c 17th century); Fabric 40B single sherd (10 g) (c 17th century)</p> <p><b>CBM:</b> Complete floor tile (weight 2866 g) sub-square 210 mm x 195 mm x 35 mm, red sandy fabric with some small stones, <b>kiln waster, distorted and cracked by heat;</b> floor tile (?) piece, appears slightly poorly fired, slightly abraded, thickness c 40 mm, orange-red surface with brownish grey top; brick end (105 mm x 50 mm) red sandy fabric, some small stones (brick dated c late 17th-early 18th century?); peg-tile – (3 pieces, 540 g) one quite warped and fired a dark grey (<b>kiln waster tile?</b>)</p> <p><b>Clay tobacco pipe:</b> single plain stem piece (bore c 3 mm dia)</p> <p><b>Glass:</b> (4 sherds, 88 g) dark green, pieces all apparently from a bottle (c 18th-19th century)</p>	c 17th century
T2	L3	Make-up?	8	<b>Animal bone:</b> small pelvic piece (28 g) from a sheep	Undatable

Table 3 Finds by context

## 7 Discussion

Archaeological evaluation uncovered a cluster of ditches, pits and brick structures, possibly drains, indicating activity at this site around the 17th and 18th centuries, and a second phase of activity during the late 18th to 19th century. The brick structures appear to be the remnants of a drainage system which was previously connected to Brook House, which stood at this site from at least the late 17th century (and potentially earlier) until its recent demolition. One of these features enters a ditch, indicating that this particular feature formed part of this drainage system. The other ditches uncovered may similarly be associated with the drainage system of the house, but equally, they may form part of the complex of medieval and post-medieval cropmarks located within the wider area. The large amount of post-medieval kiln waste retrieved from two of

these ditches in the south-eastern corner of the site is also indicative of brick and tile manufacture either on or adjacent to the site at some point during the period of the 17th and 18th centuries. Given that it is unlikely that such refuse material would be transported far from the original production site, it is feasible that the remains of a kiln are located in very close proximity to these two features. It is plausible that this activity might have been related to the construction of Brook House itself, which was constructed and extended around this same period. The more likely possibility, however, is that this activity was part of a small-scale manufacturing industry catering to local demand in the area.

## 8 Acknowledgements

CAT thanks Stephen Sanderson of ADP Ltd and Arrow Properties (Tiptree) Limited for commissioning and funding the work. The project was managed by C Lister, fieldwork was carried out by N Rayner with A Wade, S Carter and R Mathieson. Figures are by B Holloway and S Carter. The project was monitored for Colchester Borough Council by Jess Tipper.

## 9 References

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

CAR 5	1988	<i>Post-Roman small finds from Colchester, 1971-85</i> , Colchester Archaeological Report 5, by Nina Crummy
CAR 7	1999	<i>Post-Roman pottery from excavations in Colchester, 1971-85</i> , Colchester Archaeological Report 7, by John Cotter
CAT	2014	<i>Health &amp; Safety Policy</i>
CAT	2017	<i>Written Scheme of Investigation (WSI) for an archaeological evaluation at 84 Maldon Road, Tiptree, Essex, CO5 0BW</i>
CBCAA	2016	<i>Brief for a Trenched Archaeological Evaluation at 84 Maldon Road, Tiptree, Colchester, CO5 0BW</i> by J Tipper
CifA	2014a	<i>Standard and guidance for an archaeological evaluation</i>
CifA	2014b	<i>Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives</i>
CifA	2014c	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i>
DCLG	2012	<i>National Planning Policy Framework</i>
English Heritage	2006	<i>Management of Research Projects in the Historic Environment (MoRPHE)</i>
Gurney, D	2003	<i>Standards for field archaeology in the East of England</i> . East Anglian Archaeology Occasional Papers 14 (EAA 14).
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)
Ryan, P	1996	<i>Brick in Essex, From the Roman conquest to the Reformation</i> , Appendix 1, Essex brick typology, 94-96

## 10 Abbreviations and glossary

CAT	Colchester Archaeological Trust
CBCAA	Colchester Borough Council Archaeological Advisor
CBM	ceramic building material, ie brick/tile
CHER	Colchester Historic Environment Record
CifA	Chartered Institute for Archaeologists
context	specific location of finds on an archaeological site
ECC	Essex County Council
ECCPS	Essex County Council Place Services
EH	Essex Historic Environment Record
feature (F)	an identifiable thing like a pit, a wall, a drain: can contain 'contexts'
layer (L)	distinct or distinguishable deposit (layer) of material
medieval	period from AD 1066 to c 1500

Mesolithic	period from c 10,000 – 4000BC
modern	period from c AD 1800 to the present
natural	geological deposit undisturbed by human activity
Neolithic	period from c 4000 – 2500 BC
NGR	National Grid Reference
OASIS	Online Access to the Index of Archaeological Investigations, <a href="http://oasis.ac.uk/pages/wiki/Main">http://oasis.ac.uk/pages/wiki/Main</a>
peg-tile	rectangular thin tile with peg-hole(s) used mainly for roofing, first appeared cAD1200 and continued in use to present day, but commonly post-medieval to modern
post-medieval	period from c AD 1500 to c 1800
prehistoric	pre-Roman
residual	something out of its original context, eg a Roman coin in a modern pit
Roman	the period from AD 43 to c AD 410
section	(abbreviation sx or Sx) vertical slice through feature/s or layer/s
wsi	written scheme of investigation

## 11 Contents of archive

**Finds:** one box

### **Paper and digital record**

One A4 document wallet containing:

The report (CAT Report 1227)

ECC evaluation brief, CAT written scheme of investigation

Original site record (feature and layer sheets, finds record, plans)

Site digital photos and log, architectural plans, attendance register, risk assessment

## 12 Archive deposition

The paper and digital archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ, but will be permanently deposited with Colchester Museum under accession code: COLEM 2018.3

**Distribution list:**

Stephen Sanderson, ADP Ltd  
Arrow Properties (Tiptree) Ltd  
Jess Tipper, Colchester Borough Council Planning Services  
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Checked by: Philip Crummy

