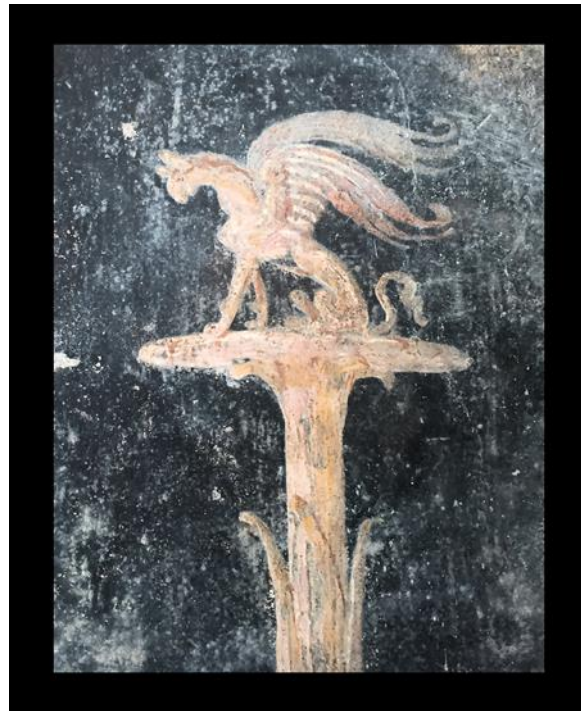


Archaeological Desk Based Assessment in advance of the Proposed Development
at 296 London Road, Stanway, Colchester, Essex CO3 8PB

NGR: TL 94027 24370



TOUCHSTONE ARCHAEOLOGY LTD

Site Code: W520

Date of Report: 25/03/2020

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Development at

296 London Road, Stanway, Colchester, Essex

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NGR: TL 94027 24370

Site Code: W520

March 2020

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1 Summary

Touchstone Archaeology has been commissioned to carry out an archaeological desk-based assessment in advance of the proposed residential development at 296 London Road, Stanway, Colchester, Essex as part of a planning application to be submitted by Persimmon Homes.

This report has examined a wide variety of data to identify any known heritage assets and archaeological evidence and concludes that the site has Moderate potential for any archaeological features or deposits. This can be summarised in more detail as:

- Prehistoric: Low
- Iron Age: Low
- Romano-British: High
- Anglo-Saxon: Moderate
- Medieval: Moderate
- Post-medieval: Moderate
- Modern: Moderate
- Undated: Moderate

It is considered likely that further archaeological assessment will be required. The scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities and can be carried out as a condition of planning consent.

2 Introduction

Touchstone Archaeology has been commissioned by Persimmon Homes to carry out an Archaeological Desk-Based Assessment to supplement a planning application for the proposed development at 296 London Road, Stanway, Colchester, Essex CO3 8PB (Figure 1).

The proposed development area (hereafter referred to as the PDA) is centred on National Grid Reference: TL 94027 24370.

This document will be used in support of a planning application associated with a proposed residential development.


2.1 Proposed Development

The proposed development is for a new high-density residential development. This document and the Heritage Assessment that accompanies it will inform the new Masterplan.

2.2 Policy and Legislation

- The National Planning Policy Framework (February 2019): Section 16. Conserving & Enhancing the Historic Environment.
- Colchester Local Development Framework, 2001-2021: Policy DP14: Historic Environment Assets
- Colchester Borough's Strategic Plan 2015-2018
- Colchester Local Development Framework - Supplementary Planning Document, adopted 2015: Managing Archaeology in Development
- Regional Research Framework: Research and Archaeology Revisited: A revised framework for the East of England, (Maria Medlycott, 2011) – Review underway.

2.3 Project Constraints

During the writing of this document and associated research for this project there was a COVID 19 pandemic and lockdown and thus resources such as physical  collections were unavailable

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

The Geological Survey of Great Britain (1:50,000) shows that the PDA is situated upon Bedrock Geology of London Clay Formation (clay, silt and sand). This sedimentary bedrock was formed approximately 34 to 56 million years ago in the Palaeogene period when the local environment was dominated by deep seas. Superficial deposits of Cover Sand (clay, silty, sandy) formed up to 3 million years ago in the Quaternary period when the local environment was dominated by wind blown deposits (bgs.ac.uk).

The PDA sits at an average height of 122ft (37m) aOD.

2.6 Topography

The site is located in the east of England, in the north of Essex, in the District and Borough of Colchester and in the village and civil parish of Stanway. It is located on the north side of the London Road (B1408), 3 miles (4.8km) west of Colchester on the suburban outskirts, to the west of the village of Stanway, between the villages of Beacon End and Copford. The London Road is a ribbon style development of residential dwellings, commercial buildings, irregular fields and agricultural complexes stretching west from Colchester. The Historic Landscape Classification is one of built up areas, modern, urban development (HCC1814 – BUM-ba) and C20th Agriculture, boundary loss (TEF-bl).

The PDA (NGR: TL 94027 24370) is a sub-rectangular parcel of agricultural land of some 3.3 hectares with access gained from the south boundary via London Road. Open fields bound it to the north, northeast and northwest. To the southeast boundary is Catchbells, a Grade II*(1224841) a C15th timber framed house (32669-MCC4532)¹, to the southwest are Rosemary Almshouses, Grade II Listed (1266620) C18th timber framed houses (32668-MCC4531) and to the south by London Road, the conjectured Roman Road leading from Colchester to Coggleshall (11705-MCC7518, 11823-MCC7619, 1226- MCC8754)². St Albrights Church is a Grade II* Listed Building (1224899) dating to

¹ Wadhams, MC, 1979, Historic Building Surveys, Vol: 11

² Brooks, H. (CAT). 2000. A desk-based assessment of the archaeological remains 2 Brooks, H. (CAT). 2000. A desk-based assessment of the archaeological remains at Stanway, Colchester. February 2000.

Brooks, H. (CAT). 2005. A desk-based assessment of the archaeological remains at Stane park, Stanway, Colchester. Essex. October 2005.

Brooks, H. 2005. A desk-based assessment of the archaeological remains at Tollgate North, Stanway, Essex. October 2005.

Powell, WR. 1963. Victoria County History, Essex, Vol III (VCH). Vol 3, p26

C12th and is located to the south of the London Road, opposite the PDA (32682-MCC4545, 11834-MCC7630, 11835-MCC7631, 11836-MCC7632)³.

2.7 Historic Hedgerows

The PDA was historically (1876) a group of six land parcels, two large rectangular and four small odd shaped, set within a pattern of regular fields that bounded the north of the London Road. By 1965 the boundaries between the smaller areas had been lost and by 1972 the dividing boundary between the two larger fields was beginning to disappear and is now entirely gone.

The boundaries to the south, east and north of the site may be surviving evidence of vegetation that qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (Plate 3-8). The proposed development may have some impact on the current vegetation.

3 Aims and Objectives

3.1 Introduction

This Historic Environment Desk-Based Assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (Revised 2017).

'Historic Environment Desk-Based Assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Historic Environment Desk-Based Assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context Historic Environment Desk-Based Assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'

³ Rodwell, Warwick J with Rodwell, KA. 1977. CBA Research Report No. 19 Historic Churches - a wasting asset. p119

Department of the Environment. 1982. List of Buildings of Special Architectural or Historic Interest: Colchester Rural. p301

RCHME. 1922. An Inventory of the Historical Monuments in Essex - Volume 3. Vol 3, p207-8

Pevsner, N. 1954. The Buildings of England, Essex. p335-6

The purpose of the Historic Environment Desk-Based Assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- An assessment of the potential for heritage assets to survive within the area of study
- An assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests
- Strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined
- An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings
- Strategies to conserve the significance of heritage assets, and their settings
- Design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping
- Proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.

4 Methodology

4.1 Historic Environment Desk-Based Assessment

4.1.1 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 Colchester. The Archaeology Data Service Online Catalogue (ADS), Portable Antiquities Scheme Database (PAS), the National Heritage List for England and Archiuk. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report (Appendix I).

4.1.2 Historical Documents

Historical documents, such as charters, registers, wills and deeds etc., considered relevant to this specific study and the relevant documents were sourced from the Local Records Office and the Internet.

4.1.3 Cartographic and Pictorial Documents

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by the Internet and Ordnance Survey Historical mapping (Figs. 11-18).

