

TOUCHSTONE ARCHAEOLOGY LTD

Historic Environment Desk Based Assessment

The Chapel, Batts Road, Southminster, Essex CM0 7LE

December 2019

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Historic Environment Desk Based Assessment
The Chapel, Batts Road, Southminster, Essex CM0 7LE

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**Archaeological Historic Environment Desk-Based Assessment in Advance of the proposed
development at The Chapel, Batts Road, Steeple, Essex CM0 7LE**

NGR: TL 93892 03071

1 SUMMARY

Touchstone Archaeology has been commissioned by the Client to carry out a Historic Environment Desk-Based Assessment on the site of The Chapel, Batts Road, Steeple, Essex CM0 7LE in advance of a proposed residential development.

The proposed development area is located east of the village of Steeple and comprises of a Chapel and a Graveyard, centred on NGR TL 93892 03071 (Fig.1-3 & Plate 1-3).

The aims of this document are to assess the nature, extent and significance of the Chapel within the historic environment, with particular focus on the Graveyard, the collation of the burial records and the identification of the deceased within the area of the proposed development. This document was authored by Zoe Schofield.

This assessment has shown that the PDA has a low potential for archaeological features or deposits prior to the Post Medieval period. The proposed development is likely to impact upon the graveyard located to the north and south of the Chapel building. A study has been made of the graveyard to identify the deceased with particular focus on the area in which the development is due to take place. Surviving records suggest that the Minister plots 3, 4 and 6, hold the children of the Ministers, plot 8 contains a lay preacher, all dating prior to 1889. Plots 1, 2, 5, 7, 9 and 10 are empty.

It is considered likely that no further archaeological assessment will be required where the design of the foundations of the proposed building are re-engineered to allow the graves to remain in situ.

**Historic Environment Desk-Based Assessment in Advance of the proposed development at
The Chapel, Batts Road, Steeple, Essex CM0 7LE**

NGR: TL 93892 03071

2 INTRODUCTION

Touchstone Archaeology was commissioned by the Client to carry out a Historic Environment Desk-Based Assessment at the site of The Chapel, Batts Road, Steeple, Essex CM0 7LE centred on National Grid Reference (NGR) TL 93892 03071 (Fig 1-3 & Plates 1-3). The site is located east of the village of Steeple, on the west side of Batts Road at the junction with The Street, Bradwell Road and Batts Road and the proposed development area comprises of a Chapel and a Graveyard.

The Chapel was converted to a residential dwelling in 2010 and is currently occupied.

The aims of this document are to assess the nature, extent and significance of the Chapel within the historic environment, with particular focus on the Graveyard, the collation of the burial records and the identification of the deceased and to consider the impact of the proposed development on the site.

2.1 The Proposed Development

2.1.1 The proposed development is to retain the Chapel building as a dwelling and to construct 2no, two bedroom, two-storey dwellings with parking and access (Fig.4).

The new dwellings will be sited within the historic graveyard, to the south of the chapel, aligned with the south wing of the schoolhouse (to the rear of the building).

A second graveyard, located further north, adjacent to the junction of The Street and Batts Road is active and while owned by the applicant, is not included within the application site (Fig. 4).

2.1.2 In 2010 the South Eastern Area Planning Committee approved a proposal (FUL/MAL/10/00693) to convert and adapt the vacant Chapel into a dwelling and the area of the disused graveyard to be made over to garden. At the time it was noted that some gravestones were in situ but some had fallen and were not in the correct location. During the conversion the stones were placed around the boundary of the site and a plan of the grave made available to visitors as required under the Burials Act.

2.1.3 An application was submitted in 2017 (FUL/MAL/17/00027), for the construction of a tierce of three two-storey houses to the south and four houses to the north, which was refused on the basis that the form of the development would adversely affect the setting of a Non-Designated Heritage Asset and the visual appearance and character of the rural setting of the village.

2.1.4 The development of the graveyard has raised concerns with the local community and while this is not a planning issue, the Disused Burial Grounds (amendment) Act 1981 states that where interments have taken place within the last 50 years and an objection has been raised by any personal representative or relative of the deceased, the applicant would first need to publicise their intentions.

2.1.5 This document has been commissioned with the intention of identifying the deceased and their positions in the graveyard in order for the landowner to satisfy the concerns of local residents or potential relatives of the deceased and to comply with legislation. It will form part of a planning application.

2.2 Policy and Legislation

2.2.1 Policies relevant to the Historic environment are listed in Table 2.

2.2.2 Legislation previously prevented the erection of buildings on disused burial grounds. In 1981, an amendment was released, designed to enable building to take place on certain disused burial grounds with appropriate safeguards (Table 2).

2.2.3 The Burial Ground Regulations provides advice for construction works within burial grounds (Table 2).

2.3 Project Constraints

During this assessment the Essex Congregational Church¹ was contacted to request information on the church and the graveyard but they were unable to help.

2.4 Study Area

The recorded Historic Environment Resource within a 500m Study Area around the site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the site.

2.5 Geology

2.5.1 The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of London Clay formation (clay, silt and sand); sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene period in a local environment previously dominated by deep seas (*BGS.c.uk*).

2.5.2 There are no superficial deposits recorded at the site.

2.5.3 A borehole taken just east of the site confirmed a geological stratigraphy comprising of top soil overlying a soft to firm silty clay, sealing a stiff weathered London clay, overlying the bedrock geology of a stiff unweathered London clay. The borehole reached 7.7m in depth (*BGS.co.uk*).

¹ EFCC Trust Corporation Ltd, applied to 13th November 2019, response 28th November 2019

2.6 Topography

The PDA is a sub rectangular plot of 0.14 occupied by a former Congregational Church and Graveyard. The site sits at an average height of 12m aOD, within the historic parish of St. Lawrence, the village of Steeple, in the rural landscape of the Dengie Peninsula, c.2.34km south of the River Blackwater estuary. It is located on the west side of Batts Road, at the junction with The Street. To the north boundary is a graveyard that is still maintained and active, to the east is Batts Road and to the west and south is low-density residential housing. (Fig.1-3).

2.7 Historic Hedgerows

The PDA is set within an area of low-density residential development that dates from the late 19th C through to the late 20th C. Batts Road has been in use from the late 19th C and the plot has seen very little change to its boundaries.

Vegetation survives to all boundaries of the site, however, there is no evidence from cartographic sources that the vegetation qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (Plate 1). The proposed development should not have any significant impact on the current vegetation.

3 AIMS AND OBJECTIVES

3.1 Introduction

This assessment has been prepared in accordance with guidance defined by ClfA (2017) and aims to provide a contextual assessment of the site by determining through surviving and available evidence, the nature, extent and significance of the site within the Historic Environment, the potential for archaeological deposits and the impact of the development on any identified Heritage Assets.

The overarching objectives are to assess:

- the potential for the survival of heritage assets and the archaeological, historic, architectural and artistic significance of known and potential heritage assets
- the impact of the proposed development on the significance of the heritage assets and their settings and strategies to conserve that significance
- strategies and proposals for further evaluation
- strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping

The completed document will form part of the initial stages of archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for proposed development and associated planning applications.

A Heritage Statement has also been prepared to accompany the planning application.

3.2 Site Specific Aims and Objectives:

This document was commissioned by the Client in order to supplement a planning application for a residential development. The proposed development seeks to construct two dwellings within the historic graveyard in an area reserved for the graves of the Ministers of the church. There has been some discrepancy over the identity and date of interment of the deceased within the graves. This document aims to collate the surviving records, to provide a plan of the graveyard and to identify the deceased and the dates of interment (Appendix II & III).

4 METHODOLOGY

The study area comprised 500m from the centre of the site and considered the following sources:

4.1 Archaeological Databases

The Historic Environment Record (HER) provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Steeple. The Archaeology Data Service Online Catalogue (ADS) and the Portable Antiquities Scheme Database (PAS) expanded on the research (Appendix I).

4.2 Historical Documents

Historical documents, such as charters, registers, wills and deeds etc., considered relevant to this specific study were sourced from the Local Records Office and the Internet. The owner provided the Church records he had inherited on the purchase of the property.

4.3 Cartographic and Pictorial Documents

A cartographic and pictorial document search was undertaken using resources offered by the Internet and Ordnance Survey Historical mapping (Figs. 5-12).

4.4 Aerial Photographs

A study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1).

4.5 Geotechnical Information

No Geotechnical information was available for the site.

4.6 Secondary and statutory resources

Relevant local and regional knowledge, studies, research frameworks, policies, directives, development plans and legislation were considered.

5 HISTORIC DEVELOPMENT

Table 1 Classification of Archaeological Periods

Palaeolithic	c. 500,000 BC – c.10,000 BC
Mesolithic	c.10,000 BC – c. 4,300 BC
Neolithic	c. 4,300 BC – c. 2,300 BC
Bronze Age	c. 2,300 BC – c. 600 BC
Iron Age	c. 600 BC – c. AD 43
Romano-British	AD 43 – c. AD 410
Anglo-Saxon	AD 410 – AD 1066
Medieval	AD 1066 – AD 1485
Post-medieval	AD 1485 – AD 1900
Modern	AD 1901 – present day

5.1 History of the Locality

5.1.1 *Romano British*

The Chapel was constructed using Roman material and this, the Red Hills, a by-product of salt making and a pottery sherd found in a field east of the PDA is the only evidence of occupation within the study area prior to the Medieval period.

5.1.2 *Medieval*

Steeple is first recorded in the Domesday Book as *Ulfine's Cherche*. Later it was changed to Steeple, referring to the local parish church and suggesting that the neighbouring village churches were without this feature. Later the village became known as 'Steeple-cum-Stangate' or 'Steeple with Stangate' referring to the small hamlet of Stangate or *Stone gate* within its

parish. Stangate was the site of a priory for Cluniac Monks founded before 1106, a cell to the priory of Lewes. Their Chapel was later converted into a barn.

Steeple Manor was the property of St Bartholomew's Hospital London and the Manor House was sited to the north side of the church. By 1282 it was held by Hugh Fitz-Otto and afterwards by the Peshe, Field, Willoughby, Montague and other families. Steeple Grange was a Manor and Estate that belonged to J. J. Tufnell Esq., formerly held by the Ferrers, Brandon, Stonard, Boulter and other families.

Prior to the Post Medieval period Steeple was a small village c.3km west of the PDA, set around the medieval church and Manor.

5.1.3 Post Medieval

The Post Medieval period provides an insight into the development and daily life of the village.

In 1800 the village would have relied largely on farming for its work; a group of labourers were sentenced to 12 months imprisonment for inciting others to leave their work and join their party to force the Dengie farmers to raise the wages in husbandry.

In 1818 the population was 393. There was a Sunday school in which 50 children were taught in a barn. By 1819, at a cost of £400, a school for boys and one for girls opened. It was supported by voluntary contributions and the Master and Mistress had a salary of £60 per annum with a house and coals.

In 1834, under the Poor Law Union, Steeple became part of the Maldon Union. At this time the village trades were farmers, a baker, a blacksmith, a boot and shoemaker, a butcher, a publican, a saddler, a shopkeeper and dealer.

By 1843 the population had risen to 497 and the occupations included a valuer and appraiser of agricultural property, a parish clerk, a schoolmistress, a barge owner and beer housekeeper, a grocer, and a thatcher. The school provided 80 spaces but was teaching only 21 boys and 21

girls daily and 8 boys and 7 girls on Sundays. A lending library was attached and the school was supported by subscription and payments from the parents.

The tithe map of 1839 records the PDA as buildings, a yard, pasture and grass of 2 roods and 10 perches (TL939031) owned by William Bott and occupied by John Hewitt, who is named in the census as a Blacksmith.

In 1848 Steeple was described as *'a long village, on the Bradwell Road, at the foot of a gentle acclivity, overlooking the marshes on the south side of the estuary of the River Stour'*. The village had fairs on Whitmonday and the Wednesday after Michael Mass.