Date: 20.2.2018

**Appendix 1 Context list**

Context Number	Finds Number	Feature Type	Description	Date
F1	1	Pit	Soft, moist, light grey/brown silty-clay	Post-medieval
F2	-	Ditch	Soft/friable, moist, medium/dark orange/grey/brown silty-clay with 2% stone piece inclusions	Post-medieval
F3	2	Pit / tree-throw	Soft, moist, light/medium grey/brown silty-clay with charcoal fleck inclusions	Undatable
F4	11	Brick drain	Unbonded, unfrogged brick structure; three courses	c 17th-18th century
F5	9, 10	Tile structure	Largely unbonded tile base, one course deep, two tiles wide; underlay with orange/purple sandy gravel base c 0.02m thick	c 17th-18th century
F6	5	Ditch	Friable, moist dark grey silty-clay with 3% stone piece inclusions	c late 18th/19th-early 20th century
F7	-	Ditch	Soft, moist medium yellow/brown silty-clay with rare stone piece inclusions	?Post-medieval
F8	12	Pit	Soft, moist dark yellow/grey/brown silty-clay	c 17th-18th century
F9	3	Ditch	Soft, moist medium grey/brown sandy-silt with occasional stone piece inclusions	Post-medieval
F10	-	Pipe trench	Soft, moist dark grey/brown silty-clay	Modern
F11	-	?Treethrow	Soft, moist medium grey/brown sandy-silt with charcoal fleck inclusions	Undatable
F12	4	Ditch	Upper fill: hard orange sandy-silt with 30% gravel piece inclusions; lower fill: moist grey clay with 3% stone and 1% tile/brick piece inclusions	Post-medieval
F13	6	Ditch	Soft, moist medium grey/brown sandy-silt with charcoal, brick and tile fleck inclusions and 10% stone piece inclusions	c mid-late 18th century with residual(?) 17th century
F14	7	Ditch	Upper fill: soft, moist dark yellow/grey/brown sandy-loam with frequent brick/tile piece inclusions; mid/lower fill: soft, moist mottled medium grey/dark brown sandy-silt with frequent stone piece inclusions	c 17th century
F15	-	Robbing cut	Soft/friable, moist dark grey silty-clay with occasional mortar fleck inclusions and 3% stone and 10% tile/brick piece inclusions	Post-medieval
L1	-	Topsoil	Soft, moist medium/dark grey/brown silty-loam with brick/tile fleck inclusions	Modern
L2	-	Natural	Firm, moist medium yellow/orange/grey clay	Post-glacial
L3	8	Sealing layer	Firm, moist, light/medium yellow/grey silty-clay	Post-medieval
L4	-	Demolition layer	Firm, moist, medium/dark grey silty-clay with frequent mortar fleck inclusions and 2% tile/brick piece	Post-medieval

			inclusions	
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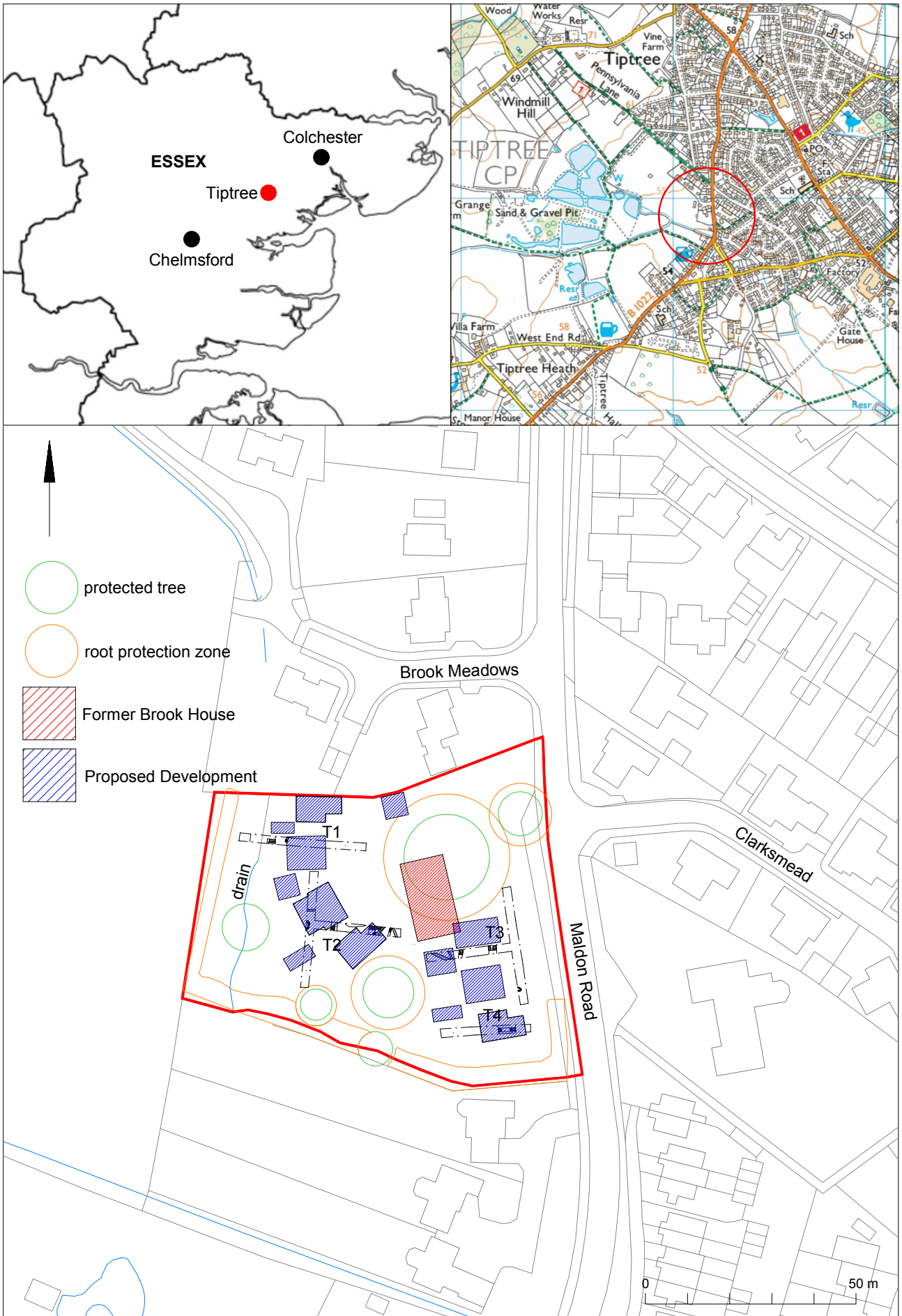


Fig 1 Site location and trench proposal.

