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***ST. BOTOLPH'S QUARTER REGENERATION SCHEMES  
COLCHESTER  
CULTURAL HERITAGE (ARCHAEOLOGY) STATEMENT  
PART 1: BACKGROUND & EXISTING SITUATION***

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## 6. BASELINE ARCHAEOLOGY

### THE ST. BOTOLPH'S STREET REGENERATION AREA

#### 6.1 Site Description & Topography

- 6.1.1 The St Botolph's Street Regeneration Area (centred on TM 001249) consists of two zones, divided by Colchester Town Railway Station (Fig.B1). The northern zone is the site of the former Britannia Works, now a car park. The southern zone is the site of the former goods yard of the railway station; it is also now used as a car park.
- 6.1.2 The northern zone adjoins northwards that part of the site of St Botolph's Priory (see 6.2.4 below) that has been cleared of recent buildings and is laid out as a park, containing the ruins of the nave of the priory church. The plan of the rest of the church has been marked out on the ground (cf. Fig.G18). The rest of the northern and eastern sides of the northern zone adjoin the gardens of flats and houses in St. Julian Grove and Nicholson's Grove; the southern boundary is the brick retaining wall of Colchester Town Station. The most westerly part of this northern zone is a Scheduled Ancient Monument (see 6.2.4 below).
- 6.1.3 The southern zone is delineated to the north by the railway station, and to the south and east by the brick retaining wall of the former goods yard (marking the rear of properties facing Magdalen Street).
- 6.1.4 The Area occupies a section of the valley bottom and the southern slopes of a small stream that, until the middle of the 19th. century, rose just east of St. Botolph's Street and flowed slightly north of east to join the Colne near East Hill Bridge. This stream is shown on all the early maps of Colchester until 1876 (Figs. G1-G7). It is not shown on the 1876 OS 1:500 map but its line through the Area is marked by a series of property boundaries (Fig.G10). The line of the stream is now followed by a sewer - Camp Sewer - which may have culverted the water of the stream, and which is presumably the red-brick arched structure located in the excavations of 1987 (UAD 3167, see 6.2.5 below). Observations in a watching brief in 2001 (Orr 2001: 3) suggested that the red brick culvert may have been replaced by a more modern concrete drain at least at that point.
- 6.1.5 The modern topography to the north of the stream reflects the shape of the valley, falling south to the stream and east towards the Colne, but this is not the case for the Regeneration Area itself. The entire former Britannia factory site maintains one level throughout, so that, whilst at its northwest corner it is level with land to the north at about 14.3 m OD, at its northeast corner (13.8 m OD) it is some 3 m above the level of the land to the immediate north and east. The next level to the south is the level of the railway line (track level 16.2 m OD; platform level 17.5 m OD), marked by the abrupt step up of its retaining wall, and this level is maintained until the edge of the Regeneration Area, which is itself marked by a tall (rising) retaining wall, beyond which is Magdalen Street and the rear of properties facing it, at between 18.5 m OD to 20.5 m OD. The railway line level is above 'ground level' at its northern edge: air raid shelters beneath the northern platform of the station were accessed from the factory ground level (see Fig. B3). This progression is illustrated schematically in Fig.B2, which is derived from the Colchester Borough Council surveys listed on pages 63-4. Note that, further to the east, the general level of the former goods yard is about a metre lower, at around 16.5 m OD.

- 6.1.6 The Regeneration Area is therefore clearly terraced. From this simple observation, one might expect that archaeological layers remain in the north of the Area, although increasingly covered with made ground to the northeast, and are largely absent from the south of the Area, the pivot of the change from build-up to cut-away lying somewhere around the line of the railway.
- 6.1.7 The Area has always had a high water table, as might be expected from the valley-bottom location. A brief account of the history of the Britannia Works, written in the 1940s for internal use by an employee of Davey, Paxman & Co. (the then owners), described water as "then as now plentiful, underground watercourses being numerous" (ERO D/F 23/1/35). The excavations of 1987 (UAD 3167) encountered water at a depth of 2 m below the car park surface (about 12.3 m OD). A borehole sunk in 2000 (Crossan 2000a) similarly suggested a water table of about 12.1 m OD, no more than a few metres to the west, under a new church extension. Earlier Hull had encountered waterlogging and preserved organic remains including timber in a trench dug for a temporary water main in August 1944 between the Britannia works and the Woolpack Inn to the west (Hull, unpublished notes, *Extramural and walls* f. 144, and Hull 1958, pl XLIV & p.295, no 143); the precise location is uncertain, although Hull selected a point under St Botolph's Street. The organic levels were at a depth of 4 ft (1.2 m) and were 4 ft (1.2 m) thick (suggesting an absolute height of between 16 m OD and 15.5 m OD for the top of the organic layers), coming down onto natural sand. An excavation in 1988 (Shimmin 1994, UAD 3028), not far from the site of the Woolpack Inn, encountered organic remains at a depth of, again, about 16 m OD. A watching brief on a trench at the rear of 33-34 St Botolph's Street in 1988 (UAD 3398) encountered a high water table (by implication 2 m below the surface, which would suggest a height of about 14 m OD).

## 6.2 The Archaeological Evidence

### Within the Regeneration Area

#### The Roman Period

- 6.2.1 In 1906, a complete Roman pottery vessel found at the Britannia Works was purchased by Henry Laver for the Colchester Museum (UAD 1036). In Hull (1958: 293) it is numbered 65 in a list of remains found outside the walls; it is also "grave 160" in his unpublished *Inventory of Grave Groups*. The findspot is shown on Hull's Plate XLIV at a point which is where the Ordnance Survey mark "Britannia Works". However, in 1906, building was going on further to the east (Fig. B3), according to building plans now in the Essex Record Office (ERO D/B6/Pb3/2315). It is possible that it was from these (easterly) construction works that the pot came, rather than Hull's plotted findspot.
- 6.2.2 Hull describes the vessel as a cinerary urn but no mention is made of any cremation or associated bones. It is in form 268 and the fabric is reported as "grey ware". Hull describes form 268 as "the commonest in Roman Colchester" (Hull 1958: 283-5) and gives a date range from 100 AD to 350 AD, accompanying both cremations and inhumations but also in occupation contexts.

### The Anglo-Saxon Period

- 6.2.3 Hull (in his unpublished notes, *Extramural and walls*) notes that a single sherd of a pot of coarse reddish brown ware, possibly Saxon, was found "in Magdalen Street, near St Botolph's station" (UAD 1193). Some of the area covered by such a description would, in theory, lie in the southern part of the Regeneration Area.