In 1857 the Independent church was built and in 1873 the schoolroom was added.

By 1863, a draper, a marine store dealer and a bailiff had been added to the list of occupations and by 1874 a wheelwright and a harness maker were also in residence.

A visit to the village by the Parish Council in 1894 describes the village in detail. A large haystack had caught on fire but the visitors were pleased to see that there was a notice announcing that a parish meeting would be held in the tent opposite the schoolroom for the purpose of discussing the arrangements of the Parish Councils Act of 1894. They noted dilapidated houses standing two and three together attesting to the fact that the agricultural depression had not spared the village. Fifteen tenements were empty and their neighbours were using some of the old houses as cart lodges, hay barns and tool houses. They stated that *'seldom have we seen a village where there is a greater need of new cottages with decent and sufficient accommodation for labourers and their families.'* (*Chelmsford Chronicle, 1894*). The village had no 'squire' and the income received by the landowners, St Bartholomew's Hospital, would not be enough to warrant spending money on improvements. It goes on to say that Steeple is not *'altogether so woe-begone and desolate as at first site might be thought'* as there was ample provision for the religious wants of the people. There were two public houses and two beer shops, an elementary school that was managed with *'considerable economy'* (£20) by the school board and a small free library for the children controlled by the schoolmaster. A set of doors

separated the schoolroom from the Congregational Church and were opened to allow for entertainments, concerts, lantern exhibitions, tea meetings and temperance gatherings. The tent, located in a field opposite the school, was used by the Evangelization Society. To the side of the tent was a public footpath, constructed at the Vicar's expense to provide access to the vicarage and Southminster. A shop in the main street was called the Banish Room and was open to all, with an inscription that explains where to find the key. It held a small collection of books, pamphlets, timetables, maps, almanacks and other useful articles. The shop window was used for the display of notices, general information, special hints, religious, social and personal matters. The vicar chaired the parish meeting and it was well attended. The Parish council were impressed by how the meeting was conducted and the interest shown by the parishioners commenting that *'we can only say in conclusion that we heartily wish that other parishes would set about the work undertaking their own local government with the same forethought and sense as has been shown by the parishioners at Steeple'* (Chelmsford Chronicle, 1894).

The record suggests that while the village of Steeple had seen some hardship the inhabitants were very invested in their village and that the church played a significant part in that.

By 1895 there was a coast guard station and a post office.

In 1901 the village is described as having soil of a heavy nature with a subsoil of clay. The chief crops were wheat and beans and the area was made up of 2606 acres of land, 31 of water, 14 of tidal water and 60 of foreshore. The population had reduced to 353 but a carrier passed through on the way to Maldon on Tuesday, Thursday and Saturday.

5.1.4 The Development of the Chapel

In the 1600's the growth of Evangelical Religion resulted in a number of small independent churches and chapels being built in Essex. Congregational Ministers were active in the villages of Althorne, Asheldham, Cold Norton, Latchingdon, Mundon, Purleigh, St Lawrence, Stow Maries, Woodham Walter, Burnham-on-Crouch, Southminster, Tillingham and Steeple.

By 1768 the mutual corporation between these churches and their Ministers led to the formation of a Ministerial Association and the use of the title 'Congregational Church'. The churches remained independent and autonomous, eliminating the requirement for Bishops and presbyteries.

In 1798, a meeting at Dunmow of Ministers and lay representatives from the Congregational Churches in Essex discussed how the gospel could be spread throughout Essex. Seventeen churches joined the 'Essex Congregational Union' and religious teaching was introduced to the schools.

The Steeple Congregational Chapel was built in 1857 and a notice was placed in the Essex Herald that *"A separate building, the Independent Chapel in the Parish of Steeple being a building certified according to Law as a place of religious worship, was on the 25th day of September 1867 duly registered for solemnising marriages"* (W.M. Codd: Super Intendant Registrar) (.).

The church had a number of ministers through the 19th and 20th centuries:

c.1860-1867 - The first Minister was a Rev. George Seymour (B.1833, D.1933). He joined the church at Maldon becoming a lay preacher until he was offered the position of pastor at Steeple.. During his time at the chapel he continued to preach at Tillingham. His son Charles Arnold Seymour aged 10 months, died in 1865 and was buried in Minister plot 6. Rev. Seymour remained at the church for 7 years before moving to Clare Congregational Church.

c.1867 -1871 - The second Minister was Rev. C. E. Gordan Smith. He remained at the church until for four years before moving to Framlingham Congregational Church.

c.1871 – 1876 - The third Minister was Rev. W Denk. He was an active participant in many of the local religious meetings and wrote a strong letter published in the Essex Herald in 1872. He complained that at a recent conference held at Southminster the Rev. TT Creswell had claimed that there was a dissenters' burial ground in which they would not allow the burial of a member of the Peculiar People to take place and so he had allowed the deceased to be buried in his

church. Rev. Denk stated that the burial ground belonged to the Congregationalists and not to dissenters' and that *'no one had ever been refused interment on account of their denominational peculiarities'* but that the ground was of limited extent and because of this the friends of the deceased persons had been told that they would rather not inter anyone except those who were in some way connected to their own congregation. In 1873 under the direction of Rev. Denk a schoolroom was constructed at the chapel and the chapel rearranged to allow the accommodation of 100 people. The schoolroom had, according to government requirements, space for 52 children and the improvements had cost £250. At an opening service followed by tea and a public meeting it was noted that the church also had a new harmonium purchased by money collected by the young people of the congregation and played by Miss Tabrum.

The church celebrated its opening annually and one such event is described in 1872 as *"after the service there was an adjournment to the barn on the farm of Mr Attenborough, which had been gaily decorated for the occasion. The barn was completely filled and after tea a public meeting was held."* Mr Attenborough frequently made the barn available to the church.

The congregational church was an integral part of the local community and served as more than just a place of worship. In 1874 Rev. Denk gave a lecture on 'Livingstone and Stanley', a current news feature about the journalist Henry Morton Stanley, who in 1871 was given the job by his editor of finding Dr David Livingstone, a Scottish explorer and Missionary, who had vanished in Africa and been missing for several years. In the year of the lecture, Stanley had embarked on a new exploration of Africa.

His daughter Alice Mary aged 19 months, died in 1875 and was buried in Minister plot 3.

In 1876 an *"amusing entertainment"* was given in the school room when Rev. Denk delivered a lecture on *'how we get our colour'* using a magic lantern and a number of slides (*"Drunkards Progress"* and *"Jonny Gilpins well known ride to Edmonton"*). In the same year after seven years of service Rev. Denk accepted the invitation to become pastor of the congregational church in Goring near Reading.

c.1878 – 1880 - The fourth Minister was a Rev. C. Drewitt who held the joint pastorate of the Congregational Chapels at Steeple and Tillingham (Est. 1868). In 1878, a Temperance meeting was held at the church in which 40 people signed a pledge of temperance, Rev. Drewitt being the first. The London Missionary society preached at the chapel in 1880 and in the same year a fever epidemic swept through Steeple claiming three lives and the Congregational School closed for a fortnight. In the same year, after three years of service, Rev. Drewitt preached a farewell sermon.

c.1881 -1886 - The fifth Minister was Rev. Jarvis Hopkins Brewster. In 1885 the children had their annual Christmas tree in the schoolroom and were presented with an article from the tree, varying in value according to the number of marks obtained during the past year. Miss Tabrum, who played the harmonium, was also the schoolmistress. The church continued to celebrate its annual anniversary and to have regular teas and entertainments. At this point the church was still trying to raise proceeds to clear the debt of £50 from the construction of the schoolroom. In 1886, after seven years of service, Rev. Brewster moved to the congregational church of Chignall St James.

c.1886 – 1891 - The sixth Minister was Rev. G Hobson (b.1833). He began preaching at the age of 17 from a small cottage in Derbyshire. When he turned 26 he went to London to work with the City Mission before accepting the post of Pastor at Steeple in 1886. In 1887 the election of a school board took place in the parish of Steeple as the church school had been closed since August 1886 for want of funds. The Rev. Hobson was elected Chairman and the names Attenborough and Cardnell are mentioned as members of the board. In the same year a lay preacher, George Windley, who was probably visiting the church, died of consumption aged 56 and was buried in Minister plot 8. In 1889, Rev Hobson's twin sons Arthur Bernard and Maurice Victor died and were buried in Minister plot 4. In 1890 Rev. Hobson was suffering with influenza and unable to carry out his Sunday duties. A musical entertainment was given at the church organised by the Carters, Attenborough's and Cardnell's; all families actively involved in the church and the school and familiar names in the burial ground. In 1891, after five years, Rev. Hobson accepted an invitation to become Pastor of the chapel at High Easter and the Essex

Herald reported that his congregation and the inhabitants of his parish were losing a *“sympathetic and true friend”*. In 1909 he was elected chairman of the Essex Congregational Union and served in that office with great success. He also served on the Dunmow Board of Guardians and Rural Council, the Old Age Pensions Committee and was Chairman of the High Easter Parish Council. In 1933 he celebrated his 100th birthday. When he died his obituary said he was beloved by his congregation and highly esteemed by all members of the community.

c.1893 – 1906 - The seventh Minister was the Rev. T Thompson. In 1894 A Diocesan Missionary spoke at the church and a collection of 14s was taken by the congregation. The church celebrated its anniversary and on the following day the schoolchildren had their annual treat of tea in the schoolroom, games in Mr Attenborough’s meadow and each child received a book or toy and a bun. Some fifty ‘Peculiaris’ (referring to the Wesleyan denomination) travelled to Steeple to help their brethren in their harvest festival, holding their services in the Congregational Chapel. The Dengie Hundred Sunday School Union was held at the chapel, Rev. Thompson gave an address ‘The Teacher’s Requirements’ and it was announced that the school board would be taking a census of the village. Rev Thompson left the chapel after fourteen years to take a position at the Woodham Ferris Congregational Chapel.

Several of the local inhabitants that were living and working in the village in 1895 are buried in the grave yard; George Attenborough, farmer (F3); Elijah Cant, Baker; Edmund Cardnell, Baker & Farmer; Mrs Isabella Carter & Son, Grocers & Drapers(B4).

c.1907 – 1916 - The eighth Minister was Rev. F. W. Turner. In 1907 a lantern service entitled ‘Teddy’s Button’ was given in which money was collected for the organ at Tillingham church. The annual anniversary continued to be celebrated and after ten years Rev. Turner left the chapel for Evesham Congregational Chapel in Worcestershire and later Harlesden, London.

c.1913 - 1917 - The ninth Minister was Rev. G H Relfe. During his time there a Miss Wells took on the task of playing the organ. In 1918 a service was held for the eleven men of Steeple who had fallen in the war. He moved on to Chignal after five years and later to Surbiton Congregational Chapel but returned for the 80th Anniversary of Steeple chapel.

c.1917 – 1926 - The tenth Minister was the Rev. W H Batcock. In 1926, on behalf of the congregation and friends, he presented Miss Wells with an attaché case and purse as an appreciation for her ten years of services as organist for the church and Sunday school.

c.1926 – 1933 - The eleventh Minister was Rev. H W Cooper. In 1928 an application was approved by the Minister of Health for the opening of the new graveyard to the north corner plot. In 1929 a fete and sale of work took place in the meadow opposite the church to raise funds for the recent renovations that cost £90. In 1931, a Mrs Evans, a member of the Peculiar People, died and the funeral took place at the Congregational Chapel with Rev Cooper in attendance, suggesting that the Congregationalists shared a continued relationship with the Peculiar People's Church. Mrs Carter became the new organist. In 1932, the London Missionary Society spoke regarding their work in India and a fete was held with various sideshows and sports. The annual anniversary continued to be celebrated and in 1932 Rev Cooper reported '*a good year's work.*' In 1933, after eight years, the Rev. Cooper preached a farewell sermon at both Steeple and Tillingham. Steeple church presented him with a wallet containing a cheque for five guineas and his wife with a cruet set. On the Monday evening a farewell social evening was held in Tillingham. The chairman spoke of the regret with which they viewed Rev. Cooper's departure and the Vicar said they were all grateful for the work he had done in the parish. He was presented with a package inscribed "*Presented to the Rev H W Cooper and Mrs Cooper. August 21st, 1933, a token of appreciation, and with all best wishes and blessings for success in the future from all whose names are written in this book.*" The package contained £18 in Treasury notes and a book containing all the names of the subscribers. Appreciation was expressed for Rev. Cooper's services to the young men of Tillingham and also the help he and Mrs Cooper had given to the Cricket and Football Clubs. Rev. Cooper said he would always remember the people of Steeple and Tillingham for their warmheartedness and friendliness. He left for Charlwood with Parkgate Congregational Church, Surrey.