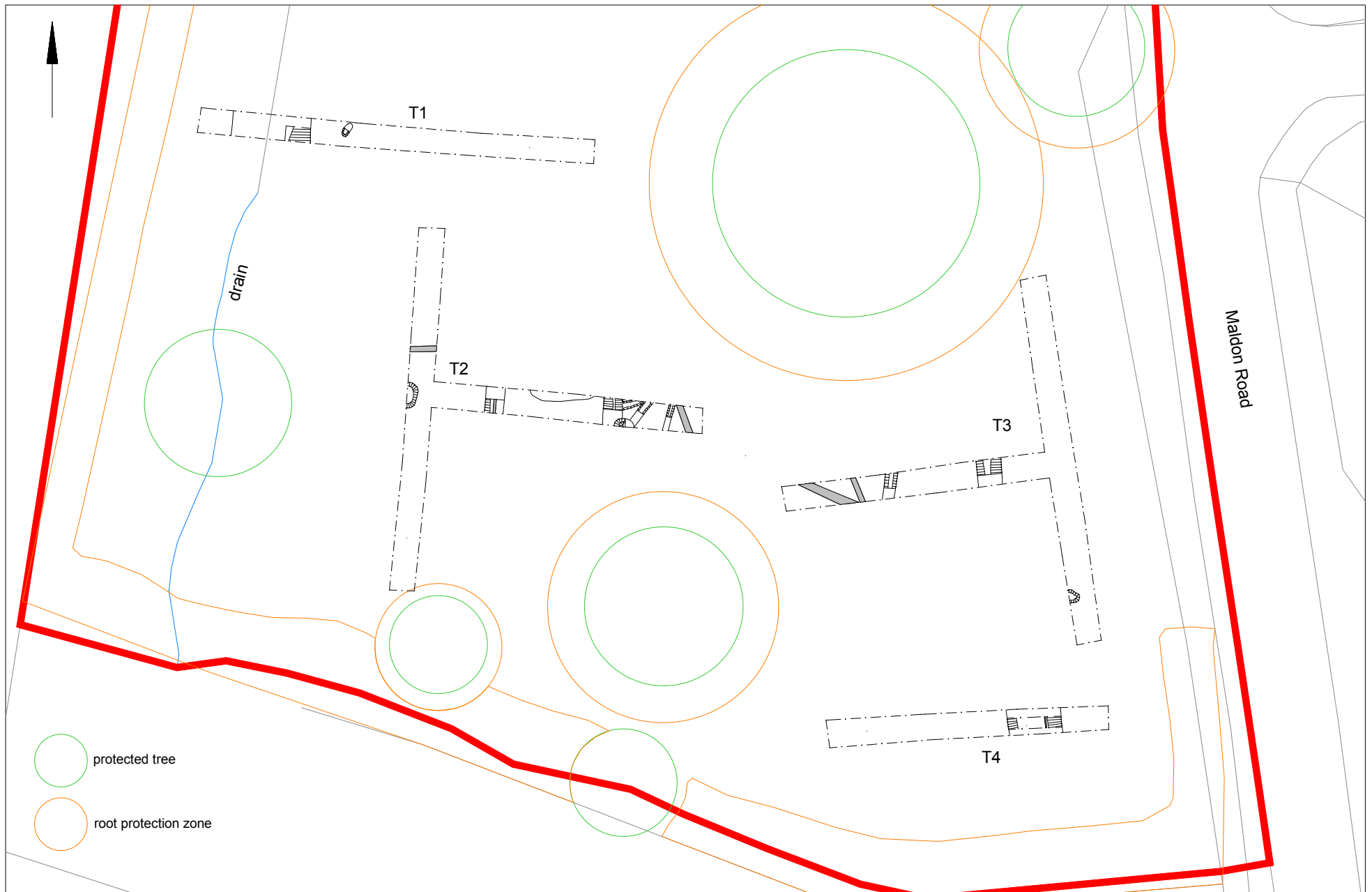


Fig 2 Evaluation results.

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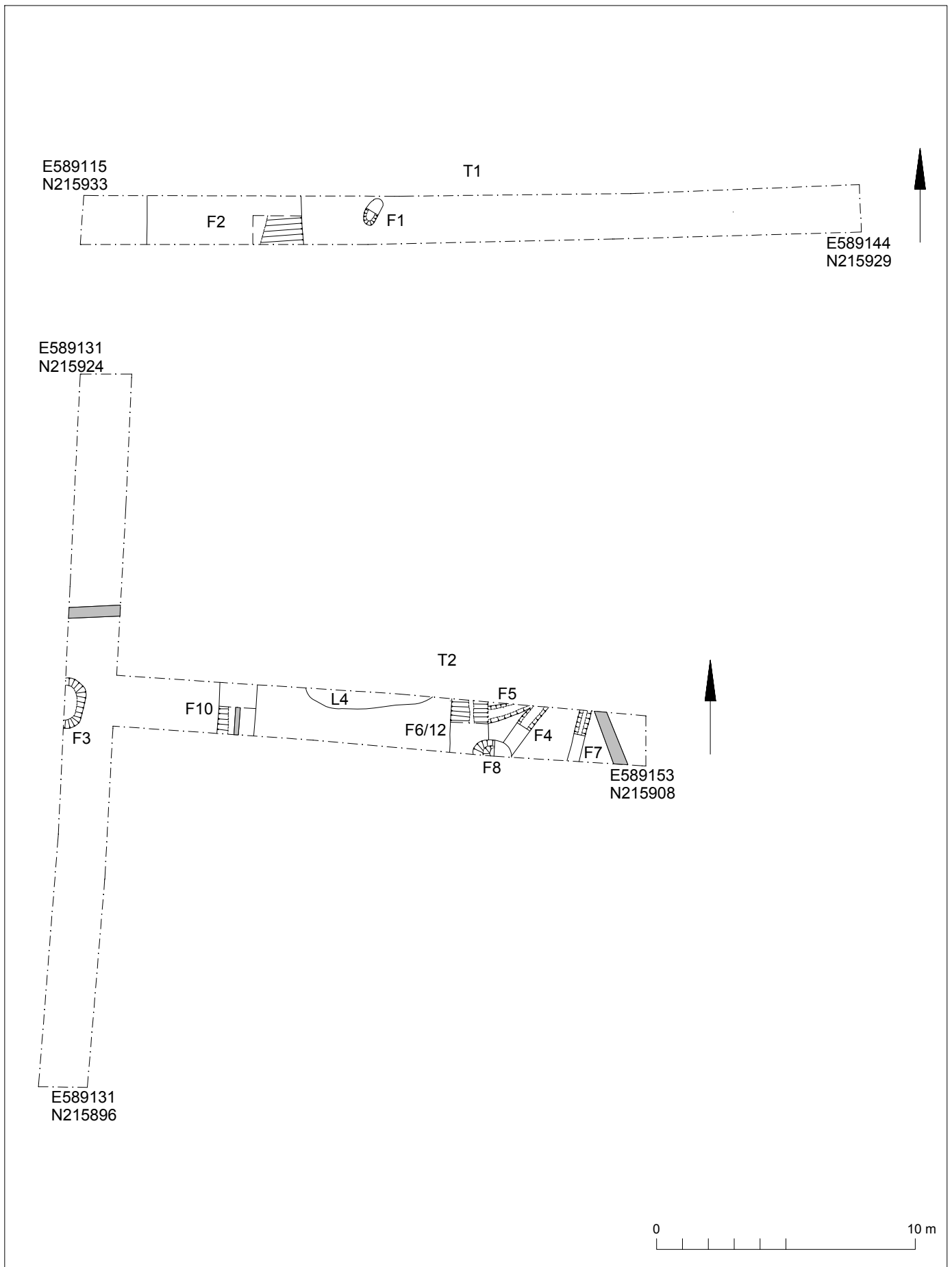