### The Medieval Period

- 6.2.4 The Regeneration Area includes part of the precinct of the Medieval St. Botolph's Priory. Some of this precinct is a Scheduled Ancient Monument, and the Monument extends into the Regeneration Area (Fig. B1). However no structures or earthworks belonging to the Priory are visible inside the Regeneration Area.
- 6.2.5 Over the last twenty years, there have been some minor archaeological investigations in the vicinity of the Priory south of the church. In 1987, a series of small trenches were dug to establish if there were any physical remains of the Priory outside what was then the Scheduled area (that part of the present area north of the car park, now grassed over and open to the public; UAD 3167, Priddy 1988, Fig.B1). A number of these trenches were no more than sondages, being about a metre square. They established no more than that waterlogged remains were encountered at about 2 m depth (about 12.3 m OD) in the valley bottom, and that the factory had left some deep disturbances (see 6.3.6 below). A couple of larger trenches located two stretches of foundation and associated floors at a depth (from the floor of the former factory, now the surface of the car park) of 1.4 m (about 12.9 m OD). Photographs show two lengths of wall of stone and mortar running east-west (and thus roughly parallel with the orientation of the Priory church and cloisters, but also with the stream/valley) for about 2 m, one of which turns south for about a metre. The short note that is all that is published of these excavations remarks that these foundations were presumed to belong to the Priory, without giving any evidence for that assertion or even for a Medieval age. The excavation also established the location of the brick-arched 19th. century sewer along the line of the stream through the valley (see 6.1.5 above).
- 6.2.6 A small extension to the vestry of the modern St. Botolph's church was the occasion of trial trenching and a watching brief between 1999 and 2001 (Fig.B5). As the extension was to be pile-built and would otherwise disturb the ground to no more than a metre, this was the maximum depth of the trial excavation in 1999 (UAD 3884, Crossan 1999). The evaluation demonstrated that this first metre thickness was 19th. century in date, a view confirmed by the watching brief on the construction of the extension, during which trenches for ground beams and drains were observed (Orr 2001). However, observations of a borehole drilled in the southeastern corner of the extension as part of the site investigation (Crossan 2000a) recorded waterlogged deposits of soft very dark greyish brown sandy silt, with a distinct organic element and occasional gravel lenses, from 2.2 m below ground level (here about 14.3 m OD) to a depth of at least 4.4 m, from which depth a leather off-cut (undated) was recovered. Another borehole a little to the north suggested to the archaeologist observing it that archaeologically interesting deposits here extended no more than 2.7 m below the surface. In neither trench, however, was clean sand noticed, silt continuing to 6 m below ground level, a material adjudged to be of no archaeological interest, at which point observation ceased.
- 6.2.7 The provision of new fencing and gates for the part of the Priory open to the public has also been observed (Crossan 2000b, Orr 2002). Nothing was disturbed below a metre or so, and no

archaeological information was recovered, except that a partly filled underground chamber, probably that trench shown on section C-C on Fig. B3 just south of the tank and north of the factory building, exists along the northern boundary of the Regeneration Area with the Priory park.

- 6.2.8 Earlier, in 1998, two inspection trenches dug to determine the nature of the footings of the wall on the northern boundary of the Regeneration Area (later replaced by the fence noted above) were watched (UAD 3781, CAT 1998). One trench was illustrated in section in the report (but it is not clear which one, which limits its usefulness - for example it is impossible to estimate the ground level from which its depth measurements were taken). This work confirmed the general impression that there is some depth of archaeological deposits in the valley bottom and that these are waterlogged after around two metres depth. An auger driven below the bottom of the trench hit something solid at a depth of 2.95 m from ground surface.

### Outside the Regeneration Area

- 6.2.9 Outside the Regeneration Area but relevant to the archaeology of the Area, there are a number of sites. St. Botolph's Priory church survives as a ruin in landscaped grounds, also containing the site of the cloisters. When excavations to determine the exact location of the east end of the church (which it was intended to mark on the ground) were undertaken in 1991 (UAD 3174, Gilman 1992) not only were the walls established (largely by digging out the robber trenches) but it was established that the priory church had a crypt and that the wall of a Roman building, which was preliminarily interpreted as a bath-house, lay beneath the church. Hull (1958: 293) notes the discovery of nine skeletons in this area in 1939. About 100 m to the west, in the garden of 30 St. Julian Grove, an excavation was undertaken in 1970 by a local amateur archaeologist. All record of this has perished, save a summary in the Essex Sites & Monuments Record, which is now in the UAD (3518); "stratified deposits of the second to third centuries AD and contemporary terracing" were apparently located. A floor of red *tesserae* was apparently located further north under Priory Street (see 4.2.51 above, UAD355; Hull 1958: 293). Further west still on the northern slopes of the stream, adjacent to the far east of the Regeneration Area, trial trenching (UAD 3570) before the construction of new housing (now Nicholson's Grove) in 1988 did not show any archaeological features.

- 6.2.10 Along the St Botolph's Street frontage, a watching brief in 1982 did not show anything of archaeological interest because the site was visited after works had finished (UAD 3349). A nineteenth century watercolour shows what is thought to be the Medieval precinct wall of the Priory running east-west as the boundary between Nos. 37 and 38 St Botolph's Street; presumably this is the wall of the entrance to the precinct from the west. The *Victoria County History* (VCH 1994: 305) notes that other fragments of this precinct wall survived as the rear boundary of properties on St. Botolph's Street into the 20th. century. A watching brief in 1988 on a pier base 1.25 m square at the rear of Nos. 33-4 St. Botolph's Street (UAD 3398) showed 2 m depth of greyish brown humic material overlying mortar and rubble, which could not be examined because of the high water table (see 6.1.7 above).

## 6.3 Cartographic & Documentary Sources

- 6.3.1 St. Botolph's Priory was founded as a house of Augustinian Canons in about 1104, from an already existing college of canons, at the request of the canons, after two of them had travelled to

France to learn the observances of the then (comparatively) new order. It was the first house of the order to be established in England. However, it was never one of the richest - it took until 1177 to complete the construction of the new Priory church - and never contained more than a dozen canons. As such it was dissolved in 1536 as one of the lesser monastic houses. The church was not only the church of the Priory but also the parish church for St. Botolph's parish. The nave, that part used by the laity, therefore survived in ecclesiastical use, whilst the rest of the Priory was secularised and largely demolished.