c.1934 – 1937 - The twelfth Minister was Rev. F A Clements of Rivenhall Church. In his opening Sermon he said that a Minister was most conscious of his responsibilities at the beginning and the end of his Ministry. He said that people were not reading their bible and there was not the

attendance at public worship as there used to be and that people should build their lives on indestructible things – faith, hope and charity. He continued to celebrate the annual anniversary of the church. In 1934 Mr Hughes was given the position of organist and the Rev. Cooper unveiled a photograph of the Rev. Seymour, the first Minister of Steeple, who had died in the previous year. The Women's Happy Hour and the Children's Fellowship was held regularly at the church and Mrs Everitt played the organ. The church celebrated its 80th Anniversary and Rev Relfe attended and Miss Gladys Cant played the organ. In 1937, 200 eggs were collected for Chelmsford Hospital and the ladies from the Happy Hour had an outing by coach to Margate. Rev. Cooper left after four years of service for Bocking Church Street Congregational Church, Braintree.

c.1938 – 1944 - The thirteenth Minister was Rev. M Mitchell. A sale of work was held in the schoolroom and Rev. Mitchell spoke saying that *'our hearts must go out in gratitude to God for His great blessing of peace. It furnished us with the opportunity of helping that little nation that had made such heavy sacrifices.'* He continued to mark the annual celebration of the church's anniversary. In 1940 the church collected 187 eggs for Chelmsford Hospital and in 1941 the Women's Happy Hour presented the Red Cross Society with £3 11s . Rev Mitchell moved to Lockheath after seven years.

Following this there were several Ministers in short succession. The names are gathered from the death register and may have been Pastors from neighbouring parishes, providing temporary cover for officiating over weddings and funerals or part of the congregation carrying out administration; Rev. R H Mills (1946-1949), Rev. H Wood (1949-1953), Rev. J Bingle (1953–1956), Rev. F J Hawkins (1957–1959), Rev. F A Nicholson (1959–1962), Rev. Williams (1962-64), Rev. R C Bailey (1966), Rev. M Coles (1967-71), Rev. Clarke (1973), Rev. Chapman (1977), Rev. Dowsett (1980), Rev. Chimney (1981), Rev. Gethorpe (1982).

In 1947 the Evangelical Fellowship of Congregational Churches was founded. The last recorded death in the parish burial register was in 1982 and the last recorded burial in the grave register

was in 1997. The chapel and adjoining graveyard were sold by the EFCC to the current owner in 2010.

See Newspaper references in section 7.3.

5.2 Map Regression 1864 – 1992

5.2.1 Historic maps

In an extract from the Topographical Map of the County of Essex by John Chapman and Peter Andre in 1777 the village of *Steple* is a ribbon development, located on the road between St Laurence and Mayland. Steple Creek and its tributaries and Steple Marsh are to the northeast. The church from which the village takes its name is to the west. Steple Grange and Steple Hall are both west of the village set around the church. The farm 'Shoats' is located on the other side of the crossroads from the PDA. The area is largely rural, sporadically populated with farmsteads. The PDA is on the very eastern edge of the ribbon development of the village at the furthest point from the parish church (Fig.5).

In the 1838 Essex Tithe Map the PDA is within plot 221 (TL939031), recorded as pasture, yard, buildings and grass of 2 roods and 10 perches owned by William Bott and occupied by John Hewitt. The adjacent property and fields are also owned by William Bott and occupied by John Hewitt. In the 1826 list of inhabitants John Hewitt Junior is a Blacksmith and John Hewitt a grocer. By 1848 John Hewitt has become a victualler and continues through until 1874 at the Sun and Anchor public House (Fig.6).

5.2.2 The Ordnance Survey Maps

Historic OS map 1874 1:2500 – The PDA is now the site of the Independent Chapel. The chapel was constructed in 1857. There is a small outbuilding to the northwest corner and the southwest corner and a Benchmark to the northeast corner of the building (BM35.9). The school for boys and girls is in the field to the west boundary. The north corner plot has a large rectangular structure, a small square structure and a range of square structures on a

cultivated plot that forms the eastern end of the ribbon development. Shoats farm is still in place on the opposite side of the crossroads. The Quaker Burial Ground, noted on the Tithe Map, is a small square piece of ground in the southern fields surrounded by vegetation but is not marked as such. The village remains a small ribbon development (Fig.7).

Historic OS map 1897 1:2500 – The PDA remains unchanged and it is noted that it is a Burial Ground. The north corner plot has been cleared and the school is a Sunday school. The village is largely unchanged (Fig.8).

Historic OS map 1922 1:2500 – The PDA and village remain unchanged (Fig.9).

Historic OS map 1973 1:2500 – The north corner plot is no longer divided from the PDA. The village has seen post-war development. Houses have been built to the south boundary of the chapel; a row of five sets of semi detached dwellings ending with a nursery are set around the Quaker Burial Ground. The field to the west of the Chapel boundary has been developed into a single dwelling and a Motor Vehicle Repair Workshop. To the north side of The Street several detached dwellings have been constructed and Shoats Farm has become Gate Farm.

Historic OS map 1985 1:2500 – The PDA remains unchanged. Gates Farm has constructed three buildings to the road frontage and a small housing estate and a nursery have been constructed to the northwest of the village (Fig.10).

Historic OS map 1993 1:2500 – A section of the north frontage of the PDA has been divided from the plot. The Quaker burial ground is no longer sectioned off. Otherwise, the village remains unchanged (Fig.11).

Historic OS map 2003 1:1250 – The PDA and the village remain unchanged (Fig.12).

5.3 Aerial photographs

2000 -2010

The PDA is a rectangular plot laid to lawn with a tree and hedgerow boundary. The chapel is located to the southern end. At the northern end the funerary monuments are visible.

2011

The north corner graveyard has been fenced off from the PDA and the south graveyard has been converted to hardstanding to provide a parking area.

2017

The triangular strip of land to the rear of the church has been fenced off and now forms part of the overall plot (Plate 1).

5.4 Walkover Survey

5.4.1 The walkover survey is not intended as a detailed survey but for the purpose of:

1. Identifying any designated heritage assets within the wider context of the PDA in accordance and determining their setting
2. Identifying any historic landscape features not shown on maps
2. Conducting a rapid survey for archaeological features
3. Making a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

5.4.2 A site visit was made in December 2019. The church had been converted to residential within the C21st and the southern churchyard made over to hardstanding and a parking area. The gravestones had been removed to both the north and south churchyard. The far north corner graveyard remained intact. Therefore, no surface archaeology was present. Photographs were taken of the site and the boundaries to assist with assessing the setting and providing a general site description and visual context (Plates 1-3).

5.5 Setting of Listed Buildings

One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA. Historic England guidance states: “*setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*” (HE,2017).

5.5.1 *The Chapel SMR: 49241*

The Chapel is set within a rural landscape and until the mid C20th it was in a remote location on the eastern edge of the village of Steeple. The farmer, a church member, provided the field opposite to the east, for use for Chapel functions.

The Chapel is not listed but is registered with the Historic Environment Record as *Building (49241)*. It has been assessed for its special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990 but the asset does not currently meet the criteria for listing.

Reasons for designation decision:

The former Congregational chapel, built in 1857, with a schoolroom added around 1870, and converted to a private dwelling around 2010, is not recommended for listing for the following principal reasons:

Architectural interest:

1. The former Congregational chapel is a modest building of limited architectural interest;
2. While the former chapel survives well on the exterior, the interior has been entirely converted to residential use and few historic features survive;
3. Its construction is not associated with any known architect.

Description of Building:

MATERIALS: the walls are constructed of red brick with grey brick dressings. The roof covering is natural slate, which replaced a late-C20 pantile roof covering around 2010.

PLAN: The former chapel is T-shaped in plan, with the main body of the chapel, built in 1857, aligned east-west, and the former schoolroom at the west end, built around 1870, aligned north-south.

EXTERIOR: It is a single-storey structure, with pitched slate roofs gabled to the east end of the chapel and north and south ends of the schoolroom. The roofs have a natural slate roof covering, which replaced a late-C20 pantile roof covering around 2010, and has terracotta ridge tiles, and terracotta finials to the gables of the schoolroom. The roof of the schoolroom was raised and skylights introduced on its east and west slopes around 2010. The walls are constructed of red brick with grey-brick quoins and dressings to the window and door openings. The north and south elevations of the chapel have four bays of windows separated by brick buttresses, to which steps were added around 2010. The central buttress of the south elevation incorporates a small chimneystack for an internal stove. The windows have two-centred arched openings, with a quoined and chamfered surround, and containing timber-framed multi-paned windows with Y-tracery to their apex. The east elevation to Batts Road has a central two-centred arched door surround, with a quoined, chamfered and recessed grey-brick surround containing double-leaf timber-panelled doors. Over the door is a small two-centred arched window within a quoined grey-brick surround.

The schoolroom to the rear (west) has a grey-brick continuous hood moulding and diapered sill course. The north and south gable ends each have two triangular-arch window openings, containing timber-framed casement windows. The north and south ends of the east elevation each have a flat-arched door opening containing a timber-battened door with decorative wrought-iron strap hinges. The west elevation of the schoolroom has a red-brick buttress, which also functions as a chimneystack.

INTERIOR: The chapel was converted to residential use around 2010, and all historic panelling,

pews, and fireplaces were removed at that time.

SUBSIDIARY FEATURES: A red brick boundary wall runs south of the former schoolroom along the west boundary of the site.

5.5.2 Shared Intervisibility

There are seventeen listed buildings located within the village, however most are at some distance from the PDA and share no intervisibility with the proposed development. A barn at Gate Farm, c.80m northeast of the PDA, dates to C18th and shares direct intervisibility with the PDA (38715). The Cottage, Mizzens Cottage (38713) and Hipsey's (the name of people buried in the graveyard), C18th Cottage (38714) and C19th Rosedene Cottages (38708) are clustered nearby and may share some intervisibility with the new development.

6 THE HISTORIC ENVIRONMENT RECORD

6.1 Introduction

The geographic and topographic location of Steeple village is within a landscape of sporadic rural settlement and farming that saw its greatest development in the 18th-19th Century. The village has existed since at least the time of the Domesday Survey but saw its greatest development during the 18th-19th Century. The Archaeological records are dominated by the Medieval and Post Medieval periods relating to the historic core of Steeple.

This section of the assessment will focus on the archaeological potential of the area, placing it within a local context. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment (Appendix I).

6.2 Events

There have been no events carried out within the village.

6.2.1 0-100m Radius

There are no records within this distance.

6.2.2 100-200m Radius:

There are no records within this distance.

6.2.3 200-300m Radius:

There are no records within this distance.

6.2.4 300-400m Radius:

There are no records within this distance.

6.2.5 400-500m Radius:

There are no records within this distance.