4.1.4 Aerial Photographs

A study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-3).

4.1.5 Secondary and Statutory Documents

Secondary and statutory sources, such as regional and periodic archaeological Studies are considered appropriate to this type of study and have been included within this assessment where necessary.

5 Archaeological and Historical Development

This section of the assessment will focus on the archaeological and historical development of the area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed below in Table 1.

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 Palaeolithic-Neolithic

The site lies in the Mid Essex Zone of former heathlands and due to the geographic location and topographic nature of Colchester it is a landscape that has been the focus of hunting, travel, settlement and industry since the Prehistoric period. The archaeological record within the assessment area is dominated by undated features represented as cropmarks that may have prehistoric potential.

5.1.2 Iron Age

By the Iron Age woodlands were cleared for agriculture and the landscape was one of scattered farms, hamlets and villages. Hillforts were built on higher ground and Colchester was the chosen location for the stronghold (Camulodunum) of Cunobelin, ruler of the south-east tribes. The site is recorded at Gosbecks, 4.5km southeast of the PDA.

5.1.3 Romano-British

In AD43 the Romans invaded Britain, took Camulodunum and built a hill-top legionary fortress to the north-east (the future site of Roman Colchester). By AD49 the fortress was redundant and converted to a Colonia for retired legionaries. The three main routes of communication were the London-Colchester Road (A12), c.240m north of the PDA, the Colchester-Braughing road (A120) and a route south to London, along with smaller roads and trackways. A new town was built but was destroyed in AD60 in the Boudiccan revolt. In the recovery period Colchester was rebuilt as a showpiece town and new and municipal buildings were built to enhance Camulodunum. A bronze statue of Mercury, God of commerce indicates the importance of its market and a number of graves dating to c.40-60 AD, the time of the Roman invasion, were found in the village. One of the graves is thought to be an Iron Age Celtic Druid and is known locally as the 'Druid of Colchester'. The grave contained cremated human remains, a cloak with brooches, a board game, a jet bead, a cup, a medical kit, a tea strainer and astrology related metal poles. The remains of a Roman villa are reported to exist in the Stanway Green area, c.1.6km southeast of the PDA.

Just west of Gosbecks, was the burial place of the native aristocracy of Camulodonun, which continued in use after the Roman conquest. The four main cremation burials had been made in wooden mortuary chambers within large enclosures, a practice otherwise known only at St. Albans. Grave goods from the few secondary graves within the enclosures included a spear, an inkpot, and a set of surgical instruments, suggesting their occupants may have been officials of those buried in the

chambers. Another cemetery at Gosbecks was still in use in the 4th century. The later Roman period saw a decline with crops grown inside the walls of Colchester.

5.1.4 Anglo-Saxon

The place name Stanway derives from the Saxon phrase 'Stone Way' referring to the Roman military Road, adjacent to the south boundary of the PDA that leads from Stortford to Colchester. In the Saxon period Edward, the Elder reclaimed Essex from Danelaw and established burhs, one of which was at Colchester.

5.1.5 Medieval

The village and parish of Stanway is mentioned in the Domesday book, with Stanway Manor having a recorded population of 40. It was a sparsely populated village and during the early C18th burials outnumbered baptisms. In 1790 the rector reported that there was no village or hamlet in the parish.

5.1.6

The village of Stanway was set around the two east-west roads to Colchester and bounded to the west by the Roman River. Stanway Green was located further south with Stanway Hall, the fulling mill and All Saint's Church. The London Road crossed the river at Stanway Bridge, originally Elpeford bridge in 1272AD and was turnpike in 1696AD. Several houses and Inns are recorded in the village from C14th onwards and some still survive on London Road.

5.1.7

In 1462 the rector leased 1 acre of land called a 'playstow' to six men, in 1515 he leased 3 acres to parishioners for use as a 'common playing field' and in 1733 the land, known as the 'playing stalls', was north of London Road, opposite St Albright's church and may have been the PDA.

5.1.8 Post-Medieval

Catchbells located adjacent and to the east of the PDA, was originally 'Knatchballs', 'Catchbells' or 'Peверels', owned by Caleb Pilgrim in 1637 (a freeholder). By 1774 the main house was an estate of c.136a. The construction is early C15th with later alterations and in 1671 it was taxed on six hearths.

5.1.9 Modern

Mrs A G D Harrison built Rosemary Almshouses, immediately adjacent and west of the PDA, in 1930 and 1933. They were for poor people over 60 who had been born or were resident in Stanway. Rosemary house is adjacent to the located next to the almshouses and is a Grade II Listed C18th century house.

5.1.10 Church

The Church of St Albright or St Ethelbert's (32682-MCC4545), directly opposite the PDA, was in little Stanway. St Albright's was in existence by the later C11th, was a parish church in C12th but was consistently called a chapel from 1366 AD. A C13th coffin lid found in the churchyard indicates that it had burial rights at this date. The church is constructed of flint, rubble, limestone and Roman brick dressings. The original church comprised of an undivided nave and chancel, possibly entered by a west door. The chancel was rebuilt, the north porch added and the bell turret built in C15th. In C17th there were north and south porches. The south porch was replaced by a small vestry, which was demolished in c.1800.

The church was extended eastwards in 1826, the medieval chancel being incorporated into the nave. By 1856 there was a west gallery and the south vestry was rebuilt c.1860. The church was enlarged and restored in 1879 when a new chancel with south vestry was built, a south aisle added to the nave, the gallery removed, and the north porch rebuilt, to plans by Sir G. G. Scott. The 15th-century piscina from the medieval chancel was rebuilt in the new one, and the 15th-century arcade from the demolished St. Runwald's church, Colchester, was rebuilt between the chancel and vestry. The bell turret and roofs were repaired in 1936. At one time the church bells dated to 1574, and 1610 (Miles Gray) 1710 (John Thornton) but two were sold in 1892. The graveyard was extended in 1858, 1897, and 1935 and a lich gate was built as a war memorial in 1920.

5.1.11 Church Buildings

The parsonage house, recorded in 1610AD, stood southwest of the churchyard. It was partly rebuilt in C18th and contained 3 parlours, a kitchen and 5 chambers and was extended in C19th. In the late C19th it was demolished and replaced by a large brick house in the Gothic style and this was in turn, replaced by a new house in Church Lane in 1939.

5.1.12 Undated

It is noted that in 1764 that on the south side of London Road 'a number of large bones, vertebrae and tibiae, with their joints, were found, lying in a stratum of sea-sand and small shells'⁴. The

⁴ Excursions in the County of Essex, Vol I, by T K Cromwell, 1818, London

stratigraphy is described as a bed of sea-sand and small shells 1 yard thick, covered by 'ooze' or river mud of 3", sealed by several veins of yellow sand, gravel and mould.

5.1.13 Modern

The built-up area of Colchester quickly expanded into Stanway and by 1967 the parish became known as a 'district receptacle for social problems' due to its two hostels for the 'mentally subnormal'; one for maladjusted boys and the other a halfway house for former mental patients. The addition of an old person's hospital and a hostel for homeless families continued the then new unwelcome identity of the village.

5.1.14 Modern

Construction of housing, industrial and retail estates gradually replaced the old institutions and by 1995 most of the east of the ancient parish became high-density housing estates.

5.2 Map Regression 1864-1992

5.2.1 Historic Maps



Figure 1. Historic Map of Essex by Robert Morden

In the Map of Essex by Robert Morden c.1695AD, the village of Stanway is a small village on the south of the Roman road from Colchester to Coggeshall and on the east bank of a tributary of the river Coln and denoted by a church motif and Stanway Hall.



Figure 2. Chapman and Andre 1777

In the Chapman and Andre map of 1777, the PDA is set within the village of Stanway in an area of open land to the south of the road that leads to Colchester. A small cluster of buildings and the church are set around the Stanway bridge and the PDA is on the eastern outskirts. Occupation is sporadic and connected to the roads and trackways that navigate the area.