- 6.3.2 The earliest map of Colchester, Speed of 1610 (Fig. G1), shows the situation after only seventy years. The Priory church remains, in its own churchyard, but no trace of the cloisters or other conventual buildings survives. There are two buildings in what was once the Priory precinct, a large house well to the south of the church and what might be a partly ruinous building (rather confusingly labelled the "Nunnery") just to the southeast of the churchyard.
- 6.3.3 The map of the Siege of Colchester of 1648 (Fig. G2) is substantially derived from Speed, but shows St. Botolph's as a ruin. This is a well-documented consequence of the siege; it was never rebuilt but left as a ruin, in which state it survives today.
- 6.3.4 Neither of the other two buildings shown by Speed survived into the 18th. century either (perhaps they too were victims of the siege) and the site remains open, depicted as gardens or meadow, until the 19th. century (see Figs. G3 - G7).
- 6.3.5 The St. Botolph's Street frontage and the frontage to Magdalen Street were both built up in the Middle Ages as part of Colchester's quite extensive southern suburbs (Britnell 1986; VCH 1994) and they are depicted as such in all the historic maps from 1610 onwards. It is not until the 19th. century that building back from these frontages starts to impinge on the land that is now the Regeneration Area. By 1848 (Fig. G7) the western end of the northern zone is occupied by a foundry (set up by William Dearn, a Black Country nailmaker, in 1833, Phillips 1981) and the southern zone by a timber yard; however, the whole Area is still substantially open, which is why it was chosen as the site of the Colchester terminus of the tiny Tendring Hundred Railway, built in 1866 to link Wivenhoe and Walton-on-the-Naze with Colchester (VCH 1994: 236).
- 6.3.6 In time, the southern zone was developed as a railway goods yard (it seems to have been under construction in 1875; see OS 1:500, Fig.G9).
- 6.3.6 In the northern zone, the Britannia Sewing Machine Company (a partnership between Joseph Bloomfield and Thomas Bear), which had purchased Dearn's foundry in 1861, was gradually extending eastwards. Its progress as far as can be determined from building permissions is illustrated in Fig B3 (note that St. Julian Grove is in the same location as on modern maps). It made not only sewing machines, at which trade it was initially successful and in 1871 employed 105 people, but, as that market became dominated by Singer, it diversified into general foundry products, lathes (for which it remained well-known even after the First World War), bicycles and gas engines. Following a change of ownership in 1900, when it was acquired by three Nicholson brothers, it continued to expand, and diversified yet again into new products such as motor cars, but then suffered a dramatic decline and was saved from complete closure only by the First World War, when it made munitions.
- 6.3.7 A revived foundry company did not last until the Second World War, and the factory was taken over by Davey Paxman in 1940 to produce diesel engines for tank landing craft. After a fire

caused by incendiaries in 1944, the factory was rebuilt later in the same year (see Figs. B3, which shows the site in 1940 and Fig. B4, as rebuilt). New buildings, offices and a canteen block, were added to the north, and the factory continued in use by Davey Paxman until its closure in 1982 and demolition in 1987.

- 6.3.8 Meanwhile the goods yard had been closed and converted into a car park - the fate that also befell the factory - and all the street frontage on the corner between St. Botolph's Street and Magdalen Street (often called Plough Corner, from an adjacent pub) had been incorporated into the highway as a result of the construction of the Southern Inner Relief Road (see Fig. B1).

- 7.2.9 Again in the valley bottom, 17th. century layers were at about 17 m OD, whilst in the defensive zone they were around 21.3 m OD.
- 7.2.10 The fall in the Roman period was therefore about 8.6 m from the highest to the lowest point in the Regeneration Area (a horizontal distance of about 150 m) whilst, in the 17th. century, this fall was a comparatively slight 4.3 m. This would suggest that considerable erosion has taken place, not just adjacent to the walls but continuing southwards downslope to a pivotal point (at present unlocated) below which net deposition has taken place. This process must have occurred before the construction of the 11th. century ditch in the defensive zone, as the primary fill seems to come from the south of the ditch (Crummy 1981: 33), implying that the up-slope Roman levels had already disappeared.
- 7.2.11 Although the cellar survey of Colchester did not encompass the Vineyard Street Regeneration Area, it is known from watching briefs and from the extra-mural parts of the Lion Walk excavation (Fig. V3, where the grey tone represents modern disturbance) that there are cellars, drains and sewers present. It is also known from such observations that there are at least 2 m of archaeological deposits remaining in the relatively undisturbed sections of Vineyard Street, but that terracing by the properties to the rear of Osborne Street may have reduced this to a much smaller amount by mid-slope.
- 7.2.12 Obviously, any archaeology caught in the lowering in level for the approaches to the Lion Walk service area has been lost; this is largely the zone marked as Vineyard Gate.
- 7.2.13 In this Regeneration Area, modern services in the main run along the highway or former highway.

### 7.3 The St. Botolph's Street Regeneration Area

#### Archaeological Potential

##### The Roman Period

- 7.3.1 There are two possible types of Roman land-use of this Regeneration Area, as an extra-mural cemetery or as part of extra-mural occupation, around the road or roads leading from the South Gate of the Roman town.
- 7.3.2 For many years, the established hypothesis was the former. It was argued that the pre-Priory St. Botolph's church had grown up from a Christian shrine in a Roman cemetery - hence its extra-mural location. The nine inhumations noted by Hull east of the Priory church (see 6.2.9 above) would be evidence of that cemetery (although, of course, they actually sit rather more comfortably with an explanation of them as belonging to the Priory rather than to any earlier period). However, this was no more than an hypothesis, and was somewhat exploded during the exploratory excavations in 1991 to establish the line of the chancel of the priory church for display. The existence of Roman buildings under the church suggests extra-mural settlement, particularly as the small part of the building examined is said to resemble a bathhouse (Crummy 1997). The other suggestions of buildings on the northern slopes of the valley rather support the



hypothesis that there was indeed Roman extra-mural settlement here, although it is impossible to be more precise about dates or extent.

- 7.3.3 The single vessel, Hull's "grave 160", might, however, be a harbinger of a cemetery, southwards across the stream. On the other hand, there were no ashes or bones associated with it when it was discovered (although this may be a function of its means of discovery and acquisition) and so it is simply its completeness that might suggest funerary use. This uncertainty, together with the singleton nature of the find, make it hard to postulate a complete cemetery at this site.

### The Anglo-Saxon Period

- 7.3.4 St. Botolph's priory was formed in 1104 from a pre-existing church served by a collegiate group of priests. When it is encountered in the Norman period, such an arrangement is usually assumed (even when it cannot be proven) to indicate a pre-Conquest minster church, the centre of ecclesiastical activity for a wide area in the middle to late Saxon period, before the development of private chapels and parochial churches. It is uncertain what sort of precinct or churchyard the minster would have had but it need not have reached as far south as the Regeneration Area; where such churchyards have been tentatively identified, they are not usually large. This is, of course, assuming that the Norman church was on the same site as an earlier one, an assumption strengthened by the discovery of a crypt (somewhat more characteristic of Saxon than of Norman churches) in the 1991 excavations, but not emphatically confirmed.
- 7.3.5 As was noted in connection with the Vineyard Street Regeneration Area (see 7.2.6 above), the area south of the town walls may have had rather more significance in the middle or late Anglo-Saxon period than is obvious today. The possibly Saxon sherd from somewhere near the station is too slight a trace to be significant evidence.