6.2.6 500m plus Radius:

One or more Redhills have been noted north of Steeple, mounds of industrial waste including coarse pottery vessels, ash and soil reddened by the heat of fires used to evaporate sea water to produce salt, beneath the mounds are the remains of hearths, working areas and salt water settling tanks. These often date to the Bronze Age, Iron Age and Roman period (12047). A sherd of Roman pottery was found on a field south east of the site that is also the location of rectangular crop marks (12169, 12170). Steeple Castle is known from documentary sources to have existed at some distance from the PDA however its exact location is unknown (12046). The Medieval Church of St Lawrence stood at a distance of 3km from the PDA. The church was in a poor state of repair and was eventually demolished and a new church built using the material from the old church in 1882 (12093-7). A rectangular moat is recorded south of the PDA at the site of Batts Farm; the farm may date to at least the 15th Century (12064-5).

6.3 Established stratigraphy

No stratigraphy has been recorded.

6.4 Monuments & Findspots

There is one Historic Environment Record within the confines of the proposed development area (PDA). There are no events, eight monuments, two findspots and seventeen Listed Buildings within the vicinity of the PDA (Appendix I).

6.4.1 *Palaeolithic, Mesolithic, Neolithic and Bronze Age*

The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The HER has no records from this period within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The HER has no records dating to this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The HER has no records dating to this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

6.4.2 *The Iron Age*

The Iron Age is by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas, 'Camulodunum or Colchester of the Tribe *Trinovantes*). The HER has no records dating to this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

6.4.3 *Romano British*

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. There are two HER records from this period within the assessment area. A piece of Roman pottery was found in a field with a rectangular cropmark, south west of Newlands (12169). The Church of St Lawrence c.3km west of the PDA has Roman material within its construction (12093). All of these sites are at some distance from the PDA, therefore, the potential for finding archaeological features or deposits from this period is considered **low**.

6.4.4 *Anglo-Saxon*

There are no HER records from this period within the assessment area; therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered **low**.

6.4.5 *Medieval*

There are five HER records from this period within the assessment area. The existence of Steeple Castle (12046) is noted in historical documents (1086AD) but to date its location remains unknown. The Church of St Lawrence (12094, 12096) stood 150 yds. south of Steeple Hall and was demolished to build the new church in 1882. A moat is located at Batt's farm (12064), a property that may be associated with John Butte (1405AD). Grange Farmhouse is a listed building dating to C16th (38697). Steeple was undoubtedly settled at

this period, however, the settlement appears to have been c.3km west of the PDA and centred around the church, therefore, it is reasonable to conclude that the potential for finding remains dating to the medieval period in the PDA is considered **low**.

6.4.6 Post Medieval

There are twenty records held at the HER from this period within the assessment area. Sun Cottage, Anchor Cottage (38711) and The Thatched Cottage (38709) date to the C17th. The Congregational Chapel (49241), the Peculiar People's chapel (38696) and the Church of St Lawrence (12095, 12097, 38710) form the religious establishments from this period. Mizzens Cottage (38713), Hipsey Cottage (38714), the pair of Cottages, Steeple Stores (38707), the Bakery (38712), the Pump House (38705), the Barn at Gate Farm (38715) and the Barn at Grange Farm (38698) date to the C18th. Rosedene Cottage (38708), Ash Cottage (38704) and a cast iron wheel pump (38706) date to C19th. This was the period when the village saw its greatest development, therefore, the potential for finding remains dating to this period is considered **high**.

6.4.7 Modern

There are no records in the HER within the assessment area from this period. Therefore, the potential for finding remains dating to this period is considered **low**.

6.4.8 Farmsteads

There are no farmsteads recorded within the assessment area.

6.4.9 Undated

Red Hills have been noted in the area. These are the remains of the salt making process that may date from the Bronze Age through to the Roman period.

7 SUMMARY OF ARCHAEOLOGICAL POTENTIAL

7.1 The PDA is the site of a Congregation Chapel built in 1857 and a schoolroom built in 1873. The Chapel played an important part in the local community providing a place of worship, a social and community centre and an educational base. It was converted to a residential dwelling in 2010. The graveyard remains intact with only the gravestones removed and set aside. In 2001 the Essex Society for History and Archaeology carried out a survey of the monument inscriptions in 2001 and these were published along with a plan of the graveyard. The church burial records and grave register survive and are in the possession of the landowner. For the purposes of the aims and objectives of this document the burial register, grave register, monument inscription record, online records and a list of graves provided by the local community were cross referenced to provide a grave plan.

Graves over one hundred years old are of historical interest and there are 45 graves that date prior to 1919, 31 in the south churchyard and 14 in the north churchyard.

Four of the graves are in Minister Plots. One is a lay preacher; George Windley (MP8) who may have been visiting the chapel when he died in 1887 from consumption aged 56. The other three are the children of Pastors; Charles Arnold Seymour (MP6), son of Rev. G Seymour died aged 10 months in 1865; the twin sons of Rev. Hobson, Arthur Bernard Hobson and Maurice Victor Hobson (MP4) died aged 9 months in 1889; Alice Mary Denk (MP3) daughter of Rev. W Denk, died aged 19 months in 1875. The remaining graves are marked as 'Empty' in the register. There are no Ministers buried within the churchyard as they all moved on to preach at other chapels.

Graves under 50 years old require special treatment under the Disused Burial Grounds (amendment) Act 1981 there are five of these within the churchyard; Florence Turpin 1971 (M2), Ethel Maud Sharp 1972 & William Sharp 1987 (M3), Gladys Alexandra Cant 1973 (B3), Catherine Edna Chapman 1980 (K3), Jim Rush 1997 (H2).

A list provided by the local residents agreed with the churches records with the exception of one person; Alice Mary Want D.1975 (MP3).

Plot MP3 contains the pastor's daughter Alice Mary Denk D.1875. It is unlikely that anyone would have been buried in these plots other than those listed in the register as firstly all of the graves have some direct relationship to the church, either pastor's children or a lay preacher and secondly the other plots are distinctly marked as empty.

The only graves in the name of Want are a Gladys (1986) and Albert Want (1985) (R4).

The grave M3, which may have been mistaken for MP3, contains Ethel Maud Sharp (1972). Aside from the Alice Denk, aforementioned, there are only three Alice's in the Graveyard; Alice Cant D.1953 (B3), Alice Martha Attenborough D.1865, Alice Cardnell D.1896 (F7).

A search for Alice Mary Want has produced an Alice Want B.1877, D.1961², Braintree; Alice Want B.1886, D.1975, Braintree³, Alice Want B.1889 and Alice May Want B.1917 both living in Southend on Sea in 1939. Without documentary evidence it would have to be assumed that this was a mistaken transcription of a monument or register entry.

Many of the grave plots are marked as empty or unknown or blank in the register. This may be because the plots were reserved and never used or errors were made in record keeping. Local oral history suggests that the unknown graves are reserved for unidentified victims of boating accidents on the river, however, given that the church had a limited graveyard, that the people buried there are historically active within the church and that it was stated in writing that they preferred to reserve the grave plots for those that belonged to the church, this seems unlikely. In addition, it would be expected to have some reference to this in the grave register.

There is scant evidence of archaeological potential prior to the Post Medieval period and the church is located on the far eastern edge of the village at the furthest point from the parish church and the village core.

7.2 The Historic Environment Desk-Based Assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical

² Death quarter 3, Volume 4A, Page 281

³ Death quarter 1, Volume 9, Page 1496

environment record results and recent archaeological investigations have shown that the overall potential for archaeology is Low and can be summarised as:

- Prehistoric: **Low**
- Iron Age: **Low**
- Roman: **Low**
- Anglo-Saxon: **Low**
- Medieval: **Low**
- Post-Medieval: **High**
- Modern: **Low**

8 IMPACT ASSESSMENT

8.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, an assessment of the impact on potential archaeological remains is carried out through the following method of categorisation:

Total Impact - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.

High Impact – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.

Medium Impact – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.

Low Impact – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

8.2 Summary of Impacts Both Historic and Proposed

Historic Impacts

Cartographic regression (8.3), Topographic analysis (2.2) and Historical research (8.2) indicate that the PDA was probably a Blacksmiths, pasture and grassland until the late C19th when it was developed as a Congregational Chapel, schoolroom and churchyard. The churchyard is entirely taken up with grave plots, therefore any archaeological deposits that preceded the church's life would have seen significant damage from grave digging and would be considered **high**.

Proposed Impacts

Current development proposals include a low-density residential development to the south side of the current building. It is anticipated that this will have a **high** impact on the graves in situ.

9 ARCHAEOLOGICAL MITIGATION

The purpose of this Historic Environment Historic Environment Desk-Based Assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

The Chapel and schoolroom are not Listed but are recorded on the HER and are of considerable local significance, having been part of the community for some 150 years. With regards to the setting, it is the view over and the interaction with the field opposite the building that holds significance, as it was used for church and school functions and was in a sense an extension of the church.

This assessment has established that there is a Low overall potential for archaeological deposits but a **high** potential for archaeology relating to the Post Medieval period directly related to the graves contained within the graveyard, which have local significance.

During this assessment the burial register and the grave register were transcribed. The burial register, the grave register, the grave monument record (ESHA), the death registers, parish records and the list of graves provided by local people, voicing concern over the development plan, were cross-referenced and a grave plan produced. Many of the graves were incorrectly recorded or not recorded and the revised plan will form part of the historic record and be made available for public access. The owner will be able to make use of the grave plan in determining any graves that would be impacted by the development and to redesign the development or foundation as appropriate and in accordance with current legislation (Appendix II & III).

In the process of this study the Quaker Burial Ground was identified on historic maps and was added to the Essex Historic Environment Record.

A Heritage Statement has also been prepared and discusses the setting and significance in further detail.

10 OTHER CONSIDERATIONS

10.1 Archive

Subject to any contractual requirements on confidentiality, a copy of this Historic Environment Desk-Based Assessment will be sent to the Historic Environment Advisor for inclusion in the Historic Environment Record and uploaded to OASIS within 6 months of completion.

10.2 Reliability/Limitations of Sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at HER, and therefore considered as being reliable.

There are frequent variants in the spelling of names and where this is the case I have followed the spelling used most commonly within the documents.

10.3 Copyright

Touchstone Archaeology and the author shall retain full copyright of the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive license to The Client for the use of this document in all matters directly relating to the project.

Zoe Schofield

Touchstone Archaeology Ltd

21st December 2019

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<i>Chelmsford Chronicle</i>	<i>1867</i>		<i>Denne-Attenborough Marriage</i>
<i>Essex Herald</i>	<i>25 Oct 1867</i>	<i>8</i>	<i>Denne-Attenborough Marriage</i>
<i>Essex Herald</i>	<i>4 Jan 1870</i>		<i>Denne-Attenborough Marriage</i>
<i>Essex Herald</i>	<i>14 May 1872</i>	<i>7</i>	<i>Conference at Southminster</i>
<i>Chelmsford Chronicle</i>	<i>31 May 1872</i>	<i>8</i>	<i>15th Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>30 May 1873</i>	<i>8</i>	<i>Alterations to Chapel</i>
<i>Chelmsford Chronicle</i>	<i>4 June 1875</i>	<i>3</i>	<i>18th Anniversary</i>
<i>Essex Herald</i>	<i>25 Jan 1876</i>	<i>5</i>	<i>Children's entertainment</i>
<i>Essex Herald</i>	<i>26 Sept 1876</i>	<i>3</i>	<i>Resignation of Rev Dunk</i>
<i>Essex Newsman</i>	<i>23 March 1878</i>	<i>4</i>	<i>Temperance Meeting</i>
<i>Essex Herald</i>	<i>20 Oct 1879</i>	<i>8</i>	<i>Clarke-Bingham Marriage</i>
<i>Essex Herald</i>	<i>3 June 1879</i>	<i>7</i>	<i>22nd Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>23 April 1880</i>	<i>8</i>	<i>London Missionary Society</i>
<i>Essex Herald</i>	<i>1 Jun 1880</i>	<i>6</i>	<i>Steeple fever epidemic</i> <i>28th Anniversary of Chapel</i>
<i>Chelmsford Chronicle</i>	<i>23 Jul 1880</i>	<i>6</i>	<i>Resignation of Rev Druitt</i>
<i>Essex Herald</i>	<i>26 Jan 1885</i>	<i>7</i>	<i>Sunday School</i>
<i>Chelmsford Chronicle</i>	<i>10 Apr 1885</i>	<i>10</i>	<i>Congregational School</i>
<i>Essex Herald</i>	<i>13 Jun 1885</i>	<i>2</i>	<i>29th Anniversary</i>
<i>Essex Herald</i>	<i>18 Jan 1886</i>	<i>7</i>	<i>Tea and Entertainment</i>