Fig 3 Trench results.

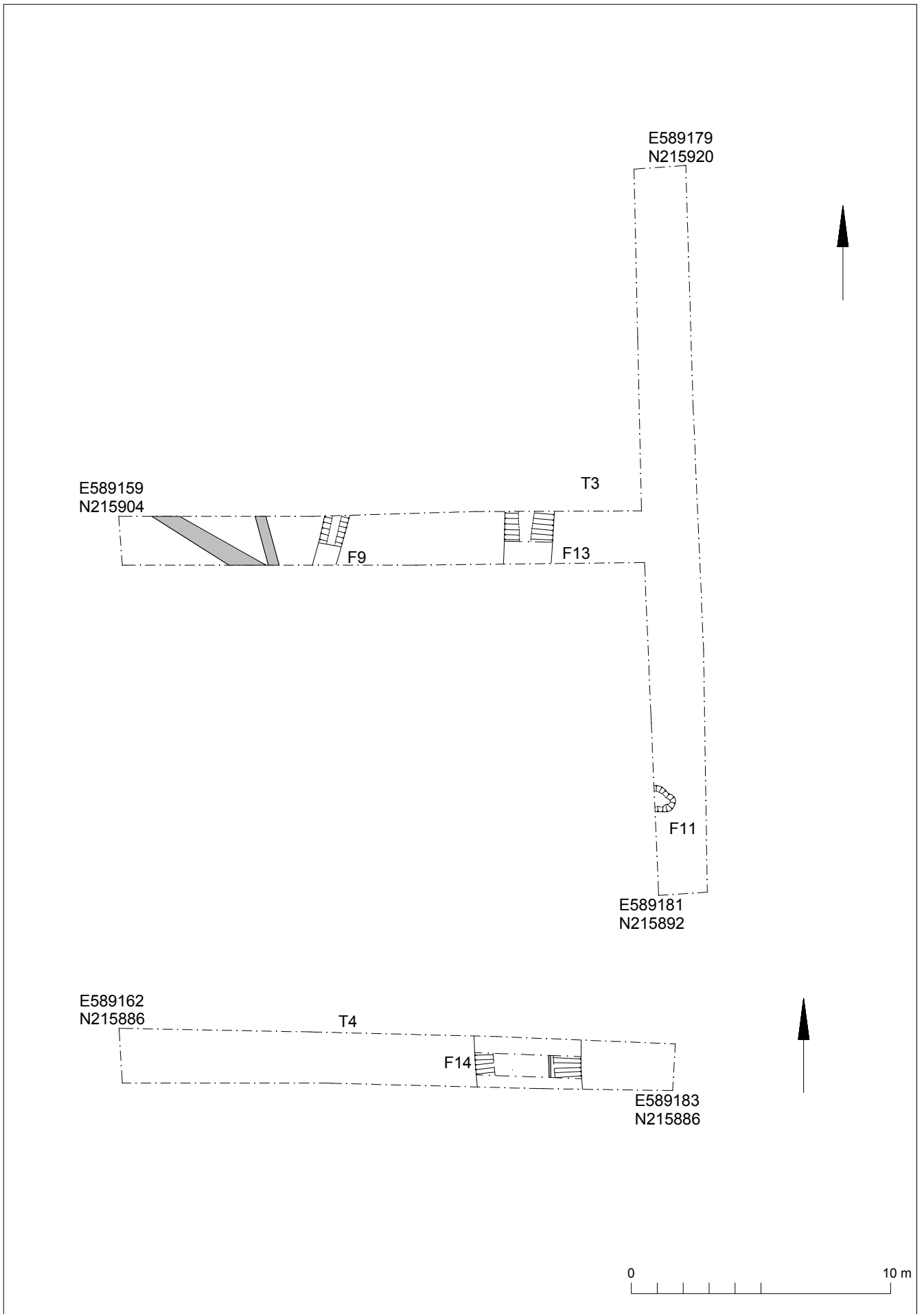


Fig 4 Trench results.