### The Medieval Period

- 7.3.6 In the Medieval period, the Regeneration Area would have been inside the precinct (that area containing the church, cloisters and other conventual buildings, along with other buildings associated with the management of the estates) of St. Botolph's Priory. Understanding of the precinct may come from three sources: the existing ruins and other archaeological evidence, early maps and documents, and parallels with other sites.
- 7.3.7 It is clear that the precinct was bounded by Priory Street to the north, St Botolph's Street to the west and Magdalen Street to the south. It is usually accepted that the main gate into the Priory was under what is now 38 St. Botolph's Street, since this is directly opposite the west end of the Priory church, and a stretch of what may be precinct wall has been observed (see 7.3.7 above). It has been argued (by the author of the Scheduling description) that the houses on the St. Botolph Street frontage on either side of the gate are a development by the Priory, either as a commercial development or as accommodation for Priory staff (thus, the early modern topography would enshrine an earlier planned layout). The east end of the precinct is not clear; there is no obvious topographical feature or property boundary. It must lie at or before Childwell Lane (Fig.G7) as this is a Medieval street (VCH1994).
- 7.3.8 Within the precinct, the location of the church is known, and from the length of the nave (which forms their northern side) the location of the cloisters can be deduced (Fig.B5). However, there

would have been many more buildings inside the precinct. A dovecot is known in 1536, and a great barn, which was divided into houses in 1549, lay south of the cloister (VCH 9: 304).

7.3.9 Speed (Fig.G1) shows two buildings surviving in 1610 in what must have been the precinct. Dickinson (1968) suggests that the part of an Augustinian priory most likely to be re-used as secular accommodation is the prior's apartments, already built for domestic use and convenient for the refectory and kitchen. Dickinson describes five positions in which such apartments might be located: as a separate building south of the cloister, at the south end of the eastern range, next to the refectory, protruding from the southeast corner of the cloister, at the south end of the western range next to the kitchen, or at the end of the western range next to the church. All but one of these options, if they had been adopted at St Botolph's, would have resulted in buildings south of the cloisters, across the stream and, of course, in the Regeneration Area. It may be that the more southerly of the two buildings shown on Speed's plan is the Prior's apartments being re-used in this way.

7.3.10 Parallels with other Augustinian houses are instructive. Fig. B6 shows Notley, an Augustinian house in Cheshire excavated in the 1970s (Greene 1989). South of the south range are kitchens, latrines and guest quarters. Notley was built on an unrestricted rural site, with room to spread. By contrast, Holy Trinity, Aldgate, London, founded later by the first Prior of Colchester, is on a restricted urban site. Its form was recorded on an early plan in 1536, shortly before the dissolution (Fig.B7 (i) is a copy of that plan, and B7 (ii) is a reconstruction based on the plan and on recent excavations). Even here, there are a great deal more buildings crammed into the site than just the church and cloisters. Finally, Fig.B8 shows the precinct of Holy Cross, Waltham Abbey. Like Colchester, Waltham Abbey was a house of Augustinian canons formed from a Saxon college of priests in the twelfth century. It enjoyed a site in the Lea Valley that enabled extensive use of water. Whilst the obvious message from these parallels is that, outside the basic arrangement of church and cloisters, a priory could take a variety of different forms, they also demonstrate the possibilities for that part of the St. Botolph's precinct inside the Regeneration Area.

### The Post-Medieval Period

7.3.11 It is implicit in part of the argument above (7.3.9) that some of the Priory may have been re-used for secular purposes after the dissolution, and indeed this has documentary support. The latest archaeological levels may therefore represent this post-Medieval use.

### Survival of Archaeological Deposits

7.3.12 It has been argued above (6.1.6) that the Area is terraced into the southern slopes of the valley. South of the railway, little if any of the pre-19th. century ground surface survives. This is confirmed by a borehole drilled in the former goods yard at the time of the construction of the Inner Relief Road in 1970 (UAD 3681), which showed gravel, brick and concrete rubble for a depth of 3 ft 6 in (barely a metre) immediately overlying natural sand and gravel. The one part of the southern zone of the Area where terracing might not have taken place is the point at the entrance to Colchester Town Station and the neighbouring car park where the level of the surface is at grade with the street. However, all the Medieval and post-Medieval frontage was taken into the roadway at the construction of St. Botolph's Circus (roundabout) in 1970 and, if archaeological deposits had survived until then, they probably do not do so now.

7.3.13 Equally, toward the east of the northern zone of the Regeneration Area, there is an increasing depth of made ground, overlying the pre-19th. century ground surface; this will be 3 m deep at the eastern end. The suggestion in the brief account of the 1987 trial excavations, that the more easterly sondages were unable to reach any archaeologically interesting levels because of the depth of recent build-up, would indicate that this made ground is significant even in the centre of the site.

7.3.14 The various archaeological interventions on the site of the Britannia Works have all indicated that it created substantial sub-surface disturbance. Although the foundations of the various component buildings are always shown on the drawings required for permission to build as being no more than 4 ft (1.2 m) deep, there were extensive pipes and sewers, tanks and furnaces all below ground and largely unrecorded. As the 1987 excavations found, such disturbance can leave the upper archaeological layers in a fragmentary state. However, the disturbance seems to extend to no more than 1.5 m below ground level (and less in some places) - perhaps to 12.8 m OD. As the borehole beneath the church extension suggests, archaeological deposits (with organic preservation) could extend downwards for a further three metres in the valley bottom.

7.3.15 Apart from the Camp Sewer, running along the line of the former stream, and a new sewer running under the Station car park from St Botolph's Circus, there are remarkably few modern services in the St Botolph's Street Regeneration Area, just one electricity cable, again along the stream line, and no gas mains.

#### ST. BOTOLPH'S STREET REGENERATION AREA

- There will be few archaeological constraints upon development within the southern zone of the Area (station car park).
- The setting of the Priory SAM is a *de facto* issue of national importance.
- The fabric of archaeology (especially any Medieval remains) is a *de facto* issue of national importance within the Scheduled area.
- To what period do the known stone foundations (currently suggested as being part of the Priory) under the Britannia car park actually belong?
- Are there zones with cremations or interments within the northern zone of this Regeneration Area?
- What is the full geometry of archaeologically significant levels within the northern zone of this Regeneration Area and at what depth below current surface do they occur?
- Are there archaeologically significant waterlogged (anaerobic) deposits at depth and, if so, exactly where?
- How might any proposed future construction interact with the depths of recent made ground (not greatly archaeologically important in themselves), especially given the need to produce graded access to the northern zone of the Area from one direction or another?