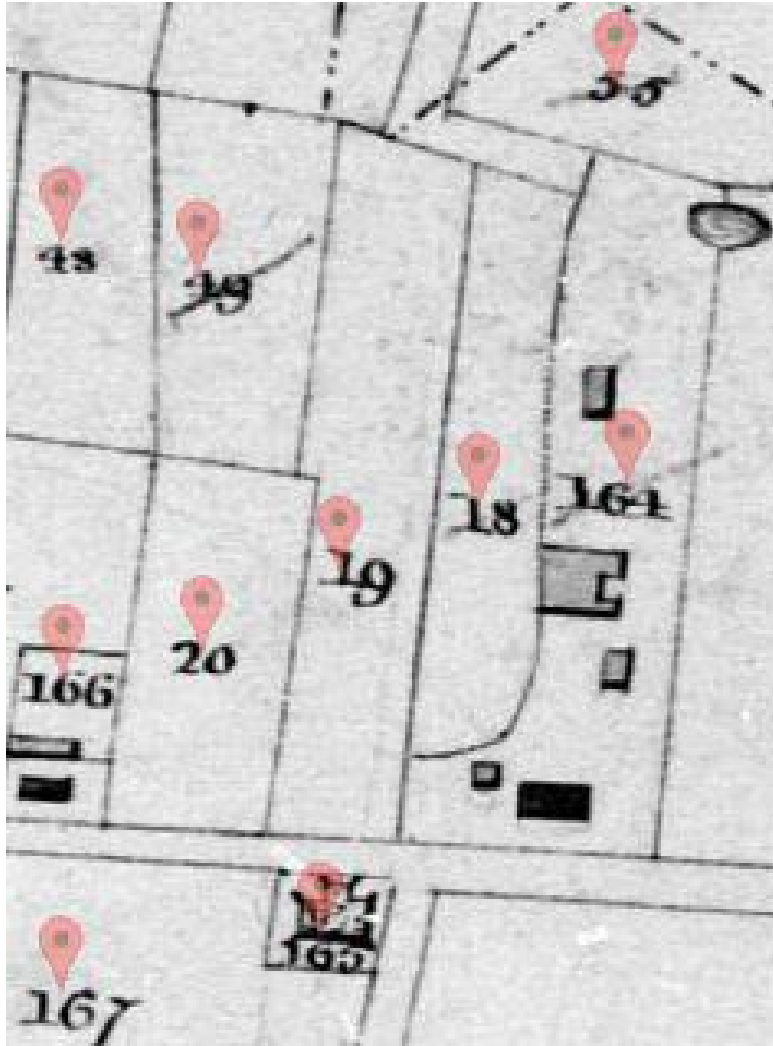


Figure 3. Tithe Map of 1840

In the Tithe Map of 1840 the PDA is the fields of 18, 19 and part of 164.

- 18 is owned by The Reverend Henry Jenkins and was his Glebe or piece of land serving as part of a clergyman's benefice and providing income. It comprised of 2 acres of pasture known as Little Barn and was rented to George Lithgow.
- 19 is owned by George Lithgow and comprised of 2 acres of arable known as Little Barn.
- 164 is owned by George Lithgow and comprised of 2 acres of house and buildings (Catchbells). In total George Lithgow owned c.77 acres.

5.2.2 Historic OS Maps

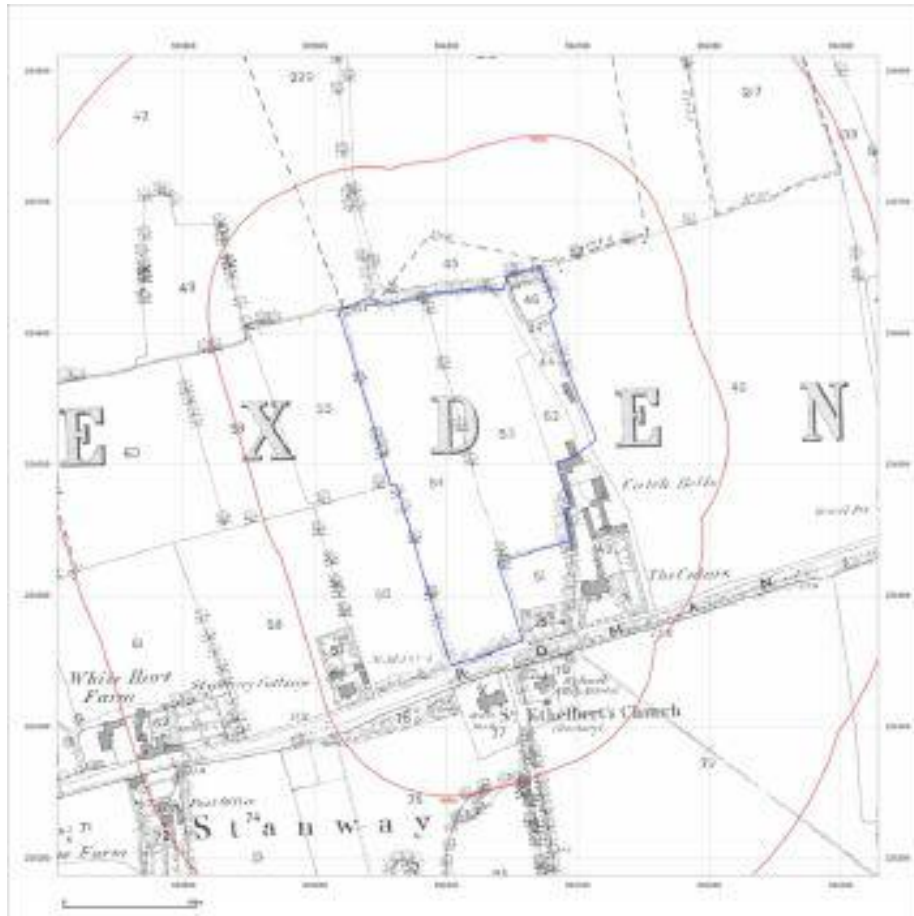


Figure 4. OS Map 1876 1:2500

OS Map 1876: The PDA is made up of one large western field (54), one slightly smaller field (53) adjacent and to the east, a small slither of land (52) adjacent and to the east and a longer slither of land (44) adjacent and to the east containing two rectangular buildings forms an access route that continues along the east boundary and along the north boundary. A stream or ditch begins at the northeast corner and runs west along the north boundary. To the top northeast corner are a small square orchard (44a) and a large pond (46) with raised earthworks to its west bank. The north boundary is trees and hedges and a 5ft fence. The PDA wraps around the property of Catch Bells and The Cedars both located in the southeast corner. The Roman Road is on the south boundary and St Ethelbert's Church, graveyard and Rectory and the local school is on the opposite side of the road. A footpath leads from the Cedars across the road in to the field adjacent to the school. A gravel pit is just east and Stanway Cottage, White Hart Farm and the Post Office are west. It appears that the land may form part of White Hart Farm. It is a very rural and sparsely occupied area and the few properties have kitchen gardens and glasshouses. The Benchmark of the road is 127.5.