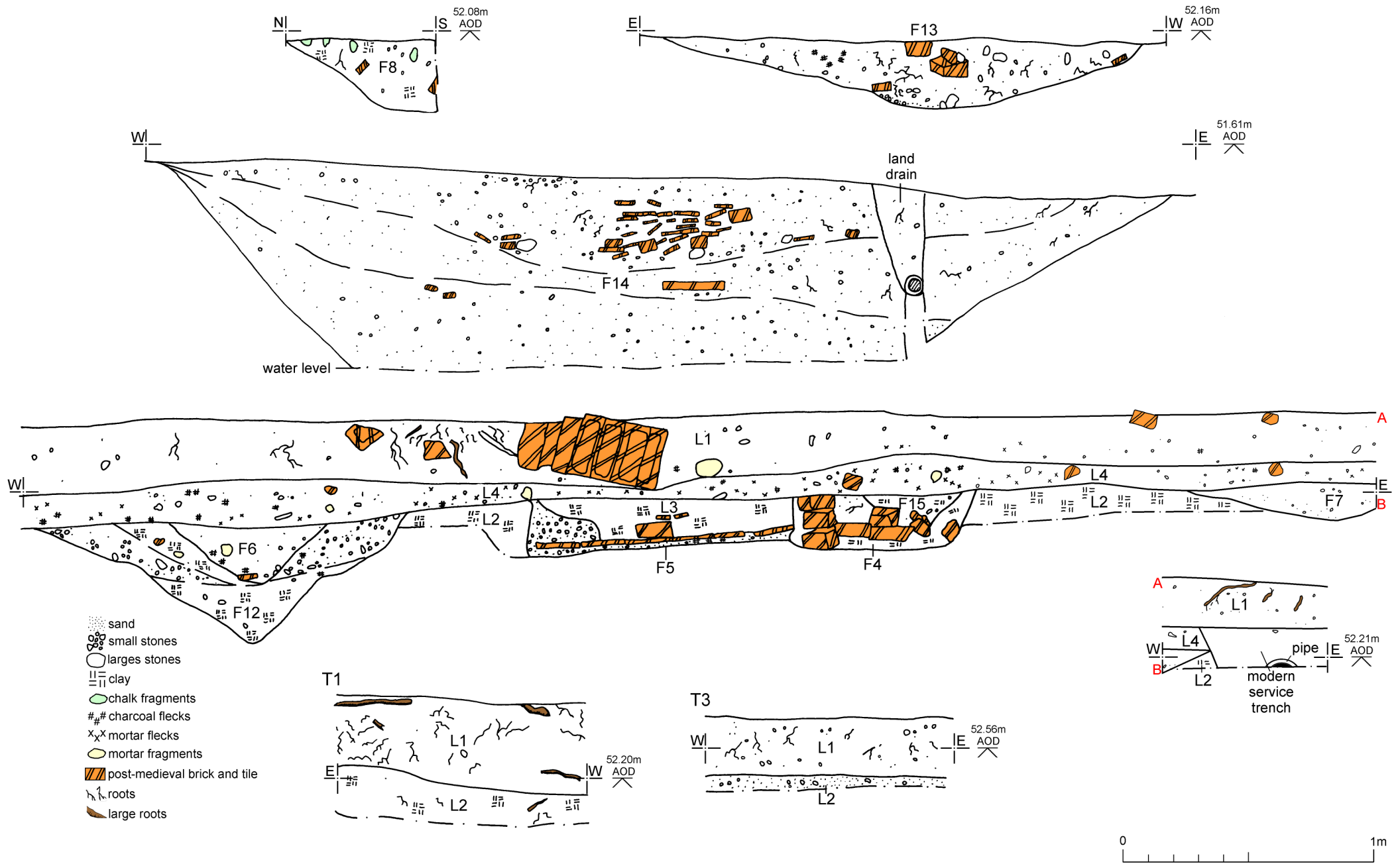


Fig 5 Feature and representative sections.

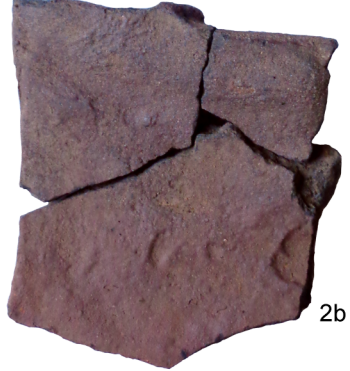
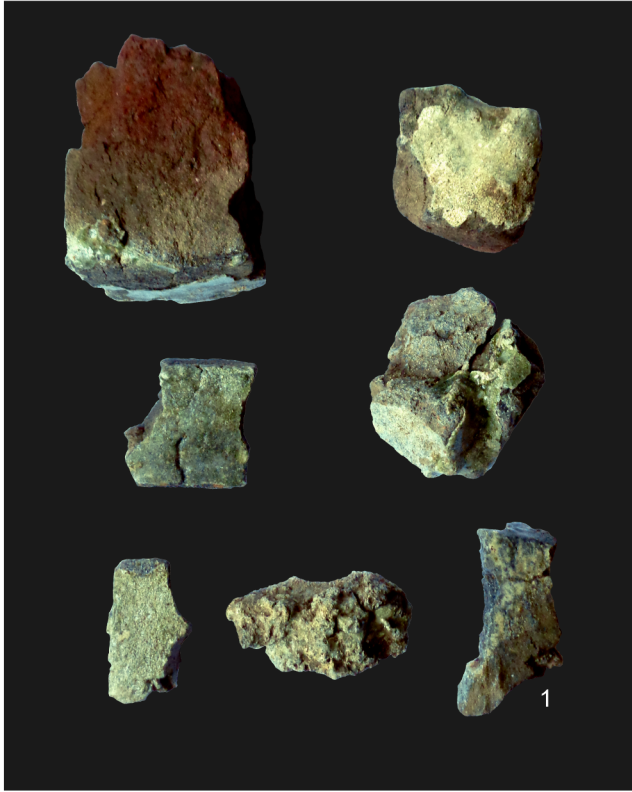


Fig 6 Selection of waster brick pieces from ditch F13 (1), waster peg-tile pieces from ditch F13 (2a-c) and complete waster floor/paving tile from F14 (3).



# Essex Historic Environment Record/ Essex Archaeology and History

## Summary sheet

<b>Address:</b> 84 Maldon Road, Tiptree, Essex, CO5 0BW	
<b>Parish:</b> Colchester	<b>District:</b> Colchester
<b>NGR:</b> TL 8915 1590 (centre)	<b>Site code:</b> CAT project ref.: 17/12d CHER ref: ECC4122 OASIS ref: colchest3-303765
<b>Type of work:</b> Evaluation	<b>Site director/group:</b> Colchester Archaeological Trust
<b>Date of work:</b> 29th-31st January 2018	<b>Size of area investigated:</b> 0.53 ha
<b>Location of curating museum:</b> Colchester museum accession code COLEM 2018.3	<b>Funding source:</b> Developer
<b>Further seasons anticipated?</b> Not known	<b>Related CHER/SMR number:</b> EHER 8047, 8054, 8328, 8381, 8442, 8443, 8458, 8460, 8469; MCC6995
<b>Final report:</b> CAT Report 1227	
<b>Periods represented:</b> Post-medieval, modern	
<p><b>Summary of fieldwork results:</b>  <i>An archaeological evaluation (four trial-trenches) was carried out at 84 Maldon Road, Tiptree, Essex in advance of the construction of seven new dwellings, garages and associated works. The site is located in the grounds of the now-demolished 17th-century Brook House, and in close proximity to a complex of medieval and post-medieval cropmarks. Archaeological evaluation at this site uncovered several ditches and pits dating to the 17th, 18th and 19th centuries, and two post-medieval bricks structures, possibly drains. The latter features are almost certainly related to Brook House, whilst the former may possibly be associated with the cropmarks near to the site. Kiln waste material retrieved from a number of features is also indicative of brick and tile manufacture near to the site during the post-medieval period.</i></p>	
<b>Previous summaries/reports:</b> None	
<b>CBC monitor:</b> Jess Tipper	
<b>Keywords:</b> -	<b>Significance:</b> *
<b>Author of summary:</b> Dr Elliott Hicks	<b>Date of summary:</b> February 2018