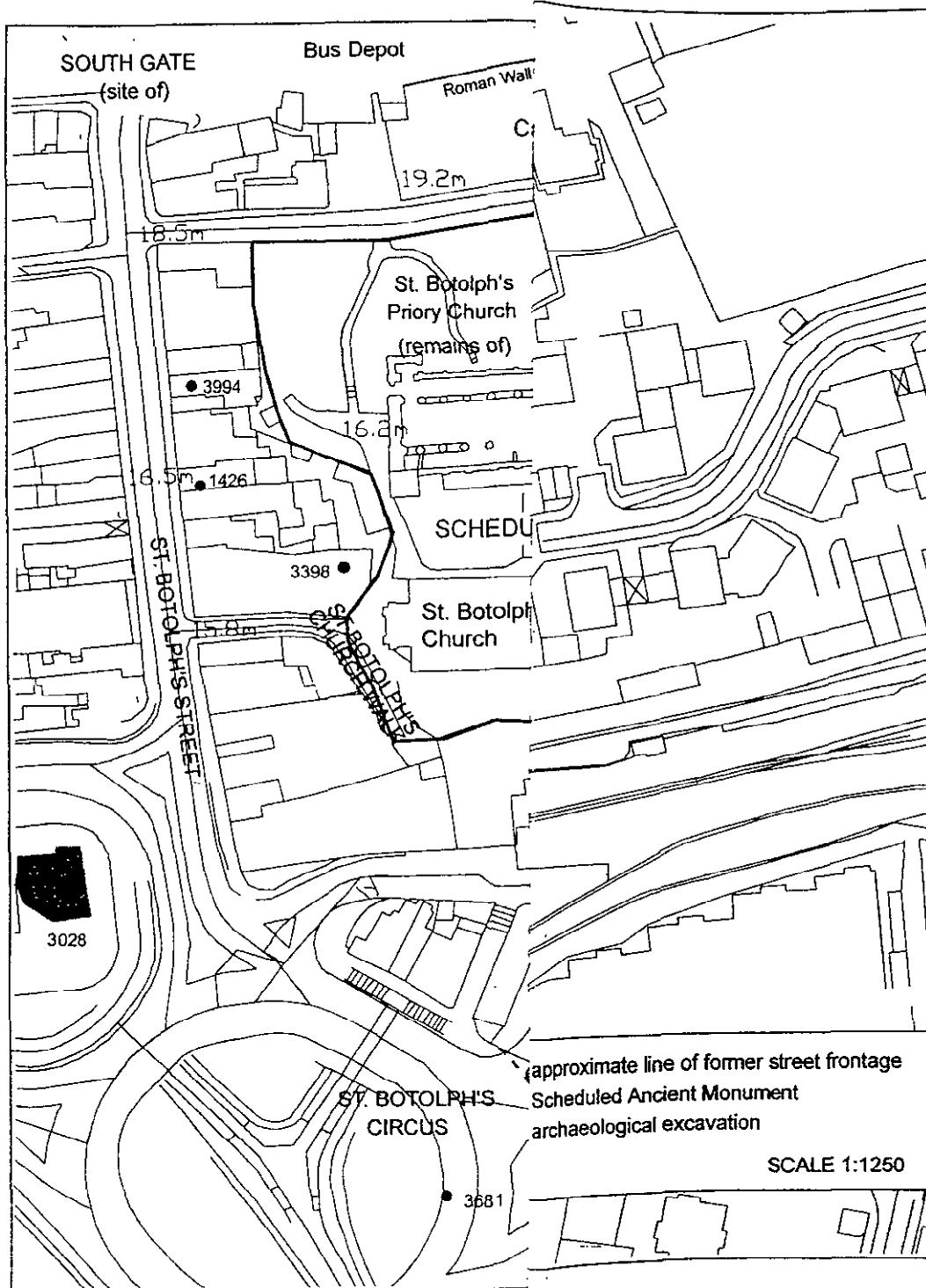
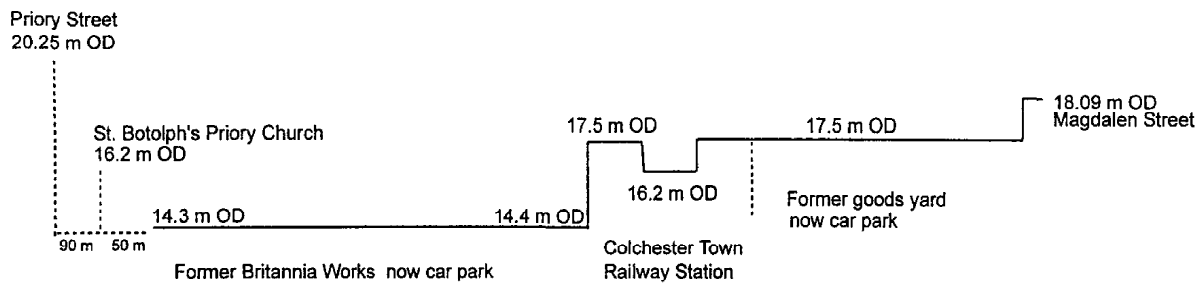