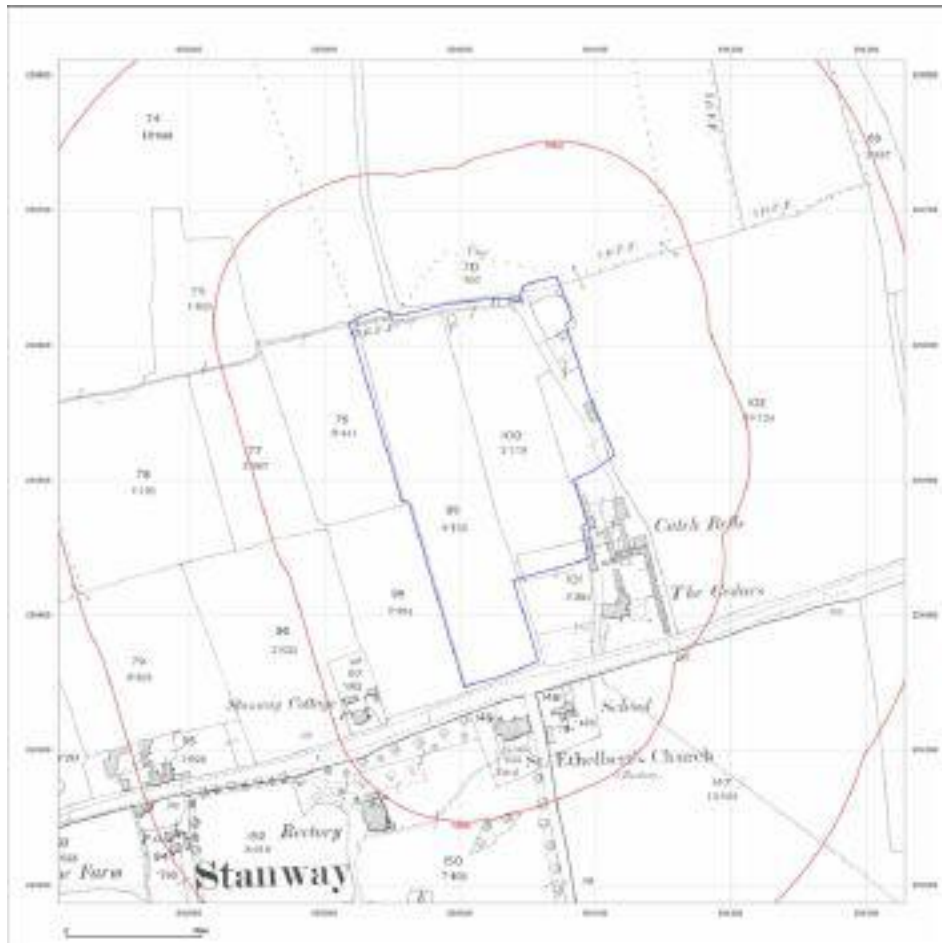


Figure 5. OS Map 1897 1:2500

OS Map 1897: The fields have been re-designated; the large field is 99 (4.193) and the smaller field is 100 (2.738) and the smaller parts seem to form part of this. One of the rectangular buildings has disappeared and a new pond is in the northwest corner of field 100. A small field has been sectioned off in the south of field 100. Cedars have extended their glasshouses and added a pond. Catchbells has removed some of their larger external buildings. Stanway cottage has also removed one of its buildings. The school has added a new building and St Ethelbert's Church has been extended to the south, a pathway leads to the new Rectory, a substantial building with an access road from the Roman Road.

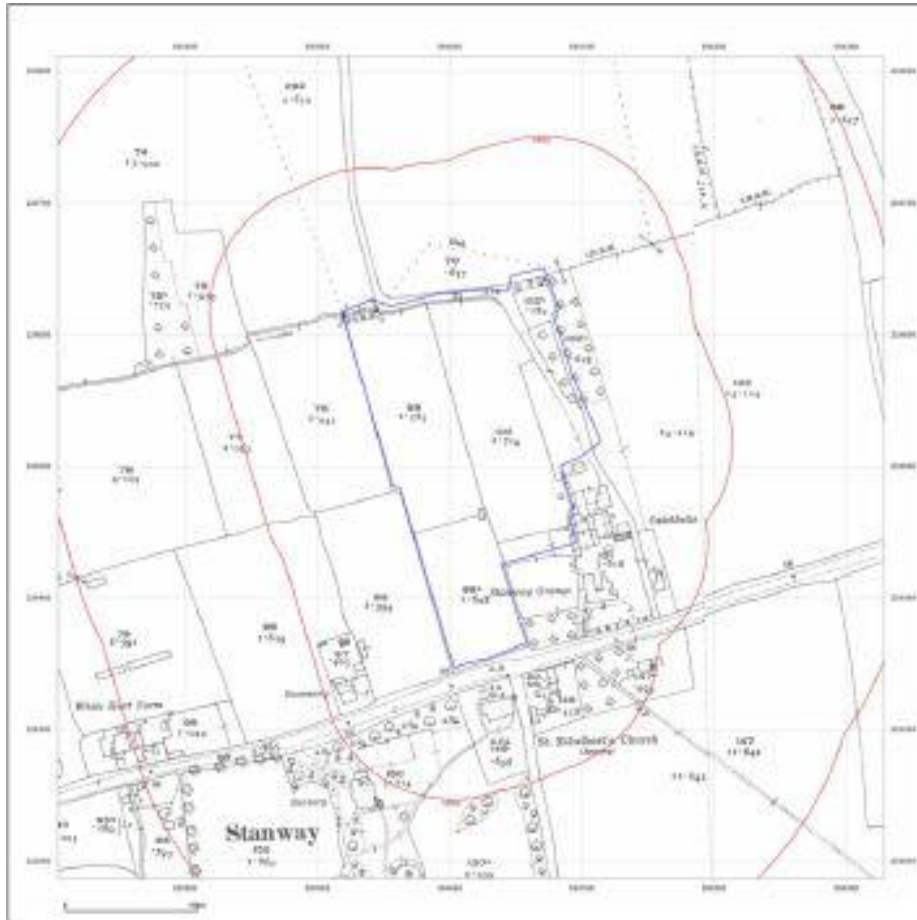


Figure 6. OS Map 1923 1:2500

OS Map 1923: Field 99 has been divided in two, 99 (2.585) and 99a (1.608). A small rectangular building has been installed on the east boundary between the two fields. Field 100 has a new building to the southeast corner and has reduced in size (2.7140 due to the pond being designated as 102b (0.182). The field to the south has been divided in two, the east field having two buildings. The orchard has been extended and to accommodate this the rectangular building has been reduced. Catchbells has undergone some layout changes but the Cedars has been vastly extended, the glasshouses removed and renamed 'Stanway Grange'. A small dwelling is in place to the east and across the road to the north. St Ethelbert's Church has a Benchmark of 125.6 and the Rectory gardens have been developed. The school has been further developed and is now known as the Sunday school.

Stanway cottage has been reconfigured and is named Rosemary. White Hart farm has some additional buildings and the Post Office has disappeared.



Figure 7. OS Map 1962-65 1:2500

OS Map 1962-65: The PDA has been re-designated again; the large field as 0046 (2.61/1.79) and the smaller field 0060 (0.16/6.11). A large glasshouse is in the southeast corner of field 0060. A large rectangular building has been built on each side of the trackway and the waterway/ditch has been extended south and is marked as 'Issues'. The pond is 0663 (0.16). A Benchmark has been installed at Catchbells (123.90) and at St Ethelbert's Church (123.86).

The Rectory has become Collier House and is one of Dr Barnado's Homes. The entire village has undergone development. White Hart Farm is now Braiswick Rose Gardens, Rosemary Cottage is Rosemary Alms-houses with tennis courts and glasshouses behind and the school is a Hall and a Church Bungalow.

Along the A12 (Roman Road) dwellings have sprung up to both sides and a large development of tanks and buildings is just to the east.



Figure 8. OS Map 1972 1:2500

OS Map 1972: The PDA is designated as 0046 (1.056/2.61), 0049 (2.544/6.29) and 0060 (0.065/0.16) and the pond 0663 (0.065/0.16). St Ethelbert's Church has become St Albright's Church. Braiswick Rose Gardens is now Stanway Plant Centre and the tennis courts behind the Alms-houses have been removed.



Figure 9. OS Map 1983 1:2500

OS Map 1983: Between 1983 and 1994 there was little change to either the village or the PDA with the exception of the removal of the glasshouse.

5.3 Ariel Photographs

The study of the collection of aerial photographs held by Google Earth was undertaken from 2000. Images prior to this were unavailable.



Plate 1. Aerial Photograph 2000

1945

Images were unavailable for this time period.

2000

The area was largely rural with development centred around the London Road. The PDA is set within an area of village character between the built-up areas of Copford and Beacon End. It is one large sub-rectangular field with boundaries to all sides. There is no visible evidence of cropmarks.

2005

The historic boundary that once divided the field in two is visible. Further afield roads are being constructed to the east.

2006

Winding trails and pathways have appeared to the southern end of the PDA. The new roads have been further developed and the ground is being prepared for a development.

2009

An eastern part of the PDA has been sectioned off and a pathway is now visible to the north.

2012-2018

The PDA has seen little change with the exception of a small pit to the eastern side. The roads are finished and the housing development to the east is completed.

5.4 Walkover Survey

5.4.1 Purpose

The walkover survey is for the purpose of:

1. 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 Results

A site visit was made in March 2020. No evidence of surface archaeology was discovered. Photographs were taken of the site and the boundaries to assist with the Listed Building assessment and general site description.

5.5 Setting of Listed Buildings

One of the tasks of the site visit was to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – Historic England Guidance (HE, Dec 2017). This 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” (The Setting of Heritage Assets, Historic England 2017).

5.5.1 Listed Buildings within PDA

There are eight Listed Buildings within the assessment area. Catchbells is a house with C15th origins and a historic relationship with the PDA. The tithe apportionment records show that the owner of Catchbells also owned the land surrounding including part of the PDA and rented another field from the Reverend Jenkins of St Albrights church (MCC4532).