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<i>Essex Herald</i>	<i>3 May 1886</i>	<i>8</i>	<i>Good Friday</i>
<i>Chelmsford Chronicle</i>	<i>4 Feb 1887</i>	<i>7</i>	<i>Election of School Board</i>
<i>Essex Herald</i>	<i>7 Jan 1890</i>	<i>7</i>	<i>In a Fog</i>
<i>Essex Herald</i>	<i>6 May 1890</i>	<i>7</i>	<i>Band or Hop</i>
<i>Essex Herald</i>	<i>24 May 1890</i>	<i>1</i>	<i>Anniversary</i>
<i>Essex Herald</i>	<i>4 Nov 1890</i>	<i>7</i>	<i>Funeral of Mr George Attenborough</i>
<i>Essex Herald</i>	<i>8 Dec 1891</i>	<i>5</i>	<i>Rev G Hobson leaving for High Easter</i>
<i>Essex Herald</i>	<i>23 May 1893</i>	<i>8</i>	<i>Cant-Carter Marriage</i>
<i>Essex Herald</i>	<i>10 Apr 1894</i>	<i>8</i>	<i>Diocesan Mission</i>
<i>Essex Herald</i>	<i>12 Jun 1894</i>	<i>8</i>	<i>Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>17 Aug 1894</i>	<i>6</i>	<i>The Parish Councils Act visit Steeple</i>
<i>Chelmsford Chronicle</i>	<i>21 Sep 1894</i>	<i>6</i>	<i>Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>12 Oct 1894</i>	<i>7</i>	<i>The Peculiar People</i>
<i>Essex Herald</i>	<i>16 Oct 1894</i>	<i>5</i>	<i>The Peculiar People</i>
<i>Essex Herald</i>	<i>19 Mar 1895</i>	<i>5</i>	<i>Lost Ore</i>
<i>Essex Herald</i>	<i>19 May 1896</i>	<i>7</i>	<i>Sunday School Union</i>
<i>Chelmsford Chronicle</i>	<i>27 May 1898</i>	<i>7</i>	<i>Anniversary</i>
<i>Essex Herald</i>	<i>4 Feb 1890</i>	<i>7</i>	<i>Steeple Minister attacked with Influenza</i>
<i>Essex Herald</i>	<i>27 May 1890</i>	<i>7</i>	<i>Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>8 Nov 1907</i>	<i>8</i>	<i>Lanteen Service</i>
<i>Chelmsford Chronicle</i>	<i>3 Jan 1908</i>	<i>5</i>	<i>Black – Carter Marriage</i>
<i>Essex Newsman</i>	<i>3 Jun 1916</i>	<i>8</i>	<i>Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>6 Jul 1917</i>	<i>4</i>	<i>Rev Batcock accepted position at church</i>
<i>Essex Newsman</i>	<i>16 Nov 1918</i>	<i>1</i>	<i>Death Rev Hobson</i>

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<i>Chelmsford Chronicle</i>	<i>29 Nov 1918</i>	<i>6</i>	<i>Service for those fallen in the war</i>
<i>Chelmsford Chronicle</i>	<i>1 Jan 1926</i>	<i>8</i>	<i>Miss Wells – Organist – Leaving celebrations</i>
<i>Chelmsford Chronicle</i>	<i>5 Jul 1929</i>	<i>10</i>	<i>Fete</i>
<i>Chelmsford Chronicle</i>	<i>30 May 1930</i>	<i>12</i>	<i>Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>3 Oct 1930</i>	<i>1</i>	<i>Diamond wedding Anniversary Everett - Bingham</i>
<i>Essex Newsman</i>	<i>4 Oct 1930</i>	<i>4</i>	<i>Diamond wedding Anniversary Everett - Bingham</i>
<i>Chelmsford Chronicle</i>	<i>20 Mar 1931</i>	<i>9</i>	<i>Death of Mrs Harriett Evans</i>
<i>Chelmsford Chronicle</i>	<i>30 Oct 1931</i>	<i>10</i>	<i>Funeral of Mrs Gray</i>
<i>Chelmsford Chronicle</i>	<i>29 Jan 1932</i>	<i>10</i>	<i>London Missionary Society</i>
<i>Chelmsford Chronicle</i>	<i>27 May 1932</i>	<i>10</i>	<i>Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>29 Jul 1932</i>	<i>10</i>	<i>Fete</i>
<i>Chelmsford Chronicle</i>	<i>2 Jun 1933</i>	<i>8</i>	<i>76th Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>16/23 Jun 1933</i>	<i>7</i>	<i>Rev George Seymour 100th birthday</i>
<i>Chelmsford Chronicle</i>	<i>25 Aug 1933</i>	<i>8</i>	<i>Presentation to Rev Cooper</i>
<i>Essex Newsman</i>	<i>10 Feb 1934</i>	<i>1</i>	<i>Saints and Sinners</i>
<i>Chelmsford Chronicle</i>	<i>1 Jun 1934</i>	<i>8</i>	<i>77th Anniversary</i>
<i>Essex Newsman</i>	<i>22 Sep 1934</i>	<i>1</i>	<i>New organist Mr D Hughes</i>
<i>Essex Newsman</i>	<i>17 Nov 1934</i>	<i>1</i>	<i>Memorial photograph of Rev Seymour</i>
<i>Chelmsford Chronicle</i>	<i>31 May 1935</i>	<i>12</i>	<i>Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>22 Nov 1935</i>	<i>10</i>	<i>Women’s Happy Hour</i>
<i>Chelmsford Chronicle</i>	<i>17 Apr 1936</i>	<i>10</i>	<i>Funeral Mr Thomas Shepherd</i>
<i>Chelmsford Chronicle</i>	<i>11 Sep 1936</i>	<i>12</i>	<i>Funeral Robert John Stocker aged 3</i>
<i>Chelmsford Chronicle</i>	<i>29 Jan 1937</i>	<i>12</i>	<i>Women’s Happy Hour</i>
<i>Chelmsford Chronicle</i>	<i>5 Feb 1937</i>	<i>12</i>	<i>Women’s Happy Hour</i>

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<i>Chelmsford Chronicle</i>	<i>12 Feb 1937</i>	<i>12</i>	<i>Women's Happy Hour</i>
<i>Chelmsford Chronicle</i>	<i>26 Feb 1937</i>	<i>10</i>	<i>Women's Happy Hour</i>
<i>Chelmsford Chronicle</i>	<i>19 Mar 1937</i>	<i>7</i>	<i>Rev Clements leaving</i>
<i>Chelmsford Chronicle</i>	<i>26 Mar 1937</i>	<i>7</i>	<i>Rev Clements leaving</i>
<i>Chelmsford Chronicle</i>	<i>28 May 1937</i>	<i>12</i>	<i>80th Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>11 Jun 1937</i>	<i>12</i>	<i>Sunday School Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>Jul 1937</i>	<i>7</i>	<i>Rev Clements inducted at Tillingham</i>
<i>Chelmsford Chronicle</i>	<i>24 Sep 1937</i>	<i>12</i>	<i>Funeral Miss Rush (15)</i>
<i>Chelmsford Chronicle</i>	<i>19 Nov 1937</i>	<i>10</i>	<i>Funeral of Mrs Whiteman</i>
<i>Chelmsford Chronicle</i>	<i>11 Feb 1938</i>		<i>Rev Mark Mitchell welcomed</i>
<i>Chelmsford Chronicle</i>	<i>8 Jul 1938</i>	<i>10</i>	<i>Funeral Mr Rush (17)</i>
<i>Chelmsford Chronicle</i>	<i>14 Oct 1938</i>	<i>12</i>	<i>Sale of Work in aid of Schoolroom</i>
<i>Chelmsford Chronicle</i>	<i>26 May 1939</i>	<i>12</i>	<i>Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>31 May 1940</i>	<i>5</i>	<i>Anniversary</i>
<i>Essex Newsman</i>	<i>1 Jun 1940</i>	<i>1</i>	<i>Anniversary</i>
<i>Chelmsford Chronicle</i>	<i>10 May 1940</i>		<i>Chelmsford Hospital egg collection week</i>
<i>Essex Newsman</i>	<i>26 Apr 1941</i>	<i>3</i>	<i>Women's Happy Hour</i>
<i>Essex Newsman</i>	<i>6 Jun 1942</i>	<i>3</i>	<i>Anniversary</i>
<i>Essex Newsman</i>	<i>5 Jun 1943</i>	<i>4</i>	<i>Anniversary</i>

Table 2: Policy that applies to the Historic Environment

Document	Policy	Updated
National Planning Policy Framework (NPPF)	Section 16. Conserving and Enhancing the Historic Environment, paragraphs 184 – 202	June 2019
Planning (Listed Buildings and Conservation Areas) Act 1990	Provides specific protection for buildings and areas of special architectural or historic interest.	March 2016
Ancient Monuments and Archaeological Areas Act 1979	Provides specific protection for monuments of national interest.	July 2019
Protection of Wrecks Act 1973	Provides specific protection for wreck sites of archaeological, historic or artistic interest.	February 1991
Historic Buildings and Ancient Monuments Act 1953	Makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).	February 1991
Maldon District Council Local Development Plan (Steeple forms part of the Mayland Ward)	Spatial Vision and Development: Policy S1: Sustainable Development Policy S3: Place Shaping Policy S7: Prosperous Rural Communities	July 2017
	Designs and Climate Change: Policy D1: Design Quality and Built Environment Policy D3: Conservation and Heritage Assets	July 2017
	Economic Prosperity: Policy E5: Tourism	July 2017
Disused Burial Grounds (Amendment) Act 1981	Section 1: Exclusion of Disused Burial Grounds Act 1884 in certain cases. Section 2: Disposal of Human Remains Section 3: Rights, powers and duties of subsequent owners.	November 2013
Ministry of Justice: Guide for Burial Ground Managers		November 2005