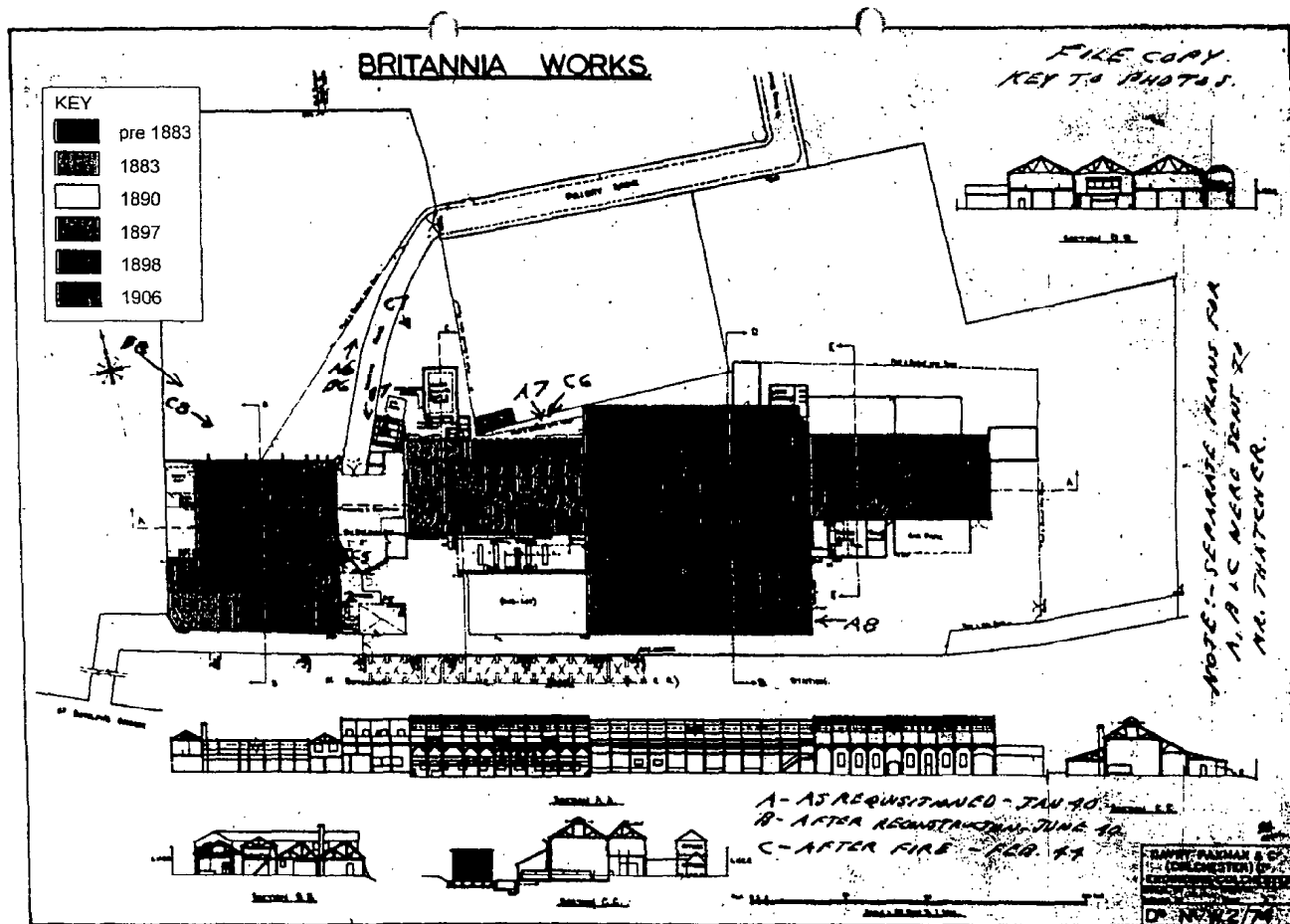
Fig. B1

# ST. BOTOLPH'S SCHEMATIC SECTION ALONG OS EASTING TM 0000



Horizontal scale 1:500  
Vertical scale 1:200

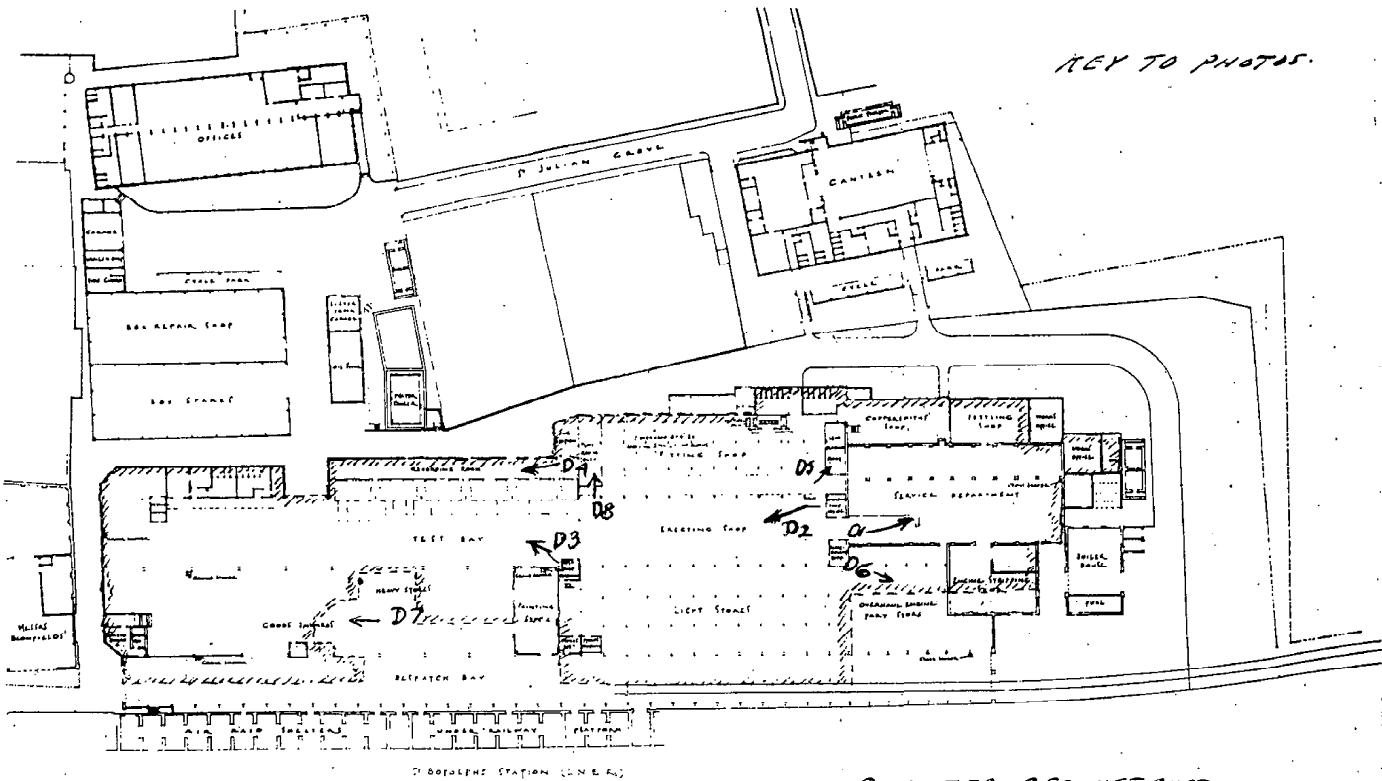
Fig. B2



ST. BOTOLPH'S DEVELOPMENT OF THE BRITANNIA WORKS

Fig. B3

KEY TO PHOTOS.



D-AFTER RECONSTRUCTION  
AUG. 1944.

TTTT INDICATES AREA OF ORIGINAL  
BUILDINGS RETAINED IN RE-CONSTRUCTION

REBUILDING AT BRITANNIA WORKS COLCHESTER.  
FOR MESSRS DAVEY PAXMAN & CO. LTD.

DRAWING NO: 1163-42A  
Adia, Bolton & Partners, Architects.  
49, Ipswich Rd., Ipswich, Essex. 9-11-44.