St Albright’s Church is an C11th church that has been steadily altered and maintained throughout its life. The construction of the church includes Roman brick that provides evidence of Roman buildings within the area (MCC7629). The PDA provided a glebe to the reverend of the church and was rented to the local parishioners as a sports field in C19th (MCC4545, MCC7630, MCC7631, MCC7632).

Rosemary house is a surviving C18th timber framed house (MCC4531).

5.5.2 Shared Inter-visibility

These three buildings have shared a historic relationship with each other and the PDA. They also share inter-visibility with the PDA. The setting of Catchbells and St Albrights church will be affected by the proposed development and suggestions for the mitigation of any negative effects are detailed in the Heritage Assessment that accompanies this document.

6 Historic Environment Record

6.1 Introduction

The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. A number of events have occurred within the area of the PDA (Figure 1). These are listed in Appendix I but key details are provided in the following sections. In addition there are numerous cropmarks within the surrounding fields that have seen no evaluation and remain undated.

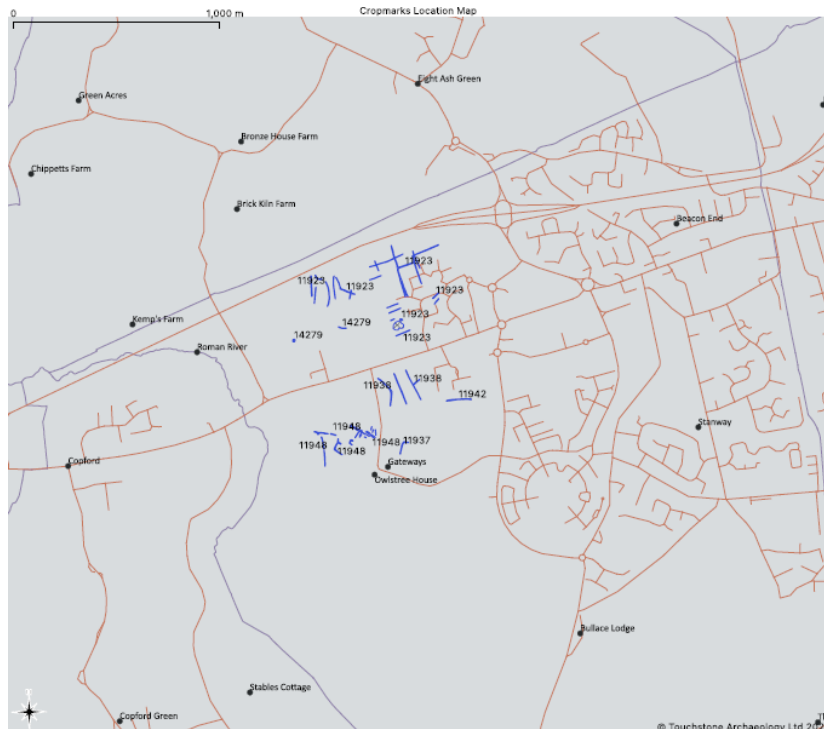


Figure 10. Cropmark Location Map – See Appendix I for detail.

6.2 Events

The PDA has not been subject to any archaeological investigation, however, surrounding land that was historically connected with the site has seen evaluation and these are detailed below.

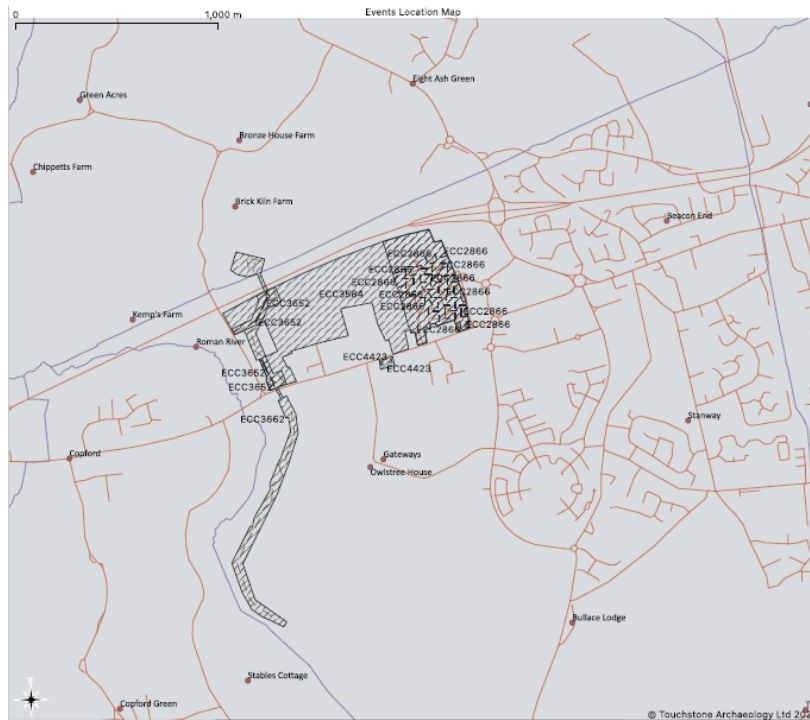


Figure 11. Event Location Map – See Appendix I for detail.

6.2.1 0-100m Radius

In 2016, Archaeology South-East excavated three trenches along a pipe route, c.20m northeast of the PDA, but all proved negative of archaeology (ECC4058).

6.2.2 100-200m Radius

In 2020, Archaeological Solutions carried out trial trenching, c.150m southeast of the PDA, at 235 London Road, on the south side of the road, directly opposite the PDA (ECC4423). Report unpublished

6.2.3 200-300m Radius

In 2015, Archaeology South-East carried out trial trenching to an area of 14.5ha at Wyvern Farm, c.280m east of the PDA. Fifty eight trenches were excavated. Forty five trenches were negative of archaeology and thirteen trenches revealed limited number of archaeological features, with no concentration of feature; six field boundary ditches of post-medieval date, one medieval pit, two undated gullies, a charcoal rich pit and a stakehole. Modern pits and surfaces associated with the farm buildings were also recorded. Pottery from the prehistoric, medieval and post-medieval periods were recovered Natural was encountered at 0.36 and 0.72m below ground level (ECC2866)⁵.

In 2018 a Geophysical Survey was carried out to the southwest of the same site by SUMO Survey (ECC4275) followed by trial trenching in 2019 by ASE (ECC4312). Report unpublished.

6.2.4 300-400m Radius

No events are recorded at this distance.

6.2.5 400-500m Radius

In 2011, Oxford Archaeology East carried an evaluation involving strip, map and sample c.450m west at Turkey Cock Lane. A pit containing Early and Late Bronze Age pottery, a ditch containing Late Bronze Age pottery and a number of medieval pits, postholes and ditches and modern features were recorded. In addition, a number of undated pits and ditches were also recorded and a ring ditch of two curvilinear ditches with an internal diameter of 9m and a possible northwest entranceway measuring 1m. Natural geology of yellow sand and gravel was encountered at 0.28m-0.35m below

⁵ Evaluation Report: Clover, K. (ASE). 2015. An Archaeological Evaluation Land at Wyvern Farm, London Road, Stanway, Near Colchester, Essex.

Evaluation Report: CgMs Consulting. 2017. Archaeological Evaluation. Pipeline at Wyvern Farm, Stanway, nr Colchester, Essex CO3 8PB.

ground level (ECC3652, MCC9340, MCC9341)⁶. In 2010 trial trenching was carried out on Site 3, Abberton to Wormingford Pipeline of the same area by Birmingham Archaeology. Thirty 50m x 2m trenches were excavated, focusing on features identified as cropmarks. Archaeological features were uncovered in ten of the trenches comprising of ditches, pits and post-holes. Prehistoric pottery with charred residue was recovered from one trench (ECC3662)⁷.

6.2.6 500m plus Radius

No events are recorded at this distance.

6.3 Established Stratigraphy

Archaeological evaluations within the immediate area have recorded the stratigraphy as

Dark brownish grey sandy clay topsoil 0.15m depth

Mid grey silty sand subsoil 0.15m – 0.35m

Natural yellow sands and gravel 0.28 – 0.72 below ground level.

⁶ EXCAV REPORT: Stocks-Morgan, Helen. 2012. Prehistoric and Medieval activity along the route of the Wormingford to Abberton pipeline: Excavation Report.