# Written Scheme of Investigation (WSI) for an archaeological evaluation at 84 Maldon Road, Tiptree, Essex, CO5 0BW

**NGR:** TL 8915 1590 (centre)

**Planning reference:** 170292

**Commissioned by:** Stephen Sanderson (ADP Ltd)

**Client:** Arrow Properties (Tiptree) Limited

**Curating Museum:** Colchester

**Museum accession code:** [tbc](#)

**CHER number:** [tbc](#)

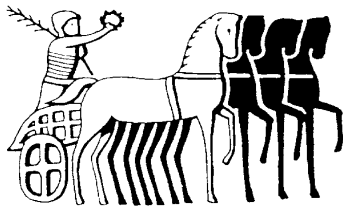
**CAT project code:** 17/12d

**OASIS project id:** colchest3-303765

**Site manager:** Chris Lister

**CBC monitor:** Jess Tipper

**This WSI written:** 12.12.2017



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## **Site location and description**

The proposed development site lies on the western side of Tiptree on land at 84 Maldon Road, opposite the junction with Clarksmead (Fig 1). The site is centred on NGR TL 8915 1590.

## **Proposed work**

The development comprises the construction of seven new dwellings, garages and associated works.

## **Archaeological background**

The following archaeological background draws on the Colchester Archaeological Trust report archive, the Colchester Historic Environment Record (CHER) and the Essex Historic Environment Record (EHER) accessed via the Heritage Gateway:

The CHER/EHER indicates that the development site is located to the east of an area of cropmarks (HER MCC6995). This includes undated cropmarks of linear features and short stretch of curving trackway (EHER 8460) and early medieval to post-medieval cropmarks of former field boundaries (EHER 8442). To the west and south of the adjacent sand and gravel pit are cropmarks of two adjacent rectangular enclosures (EHER 8381), old ditches (possibly field boundaries) and a ring ditch (EHER 8458), and linear features and pits (HER 8469), all of which are undated.

Isolated findspots in the immediately vicinity include flint implements dating from the Mesolithic, Neolithic and prehistoric periods (EHER 8047, 8054, 8328) and Roman coins (EHER 8443).

The development site is located within the site of the demolished Brook House, which possibly dated to the 17th century and was extended in the 18th and 19th centuries. It was listed in 1965 and de-listed in 2014 due to the low proportion of the original fabric present.

## **Planning background**

A planning application was made to Colchester Borough Council in February 2017 (application no. 170292) proposing the construction of seven new dwellings, garages and associated works.

As the site lies within an area highlighted by the EHER / CHER as having a high potential for archaeological deposits, an archaeological condition was recommended by the Colchester Borough Council Archaeological Advisor (CBCAA). This recommendation was for an archaeological evaluation by trial-trenching and was based on the guidance given in the National Planning Policy Framework (DCLG 2012).

## **Requirement for work**

The required work is for a trenched archaeological evaluation to be carried out in advance of any groundworks to enable the archaeological resource, both in quality and extent, to be accurately quantified. Details are given in a Project Brief written by CBCAA (CBC 2017).

Specifically, 5% of the 0.55ha development site will be sampled, working out at 150m linear. The CBCAA requested five 30m long trenches be laid out across the development site. Due to the presence of tree and root protection zones, this has been reduced to four trenches, arranged to cover as much of the site as is accessible. Despite these changes, the total meterage remains the same. Each trench will measure 1.8m wide by:

- T1: 30m long
- T2: T-shaped, 30m and 17.5m long
- T3: T-shaped, 30m and 17.5m long
- T4: 25m long

The trial-trenching is required to:

- Identify the date, approximate form and purpose of any archaeological deposit, together with its likely extent, localised depth and quality of preservation.
- Evaluate the likely impact of past land uses, and the possible presence of masking colluvial/alluvial deposits.
- Establish the potential for the survival of environmental evidence
- Provide sufficient information to construct an archaeological conservation strategy, dealing with preservation, the recording of archaeological deposits, working practices, timetables and orders of cost.

If unexpected or unusual remains are encountered the CBCAA will be informed immediately. Further investigation may be required by the CBCAA, which would be the subject of an additional brief and wsi.

### **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-c)
- Standards and Frameworks published by East Anglian Archaeology (Gurney 2003, Medlycott 2011)
- Relevant Health & Safety guidelines and requirements (CAT 2014)
- The Project Brief issued by CBCAA (CBC 2017)

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.

A project or site code will be sought from the curating museum, as appropriate to the project. This code will be used to identify the finds bags and boxes, and the project archive when it is deposited at the curating museum.

### **Staffing**

The number of field staff for this project is estimated as follows: one supervisor plus two archaeologists for three days.

In charge of day-to-day site work: Nigel Rayner/Ben Holloway

### **Evaluation methodology**

Where appropriate, modern overburden and any topsoil stripping/levelling will be performed using a mechanical excavator equipped with a toothless ditching 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.

Where necessary, areas will be cleaned by hand to ensure the visibility of archaeological deposits.

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

All features or deposits will be excavated by hand. This includes a 50% sample of discrete features (pits, etc), 10% of linear features (ditches, etc) in 1m wide sections, and 100% of complex structures/features. Complex archaeological structures such as walls, kilns, ovens or burials will be carefully cleaned, planned and fully recorded, but where possible left *in situ*. Only if it can be demonstrated that the complex structure/feature is likely to be destroyed by groundworks will it be removed.

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

A sondage will be excavated in each trench to test the stratigraphy of the site. This will occur in every trench unless it can be demonstrated that a feature excavated within a particular trench has clearly penetrated into natural.

A representative section will be drawn of each trench, to include ground level, the depth of machining within the trench and the depth of any sondages.

A metal detector will be used to examine trenches, contexts and 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**

The evaluation trench and any features will be surveyed by Total Station, unless the particulars of the features indicate that manual planning techniques should be employed. 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. Any significant features, ie burials, will be planned by hand.

The site grid will be tied into the National Grid. Corners of excavation 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 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 all processing with 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. As the requirement for work is for full excavation any human remains encountered on the site will be subject to the following criteria: 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 Ministry of Justice for a licence to remove them. In that case, conditions laid down by the license will be followed. If it seems that the remains are not ancient, then the coroner, the client, and 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.