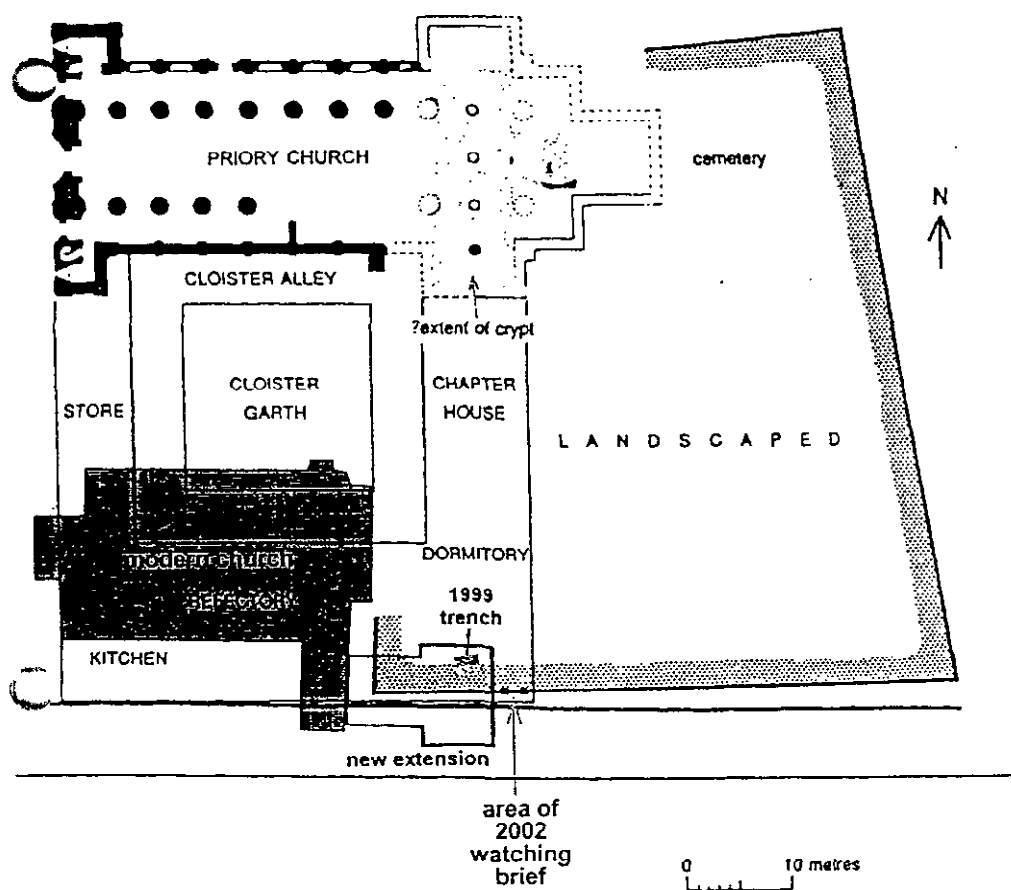


Fig. B5

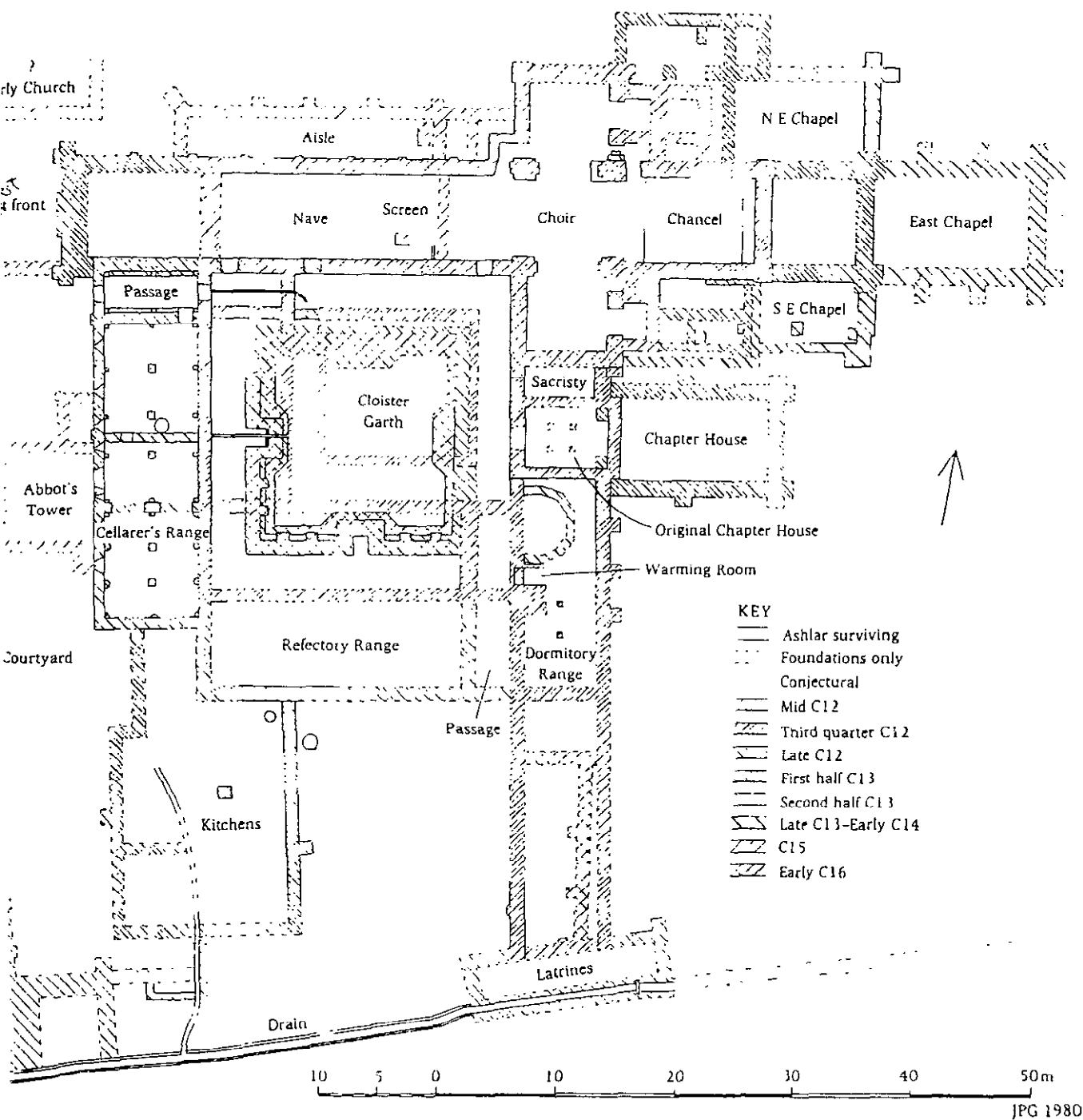