⁷ Evaluation Report: Burrows, Bob and Mann, Phil. 2010. Abberton to Wormingford Pipeline route: Colchester Borough. Archaeological Evaluation.

EXCAV REPORT: Stocks-Morgan, Helen. 2012. Prehistoric and Medieval activity along the route of the Wormingford to Abberton pipeline: Excavation Report.

6.4 Monuments and Findspots

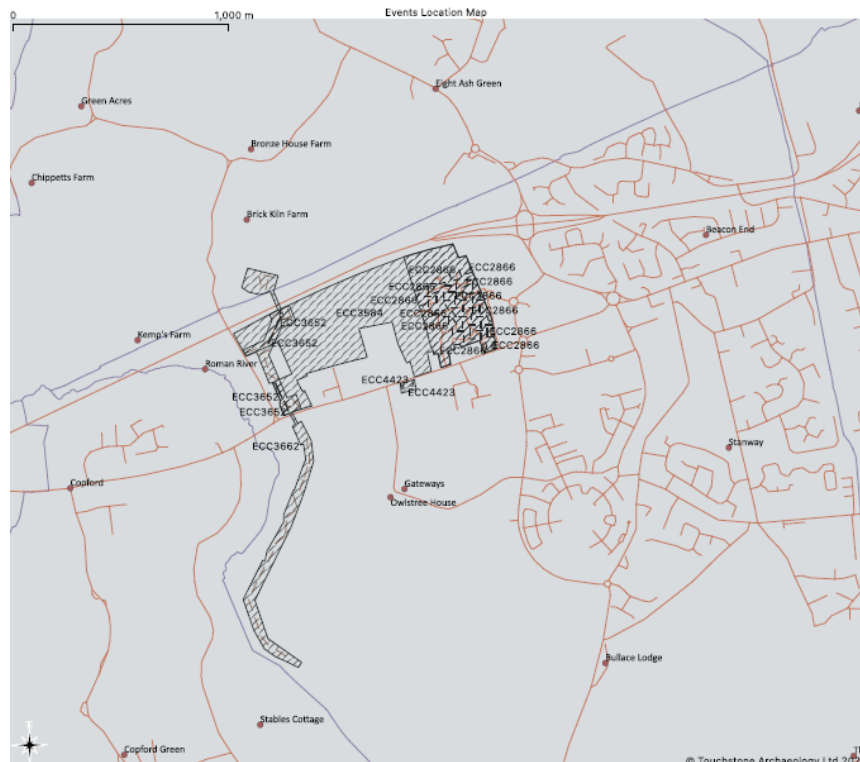


Figure 12. Monuments Location Map - See Appendix I

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 one record from this period within the assessment area. Part of a quartzite mace was found at Millfield Street Farm c.360m south of the PDA. The date range for the implement is Lower Palaeolithic to Late Bronze Age (MCC7444). 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 record 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 rivers Stour and Colne and their tributaries are favourable locations for early occupation and evidence suggest that these have been densely settled from the Neolithic period onwards. The HER has no specific records dating to this period within the assessment area, however, residual Neolithic flints have been found while field walking c.500m southeast and during the excavation of a water pipeline, c.450m west (MCC5414, MCC9340). 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 specific records dating

to this period within the assessment area, however, the quartzite mace sited above may date to this period and residual flints have been found during the excavation of a water pipeline, c.450m west (MCC9340). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered low.

6.4.2 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 one record dating to this period. At Church Lane, c.500m south of the PDA, cropmarks revealed an Iron Age droveway or trackway and enclosures. The trackway was in the form of a pair of parallel ditches 7m apart aligned WNW-ESE and was traced for c.320m. The east end splayed out to join an enclosure (MCC5414). Three Iron Age coin finds are recorded at c.3km distance; two gold staters 50-1BC (PAS: SF-D96C11 & CCI-830259) and a silver coin (PAS: CCI-930619). The Iron Age activity appears to be located south of the PDA around the area of Gosbecks the Iron Age capital, therefore, the potential for finding remains that date to this period within the confines of the development site is considered low.

6.4.3 Roman-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. The predominant feature of the Roman infrastructure within Essex is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops. Colchester or Camulodonun was a major Roman settlement or 'coloniae', as was the nearby Kelvedon or 'Canonium'. There are four HER records from this period within the assessment area. Two of the records refer to the Roman Road, known as 'Stane Street', which runs along the southern border of the PDA (MCC7518, MCC8754). A conjectured road bears off southeast through Fairmead farm, c.190m east of the PDA (MCC7619). Roman bricks are present in the dressings of the nearby parish church of St Albright's (MCC7629), directly opposite the PDA, suggesting the remains of a Roman building within the local vicinity. In addition, a Roman amphora rim and a piece of tegula were retrieved from the north ditch of the Iron Age trackway, c.500m south (MCC5414). The findspot of a coin, a Roman Republican silver Denarius of C. Considius Paetus 46BC is recorded c.3km east of the PDA (PAS: Ess-BC7F32).

Due to the known settlement of the area within this period, the locality of the Roman Road and the material used within the church the potential for archaeological features and deposits for this period is considered high.

6.4.4 Anglo-Saxon

There are no specific HER records from this period within the assessment area, however, the church of St Albright's, directly opposite the PDA is believed to date back to the Saxon period; the nave is of Saxon or Saxo-Norman date (410 to 1065AD) suggesting occupation within the local vicinity (MCC7630) and a glass-tempered sherd was recovered from the Iron Age trackway ditch, c.500m south (MCC5414). Therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered moderate.

6.4.5 Medieval

Colchester re-emerged as one of the major regional medieval towns with the growth of the cloth industry. There are seven HER records within the assessment area. Three of these records relate to the parish church of St Albright's, directly opposite the PDA, which was constructed 1100 to 1199 AD and is now a Grade II* Listed Building (MCC4545, MCC7630, MCC7631). Three Grade II listed houses survive within the vicinity of the PDA; 'Catchbells', a C15th timber framed house located immediately east (MCC4532), 'Cants Garden Centre' a C14th open hall house located c.240m west (MCC4529) and 'Wisemans' a C16th timber framed house located c.300m east (MCC4535). Ditches, pits and post-holes were discovered during the construction of a water pipeline c.450m west (MCC9340) and pottery sherds were found in the Iron Age ditch, c.500m south. Therefore, the potential for finding remains dating to the medieval period is considered as high.

6.4.6 Post Medieval

The Post Medieval period is represented by five HER records. The chancel at St Albright's Church, directly opposite the PDA, was built in 1826 and rebuilt in 1880 when the whole church underwent extensive alterations (MCC7632). 'Rosemary', an C18th Grade II Listed house located c.90m west (MCC4531), a C17th barn to the west of Cant's Garden centre, c.280m west of the PDA (MCC4530), Street Farmhouse, a C17th timber framed house c.430m west (MCC4538) and a C17th barn east of Street Farmhouse, c.390m west of the PDA (MCC4539). 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

There are numerous undated records in cropmarks recorded by air photography that surround the PDA and have yet to undergo archaeological evaluation.

Linear features and parts of rectangular/rectilinear enclosures are recorded c. 60m east and c.70m north of the boundary to the PDA (MCC7716). Former field boundaries, linear features and a ring ditch of low validity is found c.20m west of the boundary (MCC8622).

Linear features and a possible trackway on an alignment that would cross the PDA are c.65m southeast of the boundary (MCC7728). An east-west trackway, linear features, a rectangular enclosure and a ring ditch are found c.350 southwest (MCC7076). Linear features and possibly trackways are found c.400m south (MCC7727). An old field boundary with double ditched trackway and a pennanular ring ditch are found c.470m southeast (MCC7071).

7 Summary of Archaeological Potential

The PDA is located in an area surrounded by undated cropmarks and although there is scant evidence for the prehistoric period within the assessment area, the cropmarks raise the potential to moderate. The site is c.4.5km north of Gosbecks the Iron Age capital of Camulodunum and Iron Age evidence appears to be centred around this area, south of the London Road therefore the potential remains low. Historic Colchester, a major Roman settlement is c.4km east and the PDA is located on one of the three main routes of Roman communication; the Roman building material used in St Albright's church directly opposite suggest the remains of Roman buildings within the area, therefore the potential is high.