## Finds

All significant finds will be retained.

All finds, where appropriate, will be washed and marked with site code and context number.

Stephen Benfield (CAT) normally writes our finds reports. Some categories of finds are automatically referred to other CAT specialists:

small finds, metalwork, coins, etc: Laura Pooley

animal bones (small groups): Adam Wightman/Alec Wade

flints: Adam Wightman

or to outside specialists:

animal bones (large groups) and human remains: Julie Curl (*Sylvanus*)

environmental processing and reporting: Val Fryer / Lisa Gray

conservation of finds: staff at Colchester Museum

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

Roman brick/tile: Ernest Black

Roman glass: Hilary Cool

Prehistoric pottery: Paul Sealey

Other: Historic England 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.

## 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* (English Heritage 2006).

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:



- The aims and methods adopted in the course of the archaeological project.
- Location plan of the trenches in relation to the proposed development. At least two corners of each trench will be given 10 figure grid references.
- A section drawing showing depth of deposits from present ground level with Ordnance Datum, vertical and horizontal scale (if this can be safely done)
- 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 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.

The archive will be deposited with Colchester & Ipswich Museum within 3 months of the completion of the final publication report, with a summary of the contents of the archive supplied to CBCAA.

### **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**

CAT	2014	<i>Health &amp; Safety Policy</i>
CBCAA	2016	<i>Brief for a Trenched Archaeological Evaluation at 84 Maldon Road, Tiptree, Colchester, CO5 0BW</i> by J Tipper
CIfA	2014a	<i>Standard and Guidance for an archaeological evaluation</i>
CIfA	2014b	<i>Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives</i>
CIfA	2014c	<i>Standard and guidance for the collection, documentation, conservation and</i>

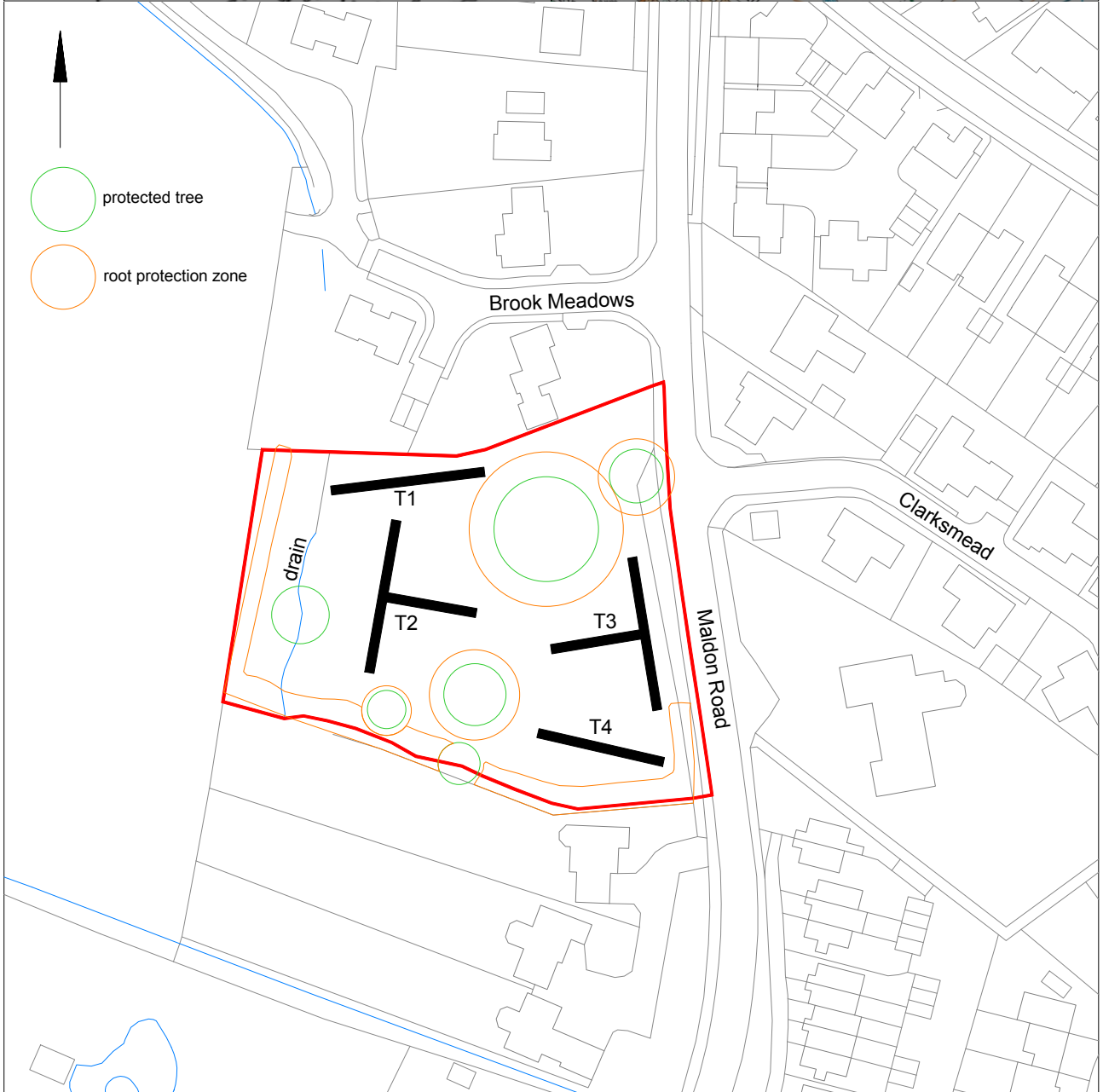
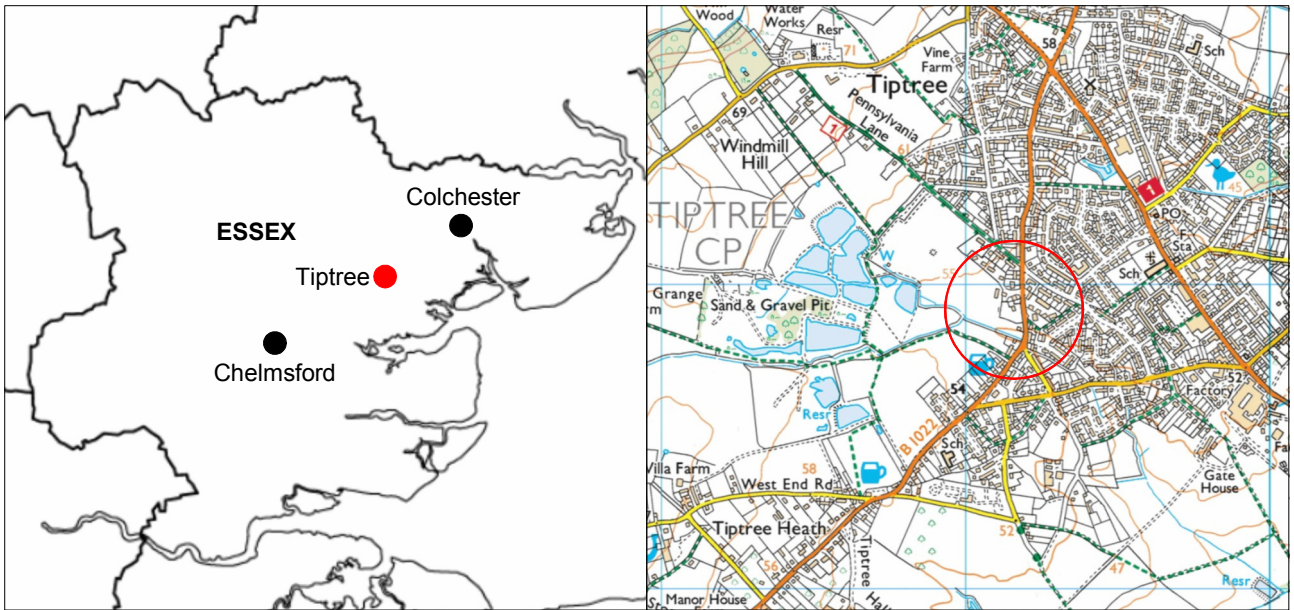
DCLG	2012	<i>research of archaeological materials</i>
English Heritage	2006	<i>National Planning Policy Framework</i>
Gurney, D	2003	<i>Management of Research Projects in the Historic Environment (MoRPHE)</i>
Medlycott, M	2011	<i>Standards for field archaeology in the East of England. East Anglian Archaeology Occasional Papers 14 (EAA 14).</i>
		<i>Research and archaeology revisited: A revised framework for the East of England. East Anglian Archaeology Occasional Papers 24 (EAA 24)</i>