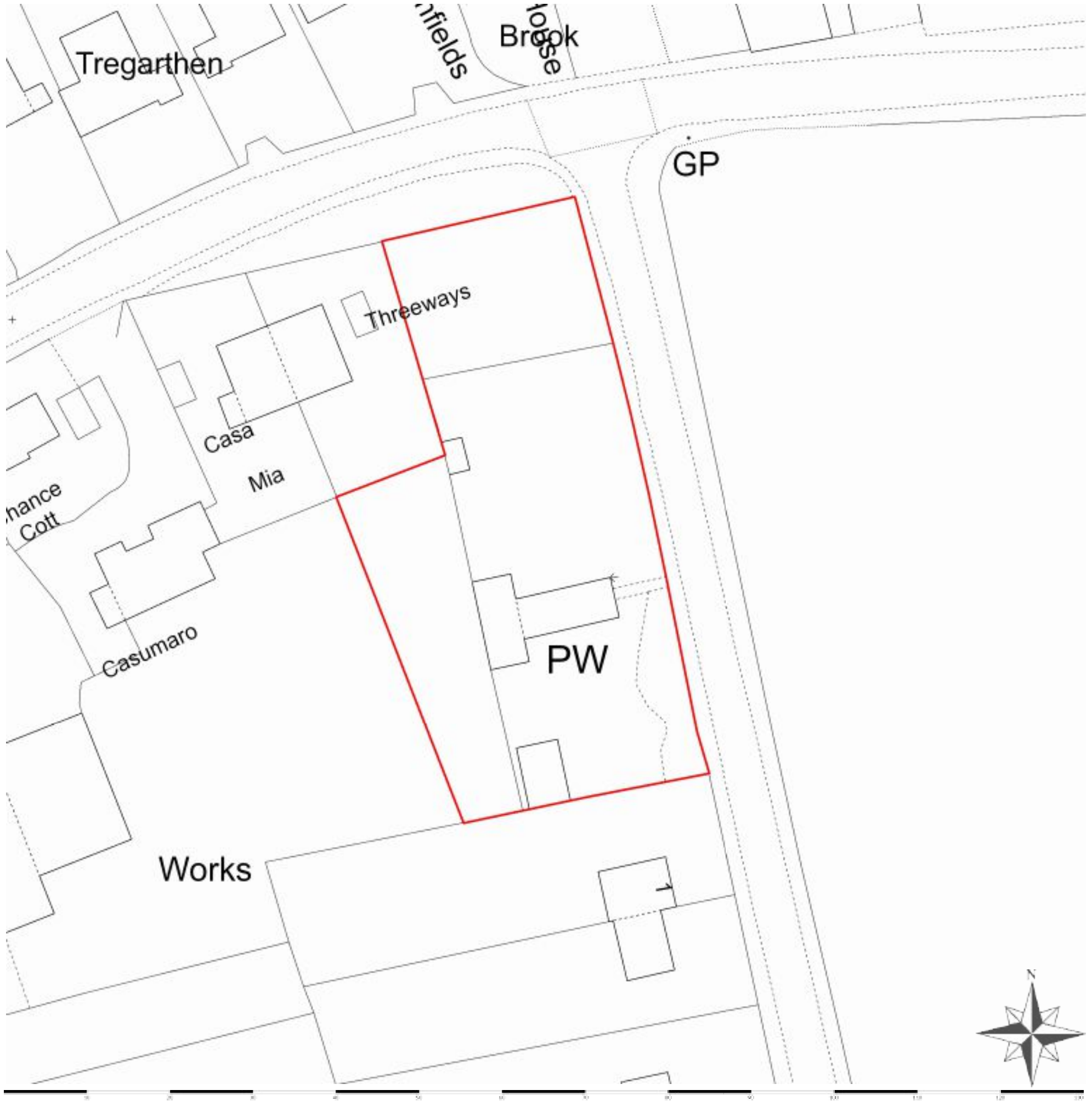
Fig.1 Site Location Map



Fig.2 Site Location Map

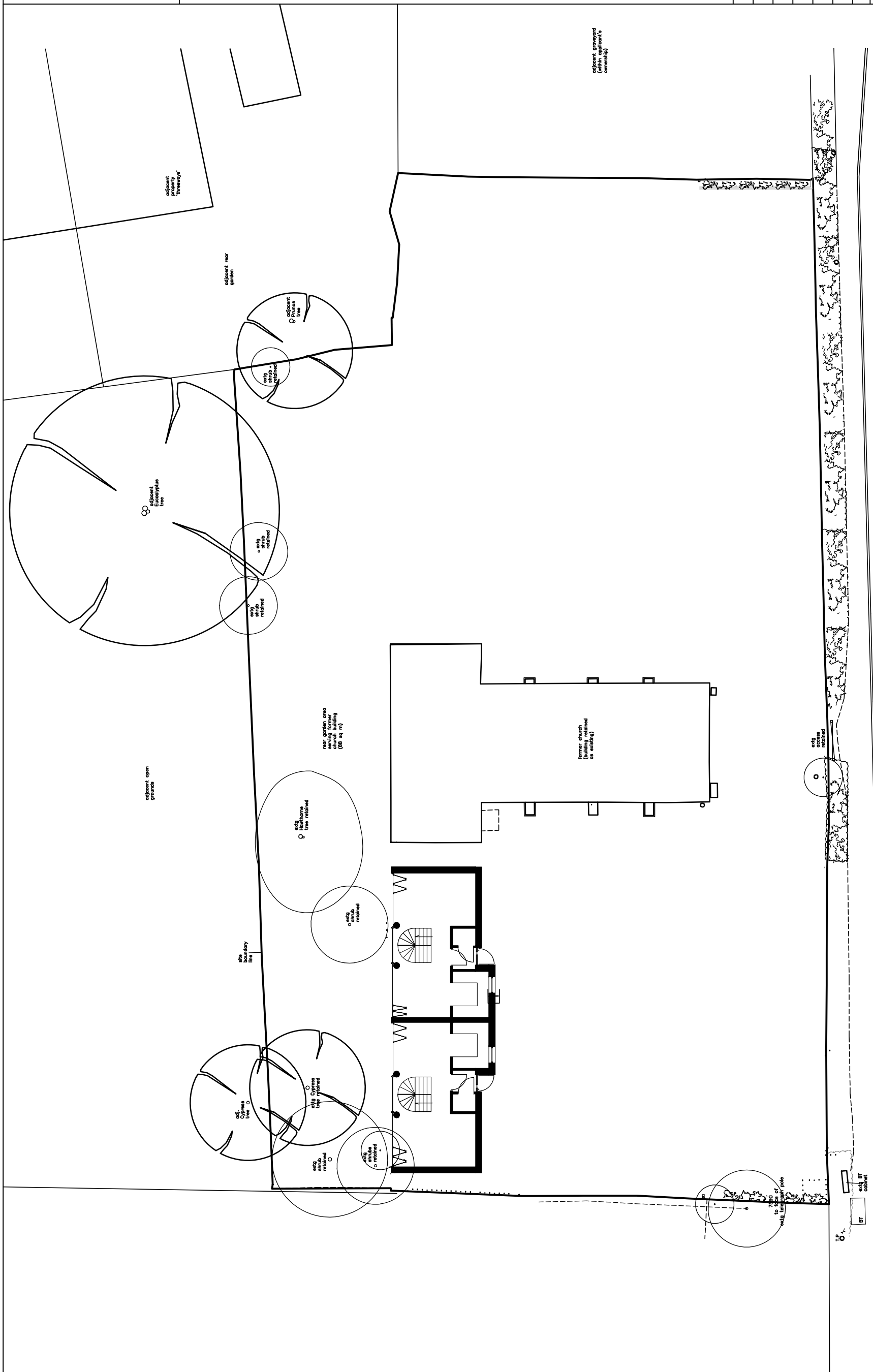


Fig. 3 Site Location Plan



Scale: 1:500 | Area 1.69Ha | Grid Reference: 593891,203077 | Paper Size: A3

Fig. 4 Proposed Development



Rev./Date	Amendment

STEEPLE- SITE PLAN

Project: The Church, Batts Road, Steeple
 client: ... REF NO
 reference: 1:200 @A3
 scale: 1:200 @A3
 drawing no: 001
 date: 11/10/2019
 drawn by: AO approved by: ...

Jarch Consulting Ltd
 1 Capel Terrace
 Steeple, Essex
 Essex SS11 1EX
 England
 www.jarch.co