While there is little evidence for the Saxon period, the Church of St Albrights has Saxon origins suggesting a moderate potential for settlement within the area. Although St Albright's operated as a secondary church to All Saints for a time it had burial rights by C13th and London Road (Stane Street) continued as an important route throughout history with the construction of Stanway Bridge in 1272AD and a turnpike in 1696AD. The road became the focus of ribbon development with Inns and houses dating from C14th onwards.

There is no cartographic evidence of development on the land and it is recorded from C15th that the land was used as a play area and then farmland, therefore the potential for both the Medieval and Post-Medieval periods is moderate. Catchbells the church and the PDA share a historic connection; part of the PDA was a glebe for the Rector of the church, providing him an income. It is recorded that that Rector rented the land to the local villagers in 1462 as a playstow or 'a place for play', in 1515 as a common playing field and in 1733 as playing stalls. In the Tithe apportionment he rents it to George Lithgow, owner of Catchbells. The area remained largely rural until the later modern period so the potential for this period is low.

Therefore, the site has an overall high archaeological potential.

The Historic Environment Desk-Based Assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites, these can be summarised as:

- Prehistoric: Moderate
- Iron Age: Low
- Roman: High
- Anglo-Saxon: Moderate
- Medieval: Moderate
- Post-Medieval: Moderate
- 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 Historic Impacts

Cartographic regression (8.3), Topographic analysis (2.2) and Historical research (8.2) indicate that the PDA was open fields or agricultural, therefore, historic damage to any deposits could be considered **low**.

8.3 Summary of Impacts Both Historic and Proposed

Historic Impacts

Other than changes to boundaries, the site has seen little change. It is recorded that the site was used as a playing field from C15th so presumably at this point it was not being used as agricultural land. By the early C19th it was part arable and part pasture, therefore some of the site has seen ploughing which may have had a low impact on any archaeological remains that may be present.

Proposed Impacts

Current development proposals include a high-density residential development. This will undoubtedly have a high impact on any archaeological remains that may be present.

9 Archaeological Mitigation

The purpose of this archaeological 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.

This Historic Environment Desk-Based Assessment has established that there is a high potential for archaeology relating to the Roman period of which any potential for archaeology is considered to have regional if not national significance. The site is surrounded by cropmarks of features and deposits that may or may not continue into the site, however, map regression and historic documents suggest that the PDA appears not to have been developed but has probably been farmed and the historic impacts are considered low.

In light of the above it is considered likely that further archaeological assessment will be required. The scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities and can be carried out as a condition of planning consent.

10 Other Considerations

10.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this Historic Environment Desk-Based Assessment will be submitted 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.

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
27th March 2020

11 References & Bibliography

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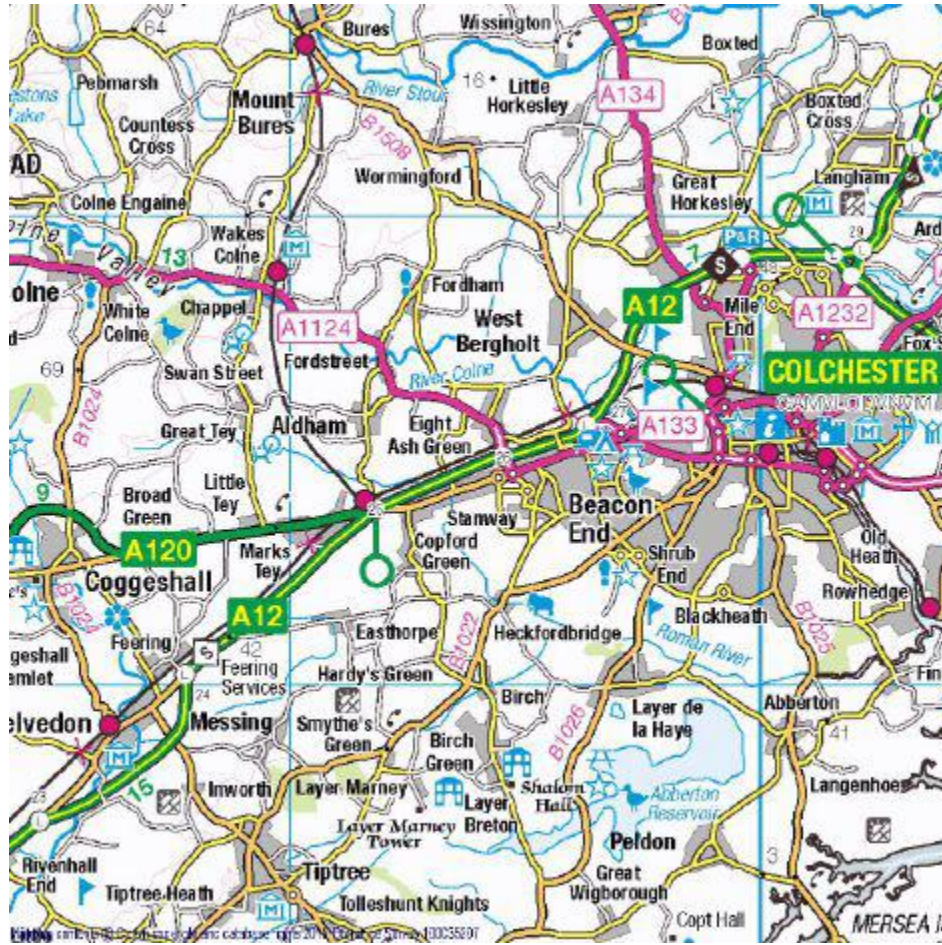


Figure 13. Site Location Map

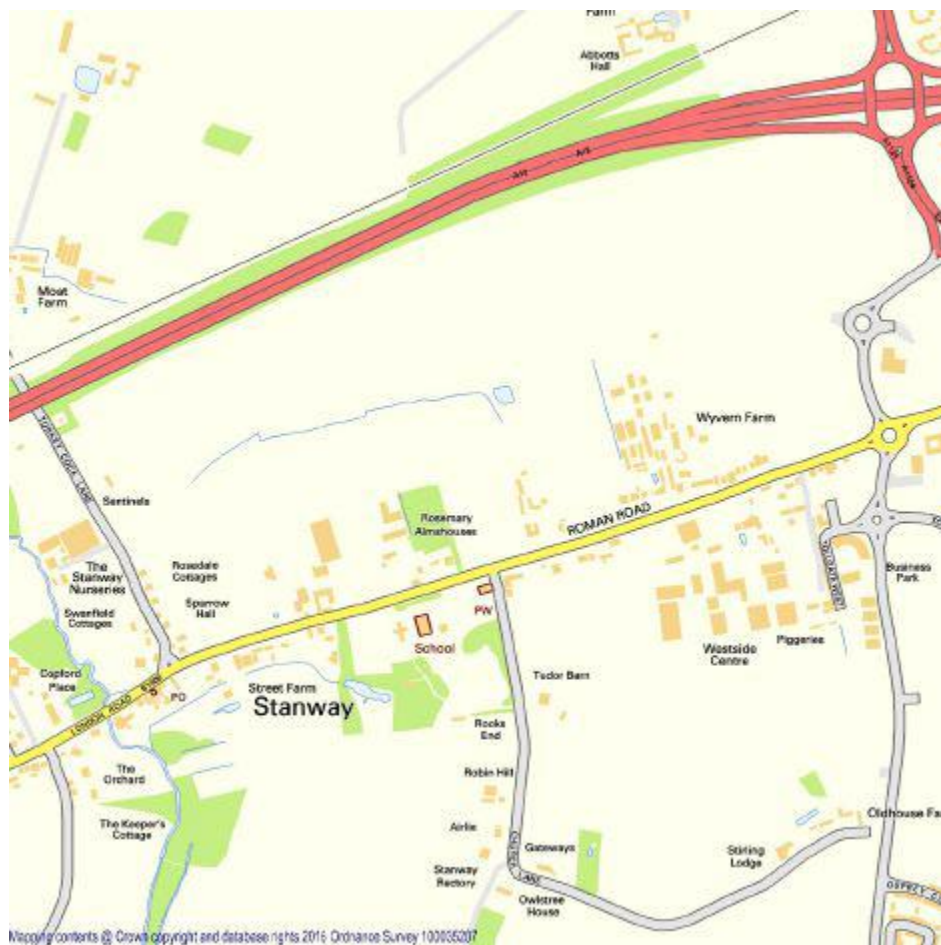
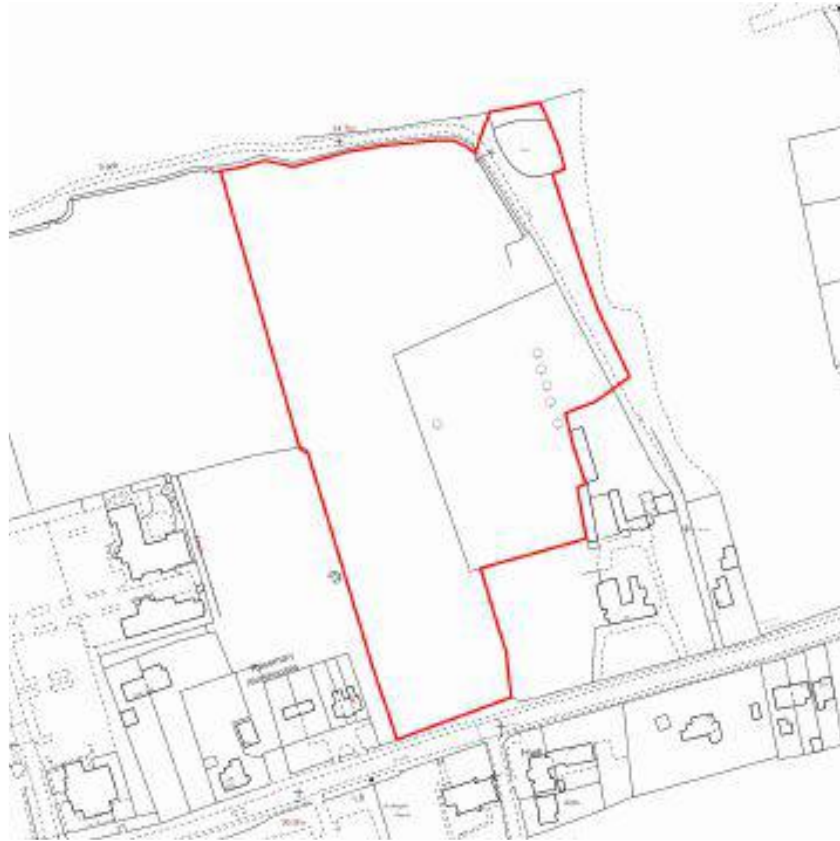