Fig. B6

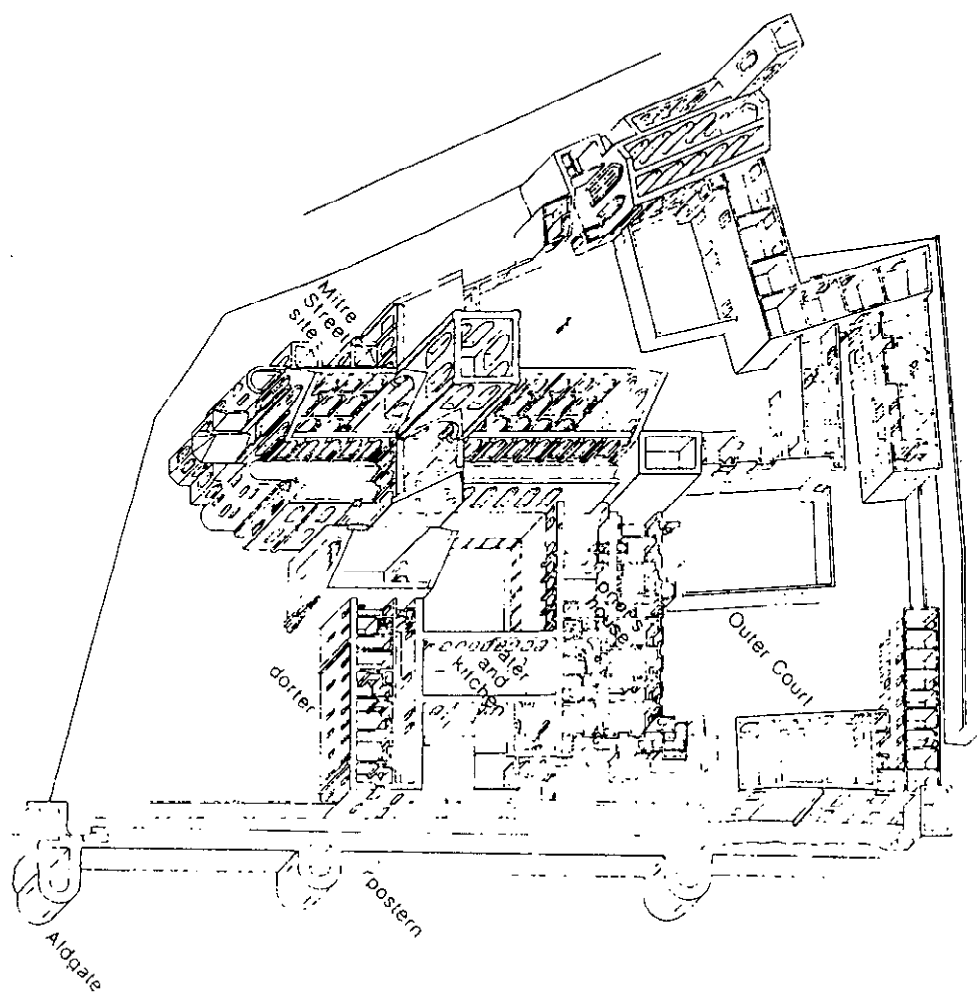
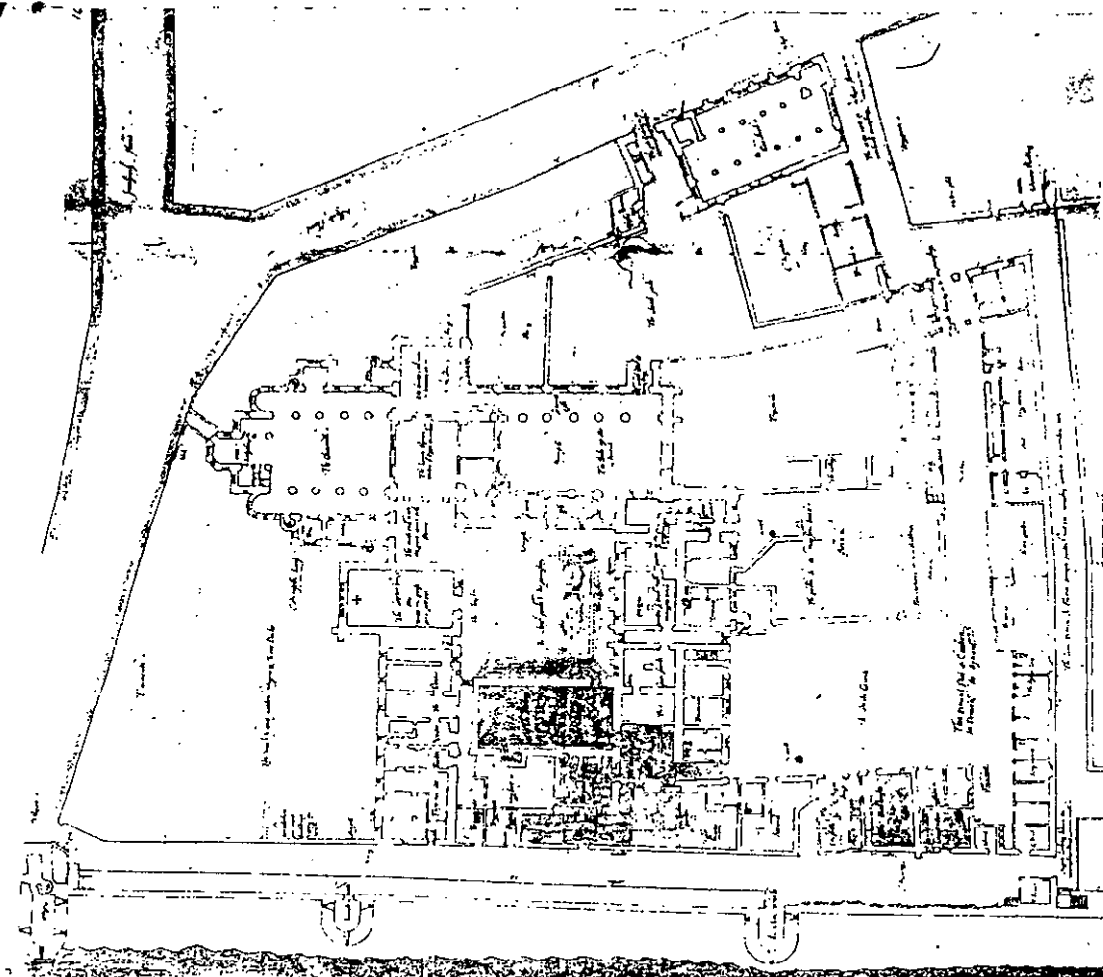


Fig. B7