L Pooley



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Fig 1 Site location and trench proposal.



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## Printable version

**OASIS ID: colchest3-303765**

### Project details

Project name	Archaeological evaluation at 84 Maldon Road, Tiptree, Colchester, CO5 0BW
Short description of the project	An archaeological evaluation (four trial-trenches) was carried out at 84 Maldon Road, Tiptree, Essex in advance of the construction of seven new dwellings, garages and associated works. The site is located in the grounds of the now-demolished 17th-century Brook House, and in close proximity to a complex of medieval and post-medieval cropmarks. Archaeological evaluation at this site uncovered several ditches and pits dating to the 17th, 18th and 19th centuries, and two post-medieval bricks structures, possibly drains. The latter features are almost certainly related to Brook House, whilst the former may possibly be associated with the cropmarks near to the site. Kiln waste material retrieved from a number of features is also indicative of brick and tile manufacture near to the site during the post-medieval period.
Project dates	Start: 29-01-2018 End: 31-01-2018
Previous/future work	No / Not known
Any associated project reference codes	17/12d - Contracting Unit No.
Any associated project reference codes	170292 - Planning Application No.
Any associated project reference codes	COLEM 2018.3 - Museum accession ID
Any associated project reference codes	ECC4122 - HER event no.
Type of project	Field evaluation
Site status	None
Current Land use	Vacant Land 2 - Vacant land not previously developed
Monument type	PIT Post Medieval
Monument type	DITCH Post Medieval
Monument type	TILE STRUCTURE Post Medieval
Monument type	DITCH Modern
Monument type	BRICK DRAIN Post Medieval

Monument type	ROBBING CUT Uncertain
Monument type	PIT Uncertain
Monument type	TREE THROW Uncertain
Monument type	PIPE TRENCH Modern
Significant Finds	PEG-TILE Post Medieval
Significant Finds	LIMESTONE Post Medieval
Significant Finds	IRON NAIL Uncertain
Significant Finds	BRICK Post Medieval
Significant Finds	POTTERY Modern
Significant Finds	GLASS Modern
Significant Finds	POTTERY Post Medieval
Significant Finds	ANIMAL BONE Uncertain
Significant Finds	OYSTER SHELL Uncertain
Significant Finds	TOBACCO PIPE Post Medieval
Significant Finds	GLASS Post Medieval
Methods & techniques	""Sample Trenches""
Development type	Rural residential
Prompt	Planning condition
Position in the planning process	Not known / Not recorded

### Project location

Country	England
Site location	ESSEX COLCHESTER TIPTREE 84 Maldon Road
Postcode	CO5 0BW
Study area	0.53 Hectares
Site coordinates	TL 8915 1590 51.809169151613 0.744123430938 51 48 33 N 000 44 38 E Point
Height OD / Depth	Min: 50.71m Max: 52.41m

### Project creators

Name of Organisation	Colchester Archaeological Trust
Project brief originator	CBC Archaeological Officer
Project design originator	Laura Pooley
Project director/manager	Chris Lister
Project supervisor	Ben Holloway
Type of sponsor/funding body	Developer

## Project archives

Physical Archive recipient	Colchester Museum
Physical Archive ID	COLEM 2018.3
Physical Contents	"Ceramics"
Digital Archive recipient	Colchester Museum
Digital Archive ID	COLEM 2018.3
Digital Media available	"Images raster / digital photography","Survey"
Paper Archive recipient	Colchester Museum
Paper Archive ID	COLEM 2018.3
Paper Media available	"Context sheet","Drawing","Miscellaneous Material","Photograph","Report"

## Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Archaeological evaluation at 84 Maldon Road, Tiptree, Essex, CO5 0BW: January 2018
Author(s)/Editor(s)	Hicks, E.
Other bibliographic details	CAT Report 1227
Date	2018
Issuer or publisher	Colchester Archaeological Trust
Place of issue or publication	Colchester
Description	A4 loose-leaf ringbound
URL	<a href="http://cat.essex.ac.uk/">http://cat.essex.ac.uk/</a>
Entered by	Elliott Hicks ( <a href="mailto:lp@catuk.org">lp@catuk.org</a> )
Entered on	20 February 2018

# OASIS:

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