batts road



Fig. 5 Chapman and Andre Map 1777



Fig. 6 Tithe Map 1838



Fig.7 Historic Map 1874 1:2500

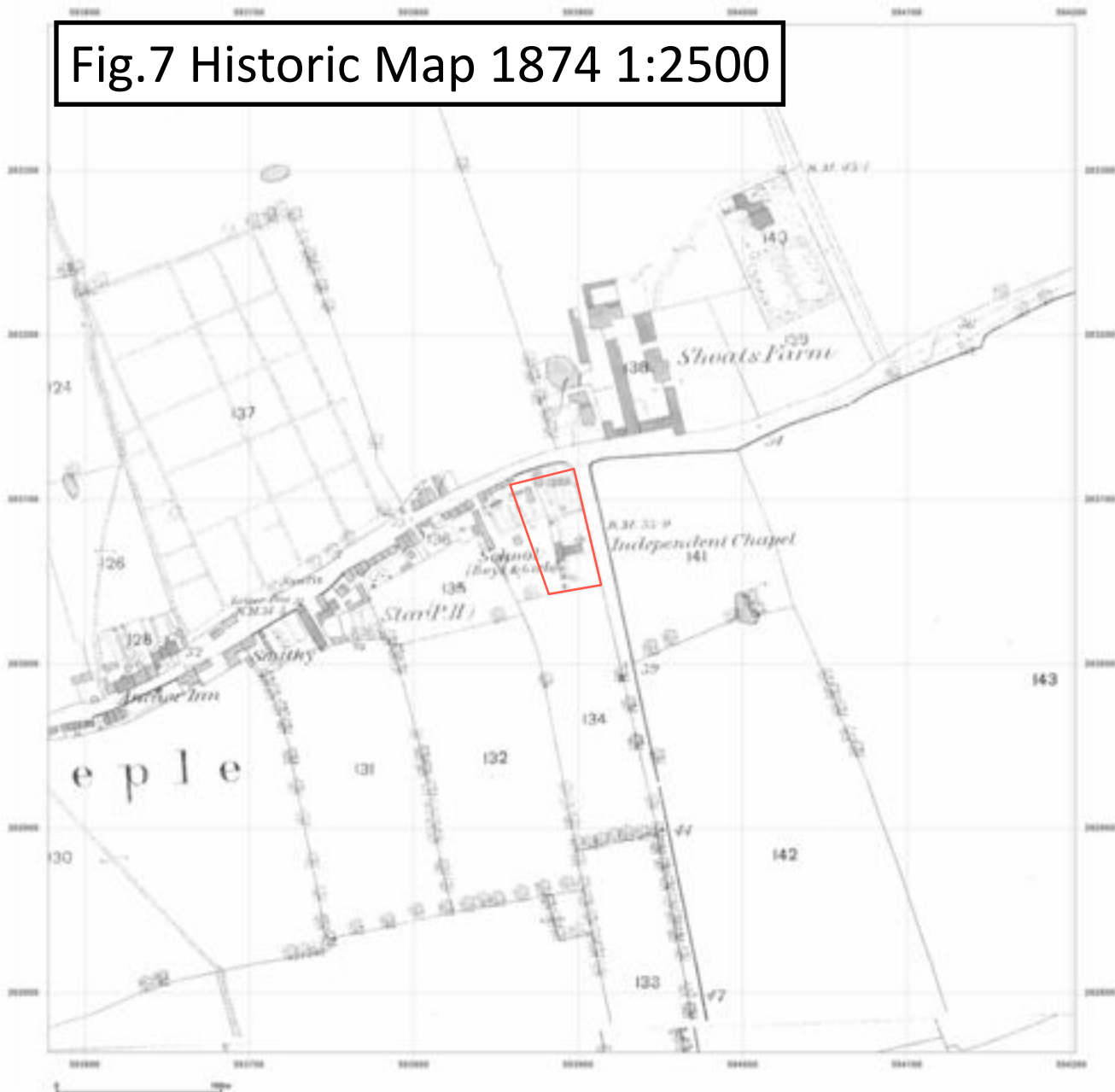


Fig.8 Historic Map 1897 1:2500

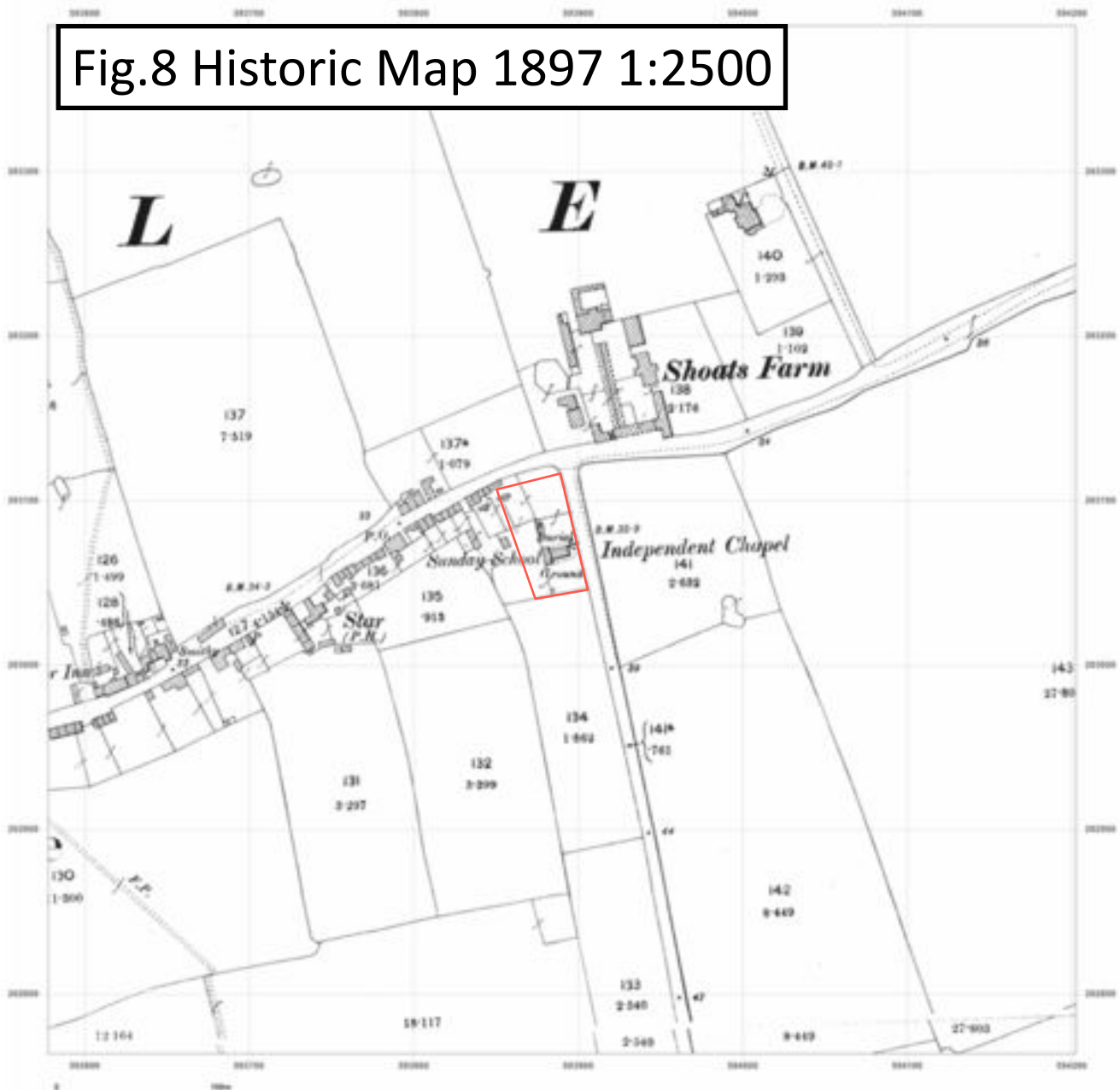


Fig.9 Historic Map 1922 1:2500

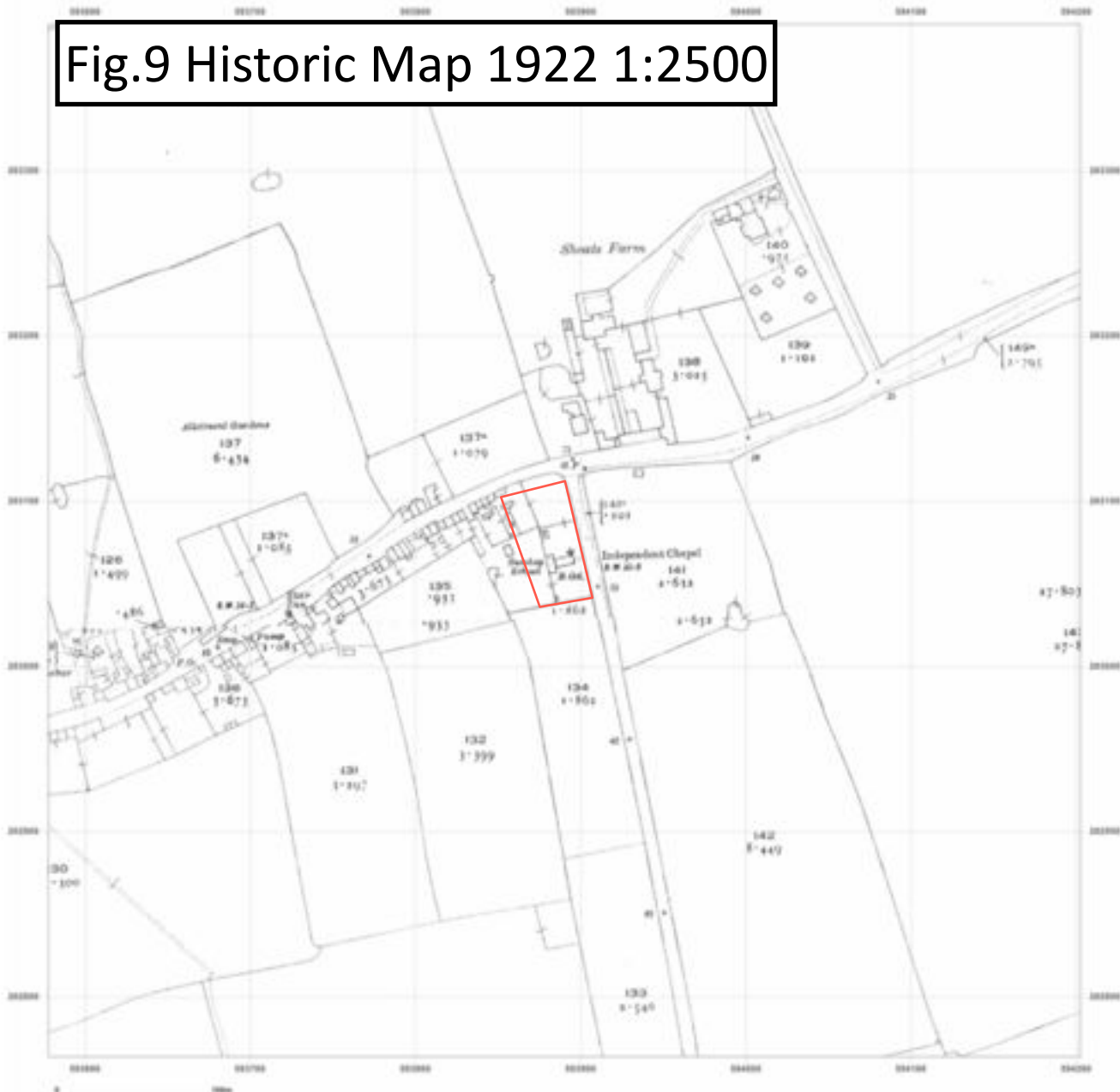


Fig.10 Historic Map 1973 1:2500

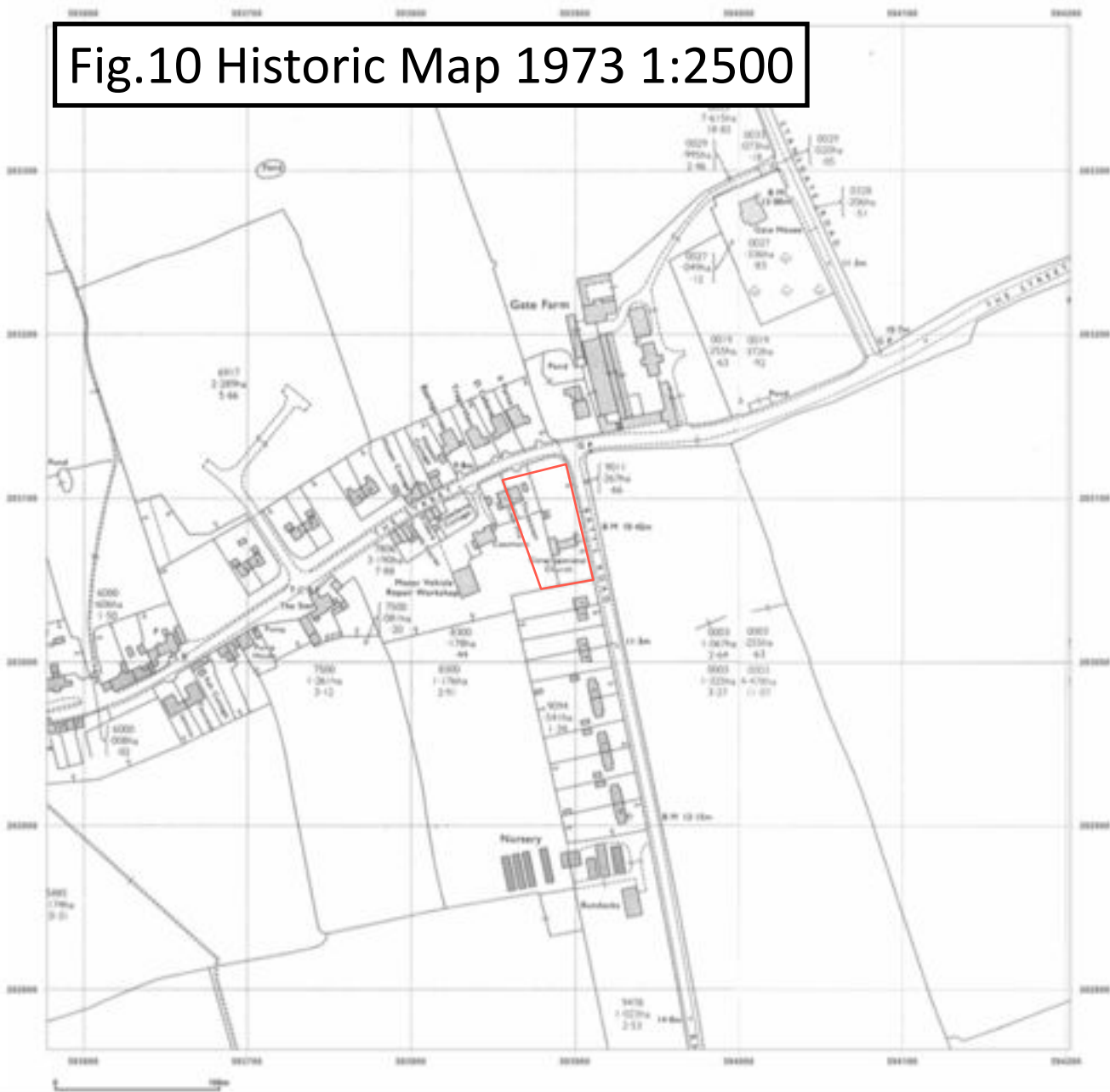


Fig.11 Historic Map 1993 1:2500



Fig.12 Historic Map 2003 1:1250

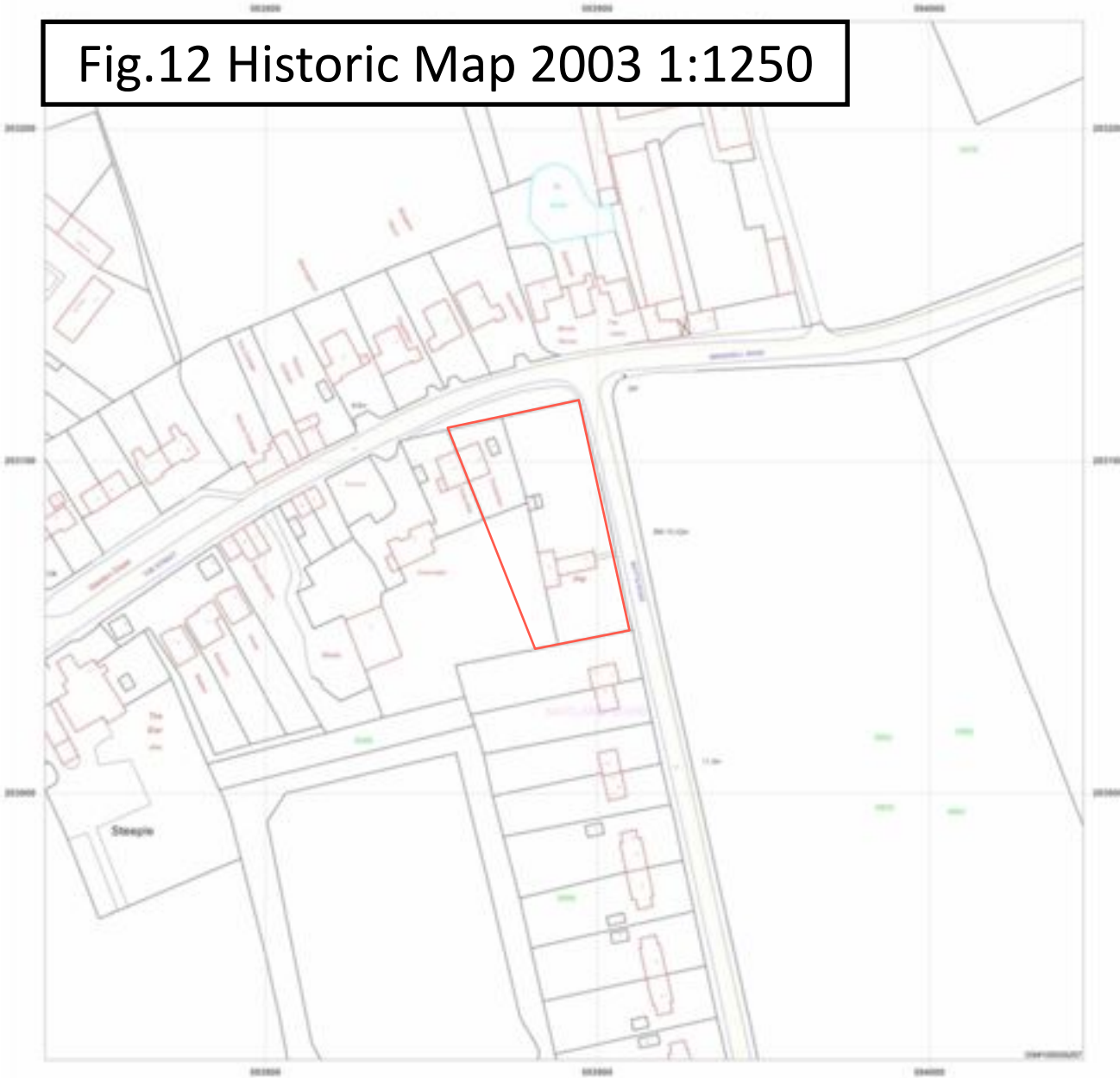


Plate 1. Aerial Photograph



The Site

Plate 2. East Elevation of Chapel



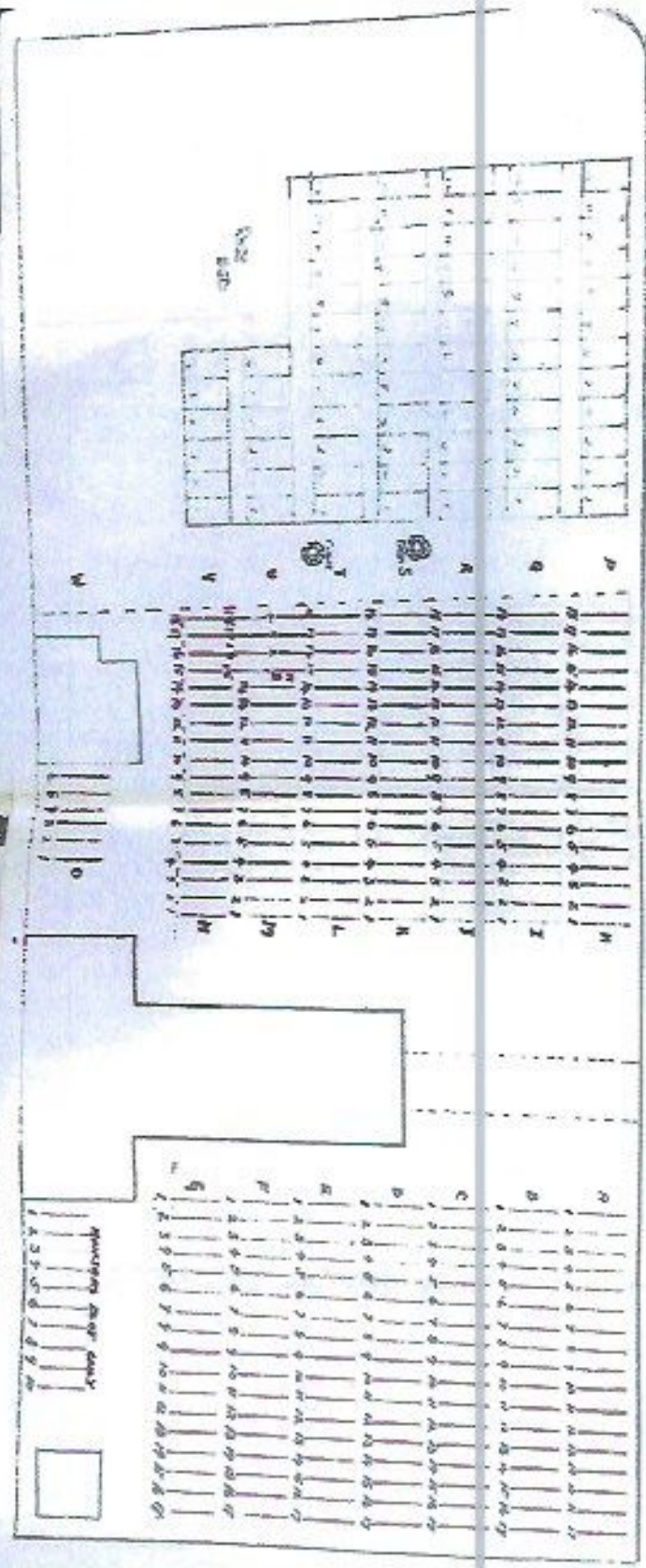
Plate 3. South Elevation of Chapel



Appendix I – HER Data

<i>EHER</i>	<i>Type</i>	<i>Distance</i>	<i>Period</i>	<i>Description</i>
12046	Monument	c.3 km E	Medieval	Steeple Castle 11 th C
12047	Monument	c.3km E	Undated	Red Hills north of Steeple
12064	Monument	c.3km S	Medieval	Moat at Batts Farm 15 th C
12065	Listed Building	c.3km S	Post Medieval	Batts farmhouse 17 th C
12093	Find Spot	c.3km E	Roman	Church of St Lawrence – Opus Signinum
12094	Monument	c.3km E	Medieval	Church of St Lawrence 12 th & 14 th C features
12095	Monument	c.3km E	Post Medieval	Church of St Lawrence 1777
12096	Monument	c.3km E	Medieval	Church of St Lawrence 1882
12097	Monument	c.3km E	Post Medieval	Church of St Lawrence 1882
12169	Find Spot	c.5km SE	Roman	Pot sherds and rectangular cropmark
12170	Monument	c.5km SE	Post Medieval	Rectangular cropmark
38696	Listed Building	c.3km E	Post Medieval to Modern	Peculiar Peoples Chapel 1877
38697	Listed Building	c.2.5km E	Medieval to Post medieval	Grange Farmhouse 16 th C
38698	Listed Building	c.2.5km E	Post Medieval	Barn N of Grange Farmhouse 18 th C
38699	Listed Building	c.2.5km E	Post Medieval	Barn N of Grange Farmhouse 18 th C
38704	Listed Building	c.1.3m E	Post Medieval	Ash Cottage 19 th C
38705	Listed Building	c.1.3m E	Post Medieval	Pump House and adjoining cottages to W 18 th -19 th C
38706	Listed Building	c.1.3m E	Post Medieval	Wheel pump and frame adj to E of Pump House 19 th C
38707	Listed Building	c.700m E	Post Medieval	Steeple Stores 18 th C
38708	Listed Building	c.700m E	Post Medieval	Rosedene Cottages 19 th C
38709	Listed Building	c.1.8m E	Post Medieval	The Thatched Cottage 17 th -18 th C
38710	Listed Building	c.1.5km E	Post Medieval	Church of St Lawrence and All Saints 19 th C
38711	Listed Building	c.1.4m E	Post Medieval	Sun Cottage and Anchor Cottage 17 th C
38712	Listed Building	c.1.4m E	Post Medieval	The Old Bakery 18 th C
38713	Listed Building	c.700m E	Post Medieval	The Cottage and Mizzens Cottage 18 th C
38714	Listed Building	c.700m E	Post Medieval	Hipseys Cottage 18 th C
38715	Listed Building	c.700m W	Post medieval	Barn at Gate Farm NE of Batts Road junction 18 th C
49241	Building	The Site	Post Medieval	Former Congregational Chapel 1857

Appendix II - Graveyard Plan