Figure 14. Site Location Map



28/03/2020

296 LONDON ROAD, CO3 8PD



Scale: 1:2500 | Area 16Ha | Grid Reference: 594019,224498 | Paper Size: A4

Mapping contents © Crown copyright and database rights 2020 Ordnance Survey 100035207

Figure 15. Site Location Plan



Figure 16. Feasibility Plan – Persimmon Homes



Plate 2. Facing Southwest with Catchbell's and St Albright's Church in the distance

Appendix I - HER Record

KHER Ref	Type	Location	Period	Description
MCC7518	Monument	S boundary	Roman	Stane Street, Line of the Roman Road from Colchester to Coggeshall
MCC4545	Listed Building	c.20m S	Medieval	Parish Church of St Albrights, GII Listed, constructed 1100 to 1199 AD, altered c.1880 AD
MCC7629	Findspot	c.20m S	Roman	Roman brick in St Albrights Church dressings, dated 43 to 439 AD
MCC7630	Monument	c.20m S	Anglo-Saxon/ Medieval	St Albrights Church, chapel dates to Saxon period, 410 to 1065 AD
MCC7631	Monument	c.20m S	Medieval	St Albrights Church, now parish church of Stanway after a long period of virtual neglect and service as a chapel of ease to All Saints
MCC7632	Monument	c.20m S	Post Medieval	St Albrights Church, chancel built in 1826 and rebuilt 1880
MCC4532	Listed Building	E Boundary	Medieval	'Catchbells', GII* Listed building, constructed 1400 to 1432 AD
MCC8622	Monument	c.20m W	Undated	Cropmarks East of Rosedale Cottages, former field boundaries, linear features and a ring ditch of low validity.
MCC4531	Listed Building	c.90m W	Post Medieval	'Rosemary', GII Listed house, constructed 1700 to 1799 AD
MCC7619	Monument	c.190m E	Roman	East West Alignment through Fairmead Farm, conjectured line of Roman Road
MCC7728	Monument	c.65m SE	Undated	Cropmarks west of Fairmead Farm, linear features and possible trackway.
MCC4535	Listed Building	c.300m E	Medieval - Post Medieval	'Wisemans', GII Listed House, constructed 1500 to 1599 AD
MCC7071	Monument	c.470m SE	Undated	Cropmarks; old field boundary with double ditched trackway, penannular ring ditch
MCC7076	Monument	c.350m SW	Undated	Cropmarks; east-west trackway, linear features, rectangular enclosure and to the south one ring ditch
MCC7716	Monument	c.60m N&E	Undated	Cropmarks; linear features, parts of rectangular/rectilinear enclosures
MCC4529	Listed Building	c.240m W	Medieval	'Cants Garden Centre', GII Listed House, constructed 1300 to 1399 AD
MCC4530	Listed Building	c.280m W	Post Medieval	Barn to West of Cants Garden Centre, GII Listed, built 1667 to 1699 AD
MCC7727	Monument	c.400m S	Undated	Cropmarks; linear features, possible trackway.
MCC4539	Listed Building	c.390m W	Post Medieval	Barn east of Street Farmhouse, GII Listed, built 1667 to 1669 AD
MCC8754	Monument	S Boundary	Roman	'Stane Street', line of Roman Road

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OASIS ID: zoeschof1-397999

Project details

Project name	Heritage Statement at 296 London Road, Stanway, Essex CO3 8LU
Short description of the project	Heritage Statement at 296 London Road, Stanway, Essex CO3 8LU in advance of a residential development
Project dates	Start: 01-03-2020 End: 30-06-2020
Previous/future work	No / Yes
Any associated project reference codes	W52020 - Sitecode
Type of project	Desk based assessment
Site status	Local Authority Designated Archaeological Area
Current Land use	Cultivated Land 1 - Minimal cultivation
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Conservation Area Appraisal", "Documentary Search", "Visual Inspection"
Development type	Rural residential
Prompt	National Planning Policy Framework - NPPF

Project location

Country	England
Site location	ESSEX COLCHESTER STANWAY 296 London Road
Postcode	CO3 8LU
Study area	3 Hectares
Site coordinates	TL 94010 24514 51.884858973175 0.819373149109 51 53 05 N 000 49 09 E Point

Project creators

Name of Organisation	TOUCHSTONE ARCHAEOLOGY
Project brief originator	Contractor (design and execute)
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	COLCHESTER MUSEUM
Digital Archive ID	W52020
Digital Contents	"none"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive Exists?	No

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Heritage Statement at 296 London Road, Stanway, Essex CO3 8LU
Author(s)/Editor(s)	Gooch, J.
Date	2020
Issuer or publisher	Touchstone Archaeology Ltd
Place of issue or publication	www.touchstonearchaeology.com
Description	PDF/A
URL	www.touchstonearchaeology.com

Entered by	Zoe Schofield (zoe@touchstonearchaeology.com)
Entered on	1 July 2020

OASIS:

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Touchstone Archaeology Ltd
 Historic Environment Record
 Summary Sheet
 Appendix I

Site Name/Address: 296 London Road, Stanway, Essex CO3 8LU	
Parish: Stanway	District: Colchester
NGR: TL 94010 24514 (centre)	Site Code: W52020
Type of Work: Desk Based Assessment	Site Director/Group: Zoe Schofield, Touchstone Archaeology
Date of Work: June 2020	Size of Area Investigated: 500m radius
Location of Finds/Curating Museum: Colchester Museum	Funding source: Owner
Further Seasons Anticipated? No	Related HHER No's: -
Final Report: Schofield, Z., HEDBA, Hatcham Road, Ilderton Road, Touchstone Archaeology Ltd., 2019	OASIS number: zoeschof1 - 397999
Periods Represented: None	
Summary of Fieldwork Results: An Archaeological Desk Based Assessment of 296 London Road, Stanway concluded that the site has an overall high archaeological potential.	
Previous Summaries/Reports: None	
Author of Summary: Zoe Schofield	Date of Summary: June 2020