Site Name/Address: The Chapel, Batts Road, Steeple, Essex CM0 7LE	
Parish: Steeple	District: Southminster
NGR: TL 93892 03071	Site Code: BRS19
Type of Work: Archaeological Desk Based Assessment	Site Director/Group: Touchstone Archaeology Ltd, Zoe Schofield
Date of Work: December 2019	Size of Area Investigated: 0.14 Ha
Location of Finds/Curating Museum: Colchester	Funding source: Owner
Further Seasons Anticipated? No	Related EHCR No's: N/a
Final Report: Schofield, Z, 2019, Archaeological Desk Based Assessment, the Chapel, Batts Road, Steeple, Essex CM0 7LE	OASIS number: zoeschof1-391848
Periods Represented: Post Medieval period – High potential	
SUMMARY OF FIELDWORK RESULTS: A Desk Based Assessment was undertaken in advance of a planning application for residential development. The report focused on identifying and recording the date of the graves and the deceased persons.	
Previous Summaries/Reports: No	
Author of Summary: ZOE SCHOFIELD	Date of Summary: December 2019

OASIS DATA COLLECTION FORM: England

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OASIS ID: zoeschof1-391848

Project details

Project name	Archaeological Desk Based Assessment on The Chapel, Batts Road, Steeple, Essex CM0 7LE
Short description of the project	Archaeological Desk Based Assessment on The Chapel, Batts Road, Steeple, Essex CM0 7LE
Project dates	Start: 01-12-2019 End: 31-12-2019
Previous/future work	No / No
Any associated project reference codes	BSS19 - Contracting Unit No.
Type of project	Desk based assessment
Site status	None
Current Land use	Residential 1 - General Residential
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Documentary Search","Visual Inspection"
Development type	Rural residential
Prompt	Research

Project location

Country	England
Site location	ESSEX MALDON STEEPLE The Chapel
Postcode	CM0 7EL
Study area	0.14 Hectares
Site coordinates	TL 93892 03071 51.692317276706 0.805676908869 51 41 32 N 000 48 20 E Point
Lat/Long Datum	Unknown

Project creators

Name of Organisation	TOUCHSTONE ARCHAEOLOGY
Project brief originator	Consultant
Project design originator	Zoe Schofield

Project director/manager	Zoe Schofield
Project supervisor	Zoe Schofield
Type of sponsor/funding body	Landowner

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Touchstone Archaeology Ltd
Digital Archive ID	BRS19
Digital Contents	"none"
Digital Media available	"Text"
Paper Archive Exists?	No

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Archaeological Desk Based Assessment at The Chapel, Batts Road, Steeple, Essex CM0 7LE
Author(s)/Editor(s)	Schofield, Z
Date	2019
Issuer or publisher	Touchstone Archaeology
Place of issue or publication	www.touchstonearchaeology.com
Description	pdf
URL	www.touchstonearchaeology.com

Entered by	zoe schofield (zoeschofield1@gmail.com)
Entered on	14 April 2020

OASIS:

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